

ORDINANCE NUMBER 2001- 13

SPECIAL USE ORDINANCE
5000B GROVE ROAD

WHEREAS, Ron Wehrli and Christine Barickman filed a petition for a Special Use within the A-1 District, for property located at 5000B Grove Road in Oswego Township; and

WHEREAS, the petitioner wishes to operate a pottery studio, pottery demonstration area, and site for pottery sales; and

WHEREAS, said petition may be permitted via a Special Use as provided in Section 7.01 D. 26. of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned A-1 Agricultural District; and

WHEREAS, said property to be covered by Special Use ordinance is legally described in Exhibit "A"; and

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

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

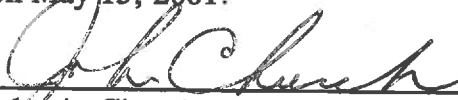
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning for a pottery studio, pottery demonstration area, and site for pottery sales with the following conditions:

1. No goods produced off-site, other than pottery and earthenware, may be sold on the premises; and
2. Sales of pottery and earthenware on-site may only take place in the existing house; and
3. The petitioner must construct a parking lot with exactly four parking spaces conforming to Kendall County codes within one year of the passage of this ordinance, including one handicap space; and
4. The petitioner must submit a new site plan, and approval of the Kendall County planning staff obtained, showing the location of the parking lot before obtaining a special use permit for the property; and
5. The special use, with the exception of parking, shall be subject to site plan attached as Exhibit "B"; and
6. The use may have only one employee, not including the business owners; and
7. A private driveway leading to Stephens Road at least 12 feet in width, which may remain paved with gravel at the discretion of property owner, and which is otherwise in conformance with Kendall County Private Road Standards, shall be maintained by the property owner; and
8. Any areas covered by the special use permit which are dedicated to public rights-of-way

- will be automatically rescinded; and
9. The petitioner shall apply for a Stephens Road address within one year of the entire length of Stephens Road being paved.

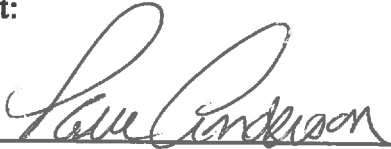
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on May 15, 2001.



John A. Church
Kendall County Board Chairman

Attest:



Paul Anderson
Kendall County Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel One:

That part of the Northeast 1/4 of Section 31, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Northeast 1/4; thence North 89 degrees, 29 minutes, 30 seconds West along the North line of said Northeast 1/4, 810.86 feet; thence South 00 degrees, 09 minutes, 13 seconds East 1395.83 feet for the point of beginning; thence continuing South 00 degrees, 03 minutes, 13 seconds East 951.08 feet; thence South 89 degrees, 56 minutes, 47 seconds West perpendicular to the last described course 229.00 feet; thence North 00 degrees, 03 minutes, 13 seconds West perpendicular to the last described course 951.08 feet; thence North 89 degrees, 56 minutes, 47 seconds East perpendicular to the last described course 229.00 feet of the point of beginning, in the Township of Oswego, Kendall County, Illinois.

Parcel Two:

That part of the south East 1/4 of Section 30 and part of the Northeast 1/4 of Section 31, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said South East 1/4 of Section 30; thence North 89 degrees, 29 minutes, 30 seconds West along the south line of said South East 1/4, 810.86 feet; thence South 00 degrees, 03 minutes, 13 seconds East 1395.83 feet; thence South 89 degrees, 56 minutes, 47 seconds West perpendicular to the last described course 30.00 feet; thence North 00 degrees, 03 minutes, 13 seconds West perpendicular to the last described course 1426.13 feet; thence South 89 degrees, 29 minutes, 30 seconds East parallel with the aforesaid South line of the South East 1/4 840.07 feet to the East line of said South East 1/4; thence South 01 degrees, 34 minutes, 18 seconds East along said East line 30.02 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois.

Parcel Three:

Easement for ingress and egress created by Warranty Deed dated March 21, 1978 and recorded March 22, 1978 as Document 78-1663 made by Stewart, et al, to Pauline Wackerlin for the benefit of Parcels One and Two over the southerly 49.50 feet of the Southwest 1/4 of Section 29, in Township 37 North, Range 8 East of the Third Principal Meridian in the Township of Oswego, Kendall County, Illinois.

Commonly known as: 5000B Grove Road, Oswego, Illinois
PIN: 03-31-200-002; 03-30-400-002

EXHIBIT "B"

