ORDINANCE NUMBER 2007-15

MAP AMENDMENT FOR 0.40822 ACRES NEAR THE NW CORNER
OF WALKER ROAD AND ROUTE 47
Rezone from A-1 to B-3

WHEREAS, Full House Ventures, LLC did file a petition for a Map Amendment from A-1 to B-3, for property located at NW corner of Route 47 and Walker Road in Section 21 of Kendall Township; and

WHEREAS, said property is a portion of a parcel identified with the tax identification number 05-21-300-005 and is legally described as attached in “Exhibit A”; and

WHEREAS, said property is currently zoned A-1 with an existing pole barn and grain bin; and

WHEREAS, the petitioner desires to rezone and the property in order to provide additional parking for existing commercial uses on property adjacent to the subject property, as permitted in the B-3 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 B-3 on the tract of land near the northwest corner of Route 47 and Walker Road legally described above in “Exhibit A” and shown on the Zoning Sketch attached as “Exhibit B” attached hereto and made a part hereof.

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

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE
SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE
OF SAID SOUTHWEST QUARTER, 257.03 FEET THENCE NORTHERLY, PARALLEL WITH THE EAST
LINE OF SAID SOUTHWEST QUARTER WHICH FORMS AN ANGLE OF 89 DEGREES 42 MINUTES 45
SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE, THEREFROM,
175.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID
PARALLEL LINE, 37.91 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE 89
DEGREES 42 MINUTES 45 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-
CLOCKWISE, THEREFROM, 175.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING
NORTHERLY ALONG SAID PARALLEL LINE, 37.91 FEET; THENCE EASTERLY ALONG A LINE
WHICH FORMS AN ANGLE 89 DEGREES 56 MINUTES 17 SECONDS WITH THE LAST DESCRIBED
COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM 24.37 FEET; THENCE NORTHERLY AT
RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 109.00 FEET; THENCE WESTERLY ALONG A
LINE WHICH FORMS AN ANGLE 89 DEGREES 39 MINUTES 02 SECONDS WITH THE LAST
DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 127.42 FEET; THENCE SOUTHERLY
ALONG A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 18 MINUTES 52 SECONDS WITH THE
LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 146.85 FEET TO A POINT
175.00 FEET NORTHERLY OF SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE
EASTERLY PARALLEL TO SAID SOUTH LINE, 103.05 FEET TO THE POINT OF BEGINNING, IN
KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.
ZONING SKETCH

OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, THEREFOLLOWING ALONG THE SOUTH LINE OF SOUTHWEST QUARTER, 297.86 FEET; THEREFROM MONTLY, PARALLEL WITH THE EAST LINE OF SOUTHWEST QUARTER, WHICH FORMS AN ANGLE OF 60 DEGREES 45 MINUTES 42 SECONDS WITH THE LAST DESCENDED POINT, MEASURED COUNTER-CLOCKWISE, THEREPROM, 121.00 FEET FOR THE POINT OF BEGINNING, THEREFROM CONTINUING MONTLY ALONG THE SOUTH LINE, 155.00 FEET THEREFROM POINT ALONG A LINE WHICH FORMS AN ANGLE OF 60 DEGREES 45 MINUTES 42 SECONDS WITH THE LAST DESCENDED POINT, MEASURED COUNTER-CLOCKWISE, THEREPROM, 121.00 FEET THEREFROM, THEREFORM POINT ALONG A LINE WHICH FORMS AN ANGLE OF 60 DEGREES 45 MINUTES 42 SECONDS WITH THE LAST DESCENDED POINT, MEASURED COUNTER-CLOCKWISE, THEREPROM, 121.00 FEET THEREFROM, THE POINT OF TERMINATION.

OWNERS:
JON & ANGELA PARAVOLA
21 TOMAHAWK TRAIL
OSWEGO, IL 60543

SOIL TYPE: 145R

PRESENT ZONING: A-1
PROPOSED ZONING: B-3

0.4050 ACRES PROPOSED FOR REZONING

WALKER ROAD

BENCHMARKS
1) TOP OF FOUNDATION NEAR GRAIN BIN ELEVATION-683.62'
2) TOP OF WELL CAP EAST SIDE OF HOUSE ELEVATION-684.11'

LOCATION MAP

PREPARED: JULY 25, 2006

R B & ASSOCIATES LAND SURVEYORS, INC.
4 West Main Street
Plano, Illinois 60545
(847) 552-7452
DESIGN FIRM NO. 184-004478

EXHIBIT "B"