ORDINANCE NUMBER 2007- 03

MAP AMENDMENT FOR 11.0323 ACRES ON THE NORTH SIDE OF RIVER ROAD 3/4 MILE EAST OF ELDAMAIN ROAD
Rezone from A-1 to R-1

WHEREAS, Glen and Pamela Nelson did file a petition for a Map Amendment from A-1 to R-1, for property currently owned by the petitioners and located on the north side of River Road 3/4 mile east of Eldamain Road in Sections 30 and 31 of Bristol Township; and

WHEREAS, said property is identified with the tax identification numbers 02-30-400-004, 02-31-201-008, and 02-31-201-004 and is legally described in Exhibit “A”; and

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

WHEREAS, the petitioner desires to rezone the property in order to construct single-family residences, 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 legally described in Exhibit “A”.

IN WITNESS OF, this ordinance has been enacted on February 20, 2007.

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 268.29 FEET TO THE CENTERLINE OF RIVER ROAD; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE, 1726.95 FEET TO A POINT OF BEGINNING; THENCE NORTHERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 82°03'13" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 368.92 FEET; THENCE WESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 86°20'00" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 235.35 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 82°36'44" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 565.37 FEET; THENCE EASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 91°02'38" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 642.78 FEET TO THE EAST LINE OF A TRACT CONVEYED TO LLOYD E. NELSON BY A WARRANTY DEED RECORDED AS DOCUMENT 72-1896, AS SAID LINE IS MONUMENTED AND OCCUPIED; THENCE SOUTHERLY, ALONG SAID LINE WHICH FORMS AN ANGLE OF 88°42'02" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 836.17 FEET TO SAID CENTERLINE OF RIVER ROAD; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE WHICH FORMS AN ANGLE OF 101°55'23" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 389.65 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 11.0323 ACRES.