

STATE OF ILLINOIS     )  
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COUNTY OF DEKALB    )

**ORDINANCE 2009-01**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT  
FOR A HOME OCCUPATION BUSINESS  
ON PROPERTY LOCATED AT 1841 W. FORESTVIEW DRIVE  
IN MAYFIELD TOWNSHIP**

WHEREAS, Ronald and Laura Bradt, the property owners, have filed an application for a Special Use Permit in accordance with Section 9.02 of the DeKalb County Zoning Ordinance to allow the operation of a home-based business in the form of a home decor business, on property located at 1841 West Forestview Drive in Mayfield Township, said property being zoned RC-1, Residential Conservation District and legally described as shown in Exhibit "A" attached hereto; and

WHEREAS, following due and proper notice by publication in the Daily Chronicle not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all owners of property abutting the subject property at least ten (10) days prior thereto, the DeKalb County Hearing Officer conducted a public hearing on January 15, 2009, at which the petitioner presented evidence, testimony, and exhibits in support of the requested Special Use Permit, and no members of the public testified in favor of the request and none in opposition thereto; and

WHEREAS, the Hearing Officer, having considered the evidence, testimony and exhibits presented has made his findings of fact and recommended that the requested Special Use Permit be granted, as set forth in the Findings of Fact and recommendation of the DeKalb County Hearing Officer, dated January 15, 2009, a copy of which is appended hereto as Exhibit "B"; and

WHEREAS, the Planning and Zoning Committee of the DeKalb County Board has reviewed the testimony and exhibits presented at the public hearing and has considered the Findings of Fact and recommendation of the Hearing Officer, and has forwarded a recommendation to the DeKalb County Board that the requested Special Use Permit be approved; and

WHEREAS, the DeKalb County Board has considered the findings of fact and recommendation of the Hearing Officer and the recommendation of the Planning and Zoning Committee, and has determined that granting the Special Use Permit to allow the operation of a home-based business on the subject property would be consistent with the requirements established by Section 9.02.B.3. of the DeKalb County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF DEKALB COUNTY, ILLINOIS, as follows:

SECTION ONE: The report of the DeKalb County Hearing Officer, Exhibit "B" attached hereto, is hereby accepted and the findings set forth therein are hereby adopted as the findings of fact and conclusions of the DeKalb County Board.

SECTION TWO: Based on the findings of fact set forth above, the request of Ronald and Laura Bradt for a Special Use Permit to allow a home occupation in the form of a home decor business on property located at 1841 West Forestview Drive in Mayfield Township, said property being legally described in Exhibit "A" attached hereto, is hereby approved.

SECTION THREE: This approval of a Special Use Permit is subject to the condition that the business be operated in substantial conformance with the details set forth in the petitioners' application for Special Use.

SECTION FOUR: This Ordinance shall be in full force and effect upon its adoption by the County Board of DeKalb County, Illinois.

SECTION FIVE: Failure of the owners or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 11.07.A. and B. of the DeKalb County Zoning Ordinance.

PASSED BY THE COUNTY BOARD THIS 18TH DAY OF FEBRUARY, 2009, A.D.

Chairman, DeKalb County Board

ATTEST:

County Clerk

**Legal Description of Subject Property**

Lot 15 in Arrowhead Acres, a subdivision of part of the South 1/2 of the Southeast 1/4 of Section 24, and part of the Northeast 1/4 of Section 25, Township 41 North, Range 4 East of the Third Principal Meridian, according to the plat thereof recorded August 18, 1995 as Document No. 95008327, in Book "Z" of plats, page 71, in DeKalb County, Illinois.

P.I.N.: 05-25-226-001