

State of Illinois
County of Kendall

[Saballus]
[9609]
[L-S603]

ORDINANCE 97 - 03

Approving a Rezoning A-1 to R-3, Special Use PUD,
and Final Plat of Subdivision
SOLITUDE LAKES SETTLEMENT
2588 Rock Creek Road

WHEREAS, Ronald J. and Susan M. Saballus, known as owners and intended developers, did petition Kendall County for a zoning map amendment from A-1 to R-3 and a special use for a residential planned development and a subdivision for 11 single family lots with common area for private road access, utilities, and stormwater management facilities; and

WHEREAS, said petitions did pertain to one tract of land of approximately 23.8 acres containing two houses, two accessory buildings, and a pond located on the east side of Rock Creek Road ½ mile south of Miller Road in Little Rock Township; and

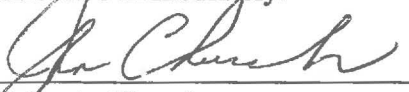
WHEREAS, all administrative procedures regarding said petitions required by the Kendall County Zoning and Subdivision ordinances were followed including review by Little Rock Township, City of Plano, Regional Planning Commission, and public hearing by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petitions do comply with all Kendall County ordinances and are in the best interest of Kendall County.


NOW THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of the following:

1. A zoning map amendment from A-1 to R-3 on the tract of land commonly known as the Saballus parcel at 2588 Rock Creek Road and legally described on Exhibit A.
2. A special use permit for a residential planned development on said tract of land.
3. A final plat of subdivision for said tract of land entitled "Final Plat of Solitude Lakes Settlement", prepared by R.B. & Associates, Plano, identified as drawings # 95-7852-002c and 95-7852-003c dated 11/18/96.

IN WITNESS HEREOF, this ordinance has been passed on February 18, 1997 and is effective immediately.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

slord/scm

SOLITUDE LAKES
EXHIBIT A
ORDINANCE 97-
DATE 2-11-97
STEVEN C. MANNING

Petition #9609

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT Ronald and Susan Saballus have filed a petition with the Zoning Board of Appeals of Kendall County, Illinois to rezone and reclassify from A-1 Agriculture District to R-3 One Family Residence District with a Special Use for a Planned Unit Development. on property consisting of approximately 23.813 acres located at 2588 Rock Creek Road in Plano, Illinois, Section 14 of Little Rock Township described as follows:

That part of the Southeast Quarter of Section 14, Township 37 North, Range 6 east of the Third Principal Meridian, being described as follows: Commencing at the Northeast corner of the Northwest quarter of said Section 14; thence South 00 degrees 08 minutes 35 seconds East along the East line of the West half of said section, 2961.42 feet (44.87 chains) for the point of beginning; thence South 89 degrees 51 minutes 25 seconds West, 536.91 feet (8.135 chains); thence North 48 degrees 13 minutes 35 seconds West, 357.84 feet to the center line of Rock Creek Road; thence Southwesterly along a curve to the right having a radius of 1011.18 feet, a distance of 157.56 feet and whose chord bears South 48 degrees 14 minutes 18 seconds West, 157.40 feet to the point of tangency of said curve; thence South 52 degrees 42 minutes 08 seconds West along said center line, 1095.09 feet to a line that bears South 44 degrees 11 minutes 40 seconds East from the Northwest corner of the Southwest quarter of said section 14; thence South 44 degrees 11 minutes 40 seconds East, 462.98 feet; thence South 56 degrees 38 minutes 35 seconds East, 112.23 feet; thence North 65 degrees 55 minutes 09 seconds East, 1507.84 feet to a point on the East line of said West half of section 14 that is 3271.21 feet southerly of said Northeast corner of the Northwest quarter; thence North 00 degrees 08 minutes 35 seconds West along said East line, 309.79 feet to the point of beginning, containing 23.813 acres more or less, in the Township of Little Rock, Kendall County, Illinois.

FURTHER NOTICE IS HEREBY GIVEN THAT a hearing has been set thereon for Tuesday, October 29, 1996 at 7:00 p.m. in the Kendall County Board Room at 111 W. Fox Street, Yorkville, Illinois at which time and place all persons interested may appear before said Board and be heard.

DATED AT YORKVILLE, ILLINOIS this 7th day of October, 1996.

Cheryl D. Gardner, Secretary
Kendall County Zoning Board of Appeals