ORDINANCE NUMBER 2002-19

MAP AMENDMENT FOR 5.2 ACRES AT 110-E RIVERWOOD DRIVE
Rezone from A-1 to R-1

WHEREAS, John & Jodeen Kimpan and John & Betsy Kimpan did file a petition for a Map Amendment from A-1 to R-1, for property located at 110-E Riverwood Drive in Section 24 of Bristol Township; and

WHEREAS, said property is identified with the tax identification number 02-24-126-006 and is legally described in Exhibit “A” hereto and made part hereof, Bristol Township, Kendall County, Illinois”; and

WHEREAS, said property is currently zoned A-1 with an existing single family residence; and

WHEREAS, the petitioner desires to rezone the property in order to retain the existing tree nursery and construct a single-family residence, as permitted in the R-1 district; and

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

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from A-1 to R-1 on the tract of land at 110-E Riverwood Drive and legally described as above.

IN WITNESS OF, this ordinance has been enacted on September 17, 2002.

[Signatures]
John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
EXHIBIT "A"

Legal Description

OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 89° 55' 07" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 760.98 FEET TO A POINT OF BEGINNING; THENCE SOUTH 89° 58' 07" WEST ALONG THE LINE OF SAID RIVER WOOD DRIVE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 321.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 58' 07" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 337.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0° 23' 55" EAST, 1,158.33 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPTING THAT PART THEREOF CONVEYED TO HARLAN R. AND LEILA F. WOLFE BY A QUIET-CLAIM DEED RECRODED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5693 EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 89° 55' 07" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 760.98 FEET TO A POINT OF BEGINNING; THENCE SOUTH 89° 58' 07" WEST ALONG THE LINE OF SAID RIVER WOOD DRIVE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 321.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0° 23' 55" EAST, 1,158.33 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPTING THAT PART THEREOF CONVEYED TO HARLAN R. AND LEILA F. WOLFE BY A QUIET-CLAIM DEED RECORDOED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5693 EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 89° 55' 07" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 760.98 FEET TO A POINT OF BEGINNING; THENCE SOUTH 89° 58' 07" WEST ALONG THE LINE OF SAID RIVER WOOD DRIVE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 321.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0° 23' 55" EAST, 1,158.33 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPTING THAT PART THEREOF CONVEYED TO HARLAN R. AND LEILA F. WOLFE BY A QUIET-CLAIM DEED RECORDOED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5693 EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 89° 55' 07" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 760.98 FEET TO A POINT OF BEGINNING; THENCE SOUTH 89° 58' 07" WEST ALONG THE LINE OF SAID RIVER WOOD DRIVE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 321.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0° 23' 55" EAST, 1,158.33 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPTING THAT PART THEREOF CONVEYED TO HARLAN R. AND LEILA F. WOLFE BY A QUIET-CLAIM DEED RECORDOED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5693 EXCEPT
State of Illinois  
County of Kendall  

ORDINANCE 2002 - 20  
Approving a Preliminary Plat of Subdivision  

KIMPAN  
110 E Riverwoods Drive- BRISTOL TOWNSHIP  
KIMPAN  

WHEREAS, John and Jodeen Kimpan & John and Betsy Kimpan as owners petitioned the Planning, Building and Zoning Committee to waive the stormwater detention requirements for a proposed two lot subdivision; and  

WHEREAS, said petition did pertain to a tract of land approximately 5.2 acres in area, commonly known as 110 E. Riverwood Drive, Oswego, IL in Bristol Township; and  

WHEREAS, said property is legally described in Exhibit “A”; and  

WHEREAS, said petition generally conforms to the Subdivision Control Ordinance, except for private road length requirements; and  

WHEREAS, the Zoning Board of Appeals has recommended approval of a variance to Section 8.02 Of the Kendall County Zoning Ordinance to allow Lot 2 of the proposed preliminary plat of subdivision to be less than the minimum lot size requirement of 130,000 sq. ft. in an R-2 zoning district; and  

WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and  

WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;  

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary plat of subdivision for said tract of land attached as Exhibit “B”.  

IN WITNESS OF, this ordinance has been enacted on September 17, 2002.  

Attest:  

Paul Anderson  
Kendall County Clerk  

John A. Church  
Kendall County Board Chairman
State of Illinois  
County of Kendall

Zoning Petition  
#02-14Kimpan  
110 E. Riverwoods Drive

ORDINANCE 2002 - 21
Detention Variance  
KIMPAN  
110 E Riverwoods Drive- BRISTOL TOWNSHIP

WHEREAS, John and Jodeen Kimpan & John and Betsy Kimpan as owners petitioned the Planning, Building and Zoning Committee to waive the stormwater detention requirements for a proposed two lot subdivision; and

WHEREAS, the property is legally described in Exhibit “A”; and

WHEREAS, the Committee reviewed the request at its meeting on September 9, 2001; and

WHEREAS, the Committee, after reviewing the request and evaluating the standards for a subdivision variation, recommended approval of the variation request; and

WHEREAS, said variation would not have a negative effect on adjacent properties; and

WHEREAS, the scope of improvements and size and topography of the property allows the accommodation of stormwater runoff without impacting adjacent properties.

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby approves a variation to waive the stormwater detention requirements for the preliminary plat of subdivision of 110 E.Riverwood Drive as depicted on the preliminary plat attached as Exhibit “B” hereto and made heretof.

IN WITNESS OF, this ordinance has been enacted on September 17, 2002.

Attest:

Paul Anderson  
Kendall County Clerk
EXHIBIT "A"

Legal Description

OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89° 58' 07" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89° 58' 07" WEST ALONG SAID NORTH LINE, 586.62 FEET; TO THE EASTERLY LINE, 538.0 FEET; AND A CHORD WHICH BARES SOUTH 36° 12' 01" WEST, 220.37 FEET TO THE NORTHERM Most CORNER OF LOT 14, "RIVER WOOD FARMS, BRISTOL", CORNER OF SAID LOT 14; THENCE SOUTH 0° 53' 47" WEST ALONG AN EASTERLY LINE OF SAID LOT 14, 252.22 FEET TO A NORTHEASTERLY LINE; THENCE SOUTH 50° 48' 11" WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 14, 68.82 FEET TO THE NORTHERLY BANK OF THE FOX RIVER; THENCE BEGINNING; THENCE NORTH 0° 23' 55" EAST, 1,158.83 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO DAROLD CUTSINGER BY A QUIT-CLAIM DEED RECORDED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5893, 79-5894, AND CONTAINING 13.015 ACRES.

EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89° 58' 07" WEST ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED DOC. # 80-2792 A LINE OF A TRACT OF LAND CONVEYED TO DAROLD CUTSINGER BY A QUIT-CLAIM DEED RECORDED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5893; THENCE SOUTH 0° DEGREES 53 72.86 FEET; THENCE SOUTH 89° DEGREES 40 MINUTES 32 SECONDS WEST, 74.08 FEET; THENCE NORTH 89° DEGREES 40 MINUTES 32 SECONDS WEST, 74.08 FEET; THENCE NORTH 0° DEGREES 23 MINUTES 55 SECONDS EAST, 837.46 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

02-13-376-010