ORDINANCE NUMBER 2002 - 28

PRELIMINARY & FINAL PLAT OF SUBDIVISION APPROVAL
UNIT 2, COMMERCE STREET

WHEREAS, Frank Glosky, Jeff Sartain, Randal Ritke petitioned Kendall County for approval of a preliminary and final plat for Unit 2, Commerce Street; and

WHEREAS, said petition did pertain to a tract of land approximately 17.29 acres in area, located between the Burlington Northern Railroad and ComEd Right-of-Way at the end of Commerce Street in Oswego Township; and

WHEREAS, said property is legally described in Exhibit “A”; 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 and final plat of subdivision for said tract of land entitled “Unit 2, Commerce Street” and further described as “Exhibit B”, subject to the following:

1. Approve a variance to allow the length of the cul-de-sac to exceed 1,000 ft.
2. Extend the existing water system serving the industrial park based on the length of the Commerce Street extension and the expanded use in the area.
3. Approval of final engineering.

IN WITNESS OF, this ordinance has been enacted on October 15, 2002.

Attest:

[Signature]
John A. Church
Kendall County Board Chairman

[Signature]
Paul Anderson
Kendall County Clerk
STATE OF ILLINOIS
COUNTY OF DUPAGE
SS

THIS IS TO CERTIFY THAT I, WAYNE W. NEKOLA, REGISTERED ILLINOIS LAND SURVEYOR NO. 2023, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL I: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE FRONTAL SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET TO AN OLD CLAIM LINE; THENCE SOUTH 83°07' EAST ALONG SAID OLD CLAIM LINE 3136.30 FEET TO THE SOUTHEASTERLY CURVED RIGHT OF WAY LINE OF THE BURLINGTON AND QUINCY RAILROAD CO.; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 509.3 FEET TO THE CURVE OF 03°30' CURVE TO THE RIGHT FOR A POINT OF BEGINNING; THENCE SOUTH 84°25' EAST A DISTANCE OF 495.70 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 778.50 FEET NORTH 84°25' WEST OF AND PARALLEL WITH THE CENTER LINE OF ILLINOIS STATE HIGHWAY ROUTE 31, SAID PARALLEL LINE BEING THE WESTERLY LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY, DESCRIBED AS RECORDER AS DOCUMENT NUMBER 126635; THENCE SOUTH 05°38'02" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 150.63 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE, DRAWN 353 FEET NORTHWESTERLY OF THE TANGENT OF THE CURVE, HAVING A BEARING OF NORTH 42°50'55" EAST OF "MARINA TERRACE," A SUBDIVISION IN PART OF SAID PARCEL EIGHT, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DOCUMENT NUMBER 15039; A DISTANCE OF 212.16 FEET TO THE INTERSECTION OF SAID SOUTH LINES WITH A LINE DRAWN 353 FEET NORTHWESTERLY AT RIGHT ANGLES TO AND PARALLEL WITH THE EXTENSION OF THE TANGENT OF THE "BURNELL" PROPERTY DESCRIBED IN DEED RECORDERED FEBRUARY 1, 1957, AS DOCUMENT NUMBER 117622, THENCE NORTH 84°25'00"30" WEST ALONG SAID NORTH LINES AND PARALLEL WITH THE EXTENSION OF THE "BURNELL" PROPERTY AS DESCRIBED IN DEED RECORDERED FEBRUARY 1, 1957, AS DOCUMENT NUMBER 117622 A DISTANCE OF 533.07 FEET TO THE INTERSECTION WITH SAID RIGHT OF WAY OF THE BURLINGTON AND QUINCY RAILROAD CO. RIGHT OF WAY; THENCE SOUTH 42°50'55" EAST ALONG SAID RIGHT OF WAY LINE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 11509.20 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST CURVED RIGHT OF WAY A CHORD DISTANCE OF 348.42 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL II: THAT PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 8 AND PART OF THE FRACTIONAL SECTION 7, BOTH IN TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF OUT LOT "A" IN "MARINA TERRACE," A SUBDIVISION IN PART OF SAID PARCEL EIGHT, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DOCUMENT NUMBER 15039; THENCE NORTH 83°50'39" WEST ALONG THE SOUTH LINES OF THE "BURNELL" PROPERTY DESCRIBED IN DEED RECORDERED FEBRUARY 1, 1957, AS DOCUMENT NUMBER 117622, A DISTANCE OF 850.29 FEET TO THE NORTHERLY LINE OF SAID "BURNELL" PROPERTY DESCRIBED IN DOCUMENT NO. 117622, A CHICAGO BURLINGTON & QUINCY RAILROAD, SAID RIGHT OF WAY BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 11509.20 FEET THENCE SOUTHWESTERLY, MEASURED AT SOUTHEASTERLY ALONG RIGHT OF WAY LINE OF SAID RAILROAD, AN ARC DISTANCE OF 780.78 FEET (DEED EQUALS 778.72 FEET) TO A POINT IN THE NORTHERLY LINE OF THE "BURNELL" PROPERTY AS DESCRIBED IN DOCUMENT NO. 117622 A DISTANCE OF 447.10 FEET TO THE POINT OF BEGINNING, CONTAINING 7.4576 ACRES MORE OR LESS, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL III: THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID OUT LOT "A," THAT PART OF SAID SECTION 7, 149.82 FEET; THENCE SOUTH 83°50'39" EAST 2135.01 FEET TO THE EASTERVEREY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 83°50'39" EAST, 501.17 FEET TO THE EASTERVEREY LINE OF COMMERCE ROAD EXTENDED NORTHERLY; THENCE SOUTH 42°50'55" EAST ALONG SAID EASTERVEREY LINE, 851.47 FEET TO A POINT THAT IS 440.00 FEET NORTH 42°50'55" EAST OF THE MOST NORTHERLY CORNER OF COMMERCE INDUSTRIAL PARK, UNIT ONE; THENCE NORTH 48°14'21" WEST 391.07 FEET TO A POINT ON THE EASTERVEREY LINE OF SAID RAILROAD RIGHT OF WAY, SAID POINT BEING 440.00 FEET NORTHERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 11509.29 FEET AND A CHORD BEARING OF NORTH 42°05'13" EAST; THENCE NORTHERLY ALONG THE EASTERVEREY RIGHT OF WAY, ALONG SAID CURVE TO THE LEFT, 249.78 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSGOEO, KENDALL COUNTY, ILLINOIS.

PARCEL IV: THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF COMMERCE INDUSTRIAL PARK, UNIT ONE; THENCE SOUTH 48°14'23" EAST ALONG THE NORTHERVEREY LINE OF SAID COMMERCE INDUSTRIAL PARK, UNIT ONE, 345.22 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF COMMERCE ROAD; THENCE NORTH 42°50'55" EAST ALONG THE SOUTHEASTERLY LINE OF SAID COMMERCE ROAD, EXTENDED NORTHERLY, 440.00 FEET; THENCE NORTH 48°14'21" WEST 391.07 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 11509.29 FEET, AN ARC LENGTH OF 440.00 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSGOEO, KENDALL COUNTY, ILLINOIS.