ORDINANCE NUMBER 2011-02

ZONING MAP AMENDMENT OF 3.0 ACRES
Rezone from A-1 (Agricultural District) to R-1 (Single-Family Residential District)

WHEREAS, David and Cathy Whalen did file a petition for a Zoning Map Amendment for property located on the east side of Brisbin Road, approximately 900’ north of Chicago Road (PIN# 09-06-300-001), in Seward Township,

WHEREAS, said property is legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 01 DEGREES 04 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 2637.28 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 22 MINUTES 17 SECONDS EAST, A DISTANCE OF 400.61 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS EAST, A DISTANCE OF 326.70 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 400.00 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 00 DEGREES 37 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 248.90 FEET TO A POINT OF BEND IN SAID WEST LINE, AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER SECTION 1, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THIRD PRINCIPAL MERIDIAN; THENCE NORTH 01 DEGREES 04 MINUTES 49 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 77.80 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF SEWARD, KENDALL COUNTY, ILLINOIS.

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

WHEREAS, said petition is to rezone the property to R-1 (Single-Family Residential) pursuant to Section 13.06 of 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 for approval by the Zoning Board of Appeals on January 3, 2010; 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 (Agricultural District) to R-1 (Single-Family Residential District) on the tract of land located on the east side of Brisbin Road, approximately 900’ north of Chicago Road, as legally described above and depicted on the Plat of Survey attached as “Exhibit A”
attached hereto and made a part hereof.

IN WITNESS OF, this ordinance has been enacted on January 18, 2011.

Attest:

[Signature]
John Purcell
Kendall County Board Chairman

[Signature]
Debbie Gillette
Kendall County Clerk
BOUNDARY SURVEY

LOCAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION A, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, being described by commencing at the northwesterly corner of said section A; thence north sixty-one degrees forty-nine minutes forty seconds east, a distance of 2352.17 feet for the point of beginning; thence north forty-nine minutes fifty-eight seconds east, a distance of 248.50 feet to a point on said west line, at the northeast corner of the southwestern quarter of said section A, township 35 north, range 5 east of the third principal meridian; thence south forty-five minutes forty-five seconds west, a distance of 326.70 feet; thence south thirty degrees forty minutes forty-five seconds west, a distance of 248.50 feet to a point on said north line, at the northeast corner of said section A, township 35 north, range 5 east of the third principal meridian; thence south forty-five minutes forty-five seconds west, a distance of 352.15 feet; thence south thirty degrees forty minutes forty-five seconds west, a distance of 248.50 feet to a point on said north line, at the northeast corner of said section A, township 35 north, range 5 east of the third principal meridian; and thence north sixty-one degrees forty-nine minutes forty seconds east, a distance of 2352.17 feet to the point of beginning, containing 3.000 acres, subject to 0.2105 acres within R.O.W.

EXHIBIT

EXHIBIT A

DATE 1/18/11

STATE OF ILLINOIS

R B & ASSOCIATES LAND SURVEYORS, INC.

4 West Main Street
Polo, Illinois 60954

DESIGN FIRM NO. 184-064475

DWG 2010-1295-683 B