State of Illinois
County of Kendall

ORDINANCE NUMBER 2006-63

ZONING MAP AMENDMENT FOR 0.246786 ACRES IN THE VILLAGE OF MILLBROOK

Rezone from M-1 to B-2

WHEREAS, BBS-M3 Properties, LLC did file a petition for a Zoning Map Amendment from M-1 to B-2 to R-1 for property located in the Village of Millbrook with the address of 27 Harris Avenue; and

WHEREAS, said property is currently identified with the property identification number 04-16-176-010 and is legally described as follows:

Lot 1 in Block 6 of the Village of Millbrook as per plat of said Village recorded in the Recorder’s Office of Kendall County, Illinois, in Plat Book 4, Page 78, situated in said Village of Millbrook, and the S’ly 42’ of vacated Hudson Street lying N’ly of and adjoining said Lot 1, further described as commencing at the NE corner of Block 6 aforesaid of the Village of Millbrook; thence N’ly on the W line of Harris Avenue if extended 42’; thence W’ly and parallel with the N line of Block 6, 125’; thence S’ly parallel with the W line of Harris Avenue, 42’; thence E’ly along the N line of Lot 1, Block 6 aforesaid, 125’ to the place of beginning, in Kendall County, Illinois; and

WHEREAS, said property is currently zoned M-1 Limited Manufacturing District; and

WHEREAS, the petitioner desires to rezone the property to B-2 General Business District in order to bring the existing and proposed uses of the property in conformance with the Kendall County Zoning Ordinance; 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 M-1 to B-2 on the tract of land legally described above, depicted as Exhibit “A” attached to this Ordinance.

IN WITNESS OF, this ordinance has been enacted on October 17, 2006.

[Signature]
John A. Church
Kendall County Board Chairman

[Signature]
Paul Anderson
Kendall County Clerk
SITE PLAN

LOT 3 IN BLOCK 8 OF THE VILLAGE OF MILLBORO AS PER PLAT OF said village recorded in the Recorder's Office of Kendall County, Illinois, in Plat Book 4, page 79, is situated in said Village of Millboro, Township 1 North of the 18th Principal Meridian, Range 1 East of the Lake Meridian, said Lot 3 beginning as follows: From the northwest corner of said Block 8, southerly along the north line of said Block 8, 185 feet; thence due east, parallel with the north line of said Block 8, 135 feet; thence due north, parallel with the west line of said Block 8, 185 feet; thence due west, parallel with the north line of said Block 8, 135 feet; thence southerly along the west line of said Block 8, 185 feet; thence due east along the north line of said Block 8, 135 feet to the northwest corner of said Block 8.

COMMONLY KNOWN AS 27 HARRIS AVENUE, MILLBROO, ILLINOIS.

PRESENT ZONING - M-1

NOTE:
1.) SOURCE OF ELEVATION:
FEMA PANEL AS OF 10/6/2001 IN KENDALL COUNTY, RM #40; RAILROAD TIE IN POWER POLE IS NORTHWEST CORNER OF INTERSECTION OF MILLBURN ROAD & WHITFIELD ROAD. ELEVATION = 660.77.
2.) ELEVATIONS ARE ESTIMATED.
3.) CONTOURS ARE SHOWN AT 1' INTERVALS.
4.) ITEMS A AND B ON THE ZONING, SPECIAL USE & A-1 BUILDING PERMIT APPLICATION CHECK LIST ARE NOT APPLICABLE.
5.) WOODED AREAS ARE NOT PRESENT.

STATE OF ILLINOIS
COUNTY OF KENDALL

WR. E.R.M. & ASSOCIATES, INC., ILLINOIS PROFESSIONAL LAND SURVEYING CORPORATION NO. 14-001890, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE COMPANIES TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY REPORT. THERE IS NO INVESTIGATION OR ASSUMPTIONiris FOR KNOWLEDGE OF SECRETS, ESCROW ITEMS, RESTRICTIVE COVENANTS, LEASEHOLD TITLE EXISTENCE, OR ANY OTHER INFORMATION CONSIDERATION DISCLOSED.

DATED AT MONTGOMERY, ILLINOIS ON OCTOBER 1, 2006.

![EXHIBIT A DATE: 10-11-06]

VICTORY MAP (NOT TO SCALE)