

ORDINANCE NUMBER 2002 - 05

GRANTING SPECIAL USE
9512 HELMAR RD.
GRAINCO F.S., INC.

WHEREAS, Grainco F.S., Inc. filed a petition for a Special Use within the A-1 district, for property located at 9512 Helmar Road in Seward Township; and

WHEREAS, said petition is to allow the property to continue to be used as a commercial grain storage as provided in Section 7.01.D of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned A-1 Special Use; and

WHEREAS, said property is legally described as:

Commencing at the northeast corner of the Northwest Quarter of Section 4, Township 35 North, Range 7 East of the Third Principal Meridian; thence North 89 degrees 56 minutes 22 seconds West along the north line of said Northwest Quarter for a distance of 80.29 feet to a point on the west line of the Commonwealth Edison Company right-of-way (west right-of-way line of former Fox & Illinois Union Railway Company) said point being the POINT OF BEGINNING; thence South along said west right-of-way line being a curve concave to the west and having a radius of 45,023 feet and having a cord bearing South 1 degree 14 minutes 10 seconds West for a distance of 672.65 feet along said curve; thence continuing along said west right-of-way line South 1 degree 40 minutes 8 seconds West for a distance of 316.94 feet to the centerline of a creek; thence Northwesterly along the centerline of said creek to a point on the north line of said Northwest Quarter; thence South 89 degrees 56 minutes 22 seconds East along said north line for a distance of 699.64 feet to the point of beginning, containing 9.964 acres, more or less, all located in the Northwest Quarter of Section 4, Township 35 North, Range 7 East of the Third Principal Meridian, County of Kendall and State of Illinois.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit for outdoor storage, with the following conditions:


1. Building permits must be obtained for all structures proposed to be built on the property (the property will not qualify for an agricultural exempt building permit).
2. All buildings will be located within the required A-1 building setbacks.

3. The lighted sign may be permitted on the grain bin built with permit #08-01-369.

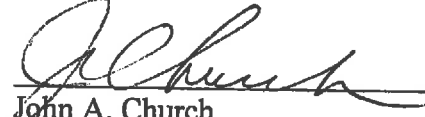
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on February 19, 2002.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chair