

ORDINANCE 85-13

AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, David L. Whitfield and Mary Jane Whitfield Hart did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and ordinance of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted January 16, 1940; and

Whereas, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed map amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed map amendment on the 25th day of October, 1985 in the Kendall County Board Room and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the Zoning maps be amended; and

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be and it is hereby reclassified from A1, Agricultural District to R1, Single Family District and that the Zoning Administrator be hereby ordered and directed to change the zoning map to show the change in zoning classification, legally described as follows:

PARCEL ONE:

That part of the Northwest Quarter of Section 16, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of Lot 1 of First Addition to Gifford's Shady Oak Subdivision; thence North 89°43'20" West along the North line of said Northwest Quarter 406.00 feet; thence South 0°16'40" West 837.00 feet for the point of beginning; thence North 89°43'20" West 255.25 feet; thence South 0°16'40" West 475.66 feet to the South line of the Northeast Quarter of the Northwest Quarter of said Section 16, thence South 89°28'24" East along said South line, 924.80 feet to the center line of a creek; thence North 0°30'0" West along said center line 127.87 feet; thence North 4°04'43" West along said center line 200.02 feet; thence North 7°20'56" West along said Center line 153.76 feet to a line drawn South 89°43'20" East from the point of beginning; thence North 89°43'20" West along said line 632.03 feet to the point of beginning, in the Township of Little Rock, Kendall County, Illinois.

Excepting therefrom the following: That part of the Northwest Quarter of Section 16, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of Lot 1 of First Addition to Gifford's Shady Oak Subdivision; thence North 89°43'20" West along the North line of said Northwest Quarter 406.00 feet; thence South 0°16'40" West 837.00 feet; thence North 89°43'20" West 255.25 feet; thence South 0°16'40" West 237.83 feet for the point of beginning; thence continuing Southerly 0°16'40" West 237.83 feet to the South line of the Northeast Quarter of the Northwest Quarter of said Section 16, thence South 89°28'24" East along said South line 924.80 feet to the center line of a creek; thence North 0°30'07" West along said center line 127.87 feet; thence North 4°7'43" West along said center line a distance of 112.96 feet; thence on a generally westerly course to the point of beginning, in the Township of Little Rock, Kendall County, Illinois.

ALSO EASEMENT for ingress and egress created by Quit Claim Deed recorded August 6, 1971 as document 71-2806 made by Leslie Gifford, and wife, to Olive Whitfield a widow, for the benefit of Parcel One over that part of the Northwest quarter of Section 16, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of Lot 1 of First Addition to Gifford's Shady Oak

Subdivision; thence North 89°43'20" West along the North line of said Northwest Quarter 406.0 feet for the point of beginning; thence South 0°16'40" West 837.0 feet; thence North 89°43'20" West 60.0 feet; thence North 0°16'40" East 837.0 feet to the North line of said Northwest Quarter; thence South 89°43'20" East along said North line 60.0 feet to the point of beginning, in the Township of Little Rock Kendall County, Illinois.

ALSO SUBJECT to an easement for ingress and egress for the benefit of the parcel of land lying Southerly of and adjacent to the above parcel, said parcel being described in the above exception, over that part of the following described premises: Commencing at the point of a beginning as hereinabove described; thence North 89°43'20" West 60 feet; thence South 0°16'40" West to the North line of the above described exception; thence Easterly along the North line of the above described exception 60 feet; thence North 0°16'49" East to the point of beginning of above described parcel.

PARCEL TWO:

That part of the Northwest Quarter of Section 16, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of Lot 1 of First Addition to Gifford's Shady Oak Subdivision; thence North 89°43'20" West along the North line of said Northwest Quarter 406.00 feet; thence South 0°16'40" West 837.00 feet (which point shall be designated Point A); thence North 89°43'20" West 255.25 feet; thence South 0°16'40" West 237.83 feet for the point of beginning; thence continuing Southerly 0°16'40" West 237.83 feet to the South line of the Northeast Quarter of the Northwest Quarter of said Section 16; thence South 89°28'24" East along said South line 924.80 feet to the centerline of a creek; thence North 0°30'07" West along said centerline 127.87 feet; thence North 4°7'43" West along said centerline a distance of 112.96 feet; thence on a generally Westerly course to the point of beginning; in the Township of Little Rock, Kendall County, Illinois, EXCEPTING that part conveyed by deed to the Commonwealth Edison Company May 10, 1974 and legally described as follows: That part of the Northwest Quarter of Section 16, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of Lot 1 of First Addition to Gifford's Shady Oak Subdivision; thence North 89°43'20" West along the North line of said Northwest Quarter 406.00 feet; thence South 0°16'40" West 837.00 feet; thence North 89°43'20" West 255.25 feet; thence South 0°16'40" West 475.66 feet to the South line of the Northeast Quarter of the Northwest Quarter of said Section 16; thence South 89°28'24" East along said South line, a distance of 805.18 feet for a point of beginning; thence continuing South 89°28'24" East along said South line a distance of 120 feet to the centerline of a creek, thence North 0°30'07" West along said center line, a distance of 6.54 feet; thence Southwesterly a distance of 120.06 feet to the point of beginning, all in Kendall County, Illinois; and ALSO, EASEMENT for ingress and egress created by Quit Claim Deed recorded August 6, 1971 as document 71-2806 made by Leslie Gifford and wife, to Olive Whitfield, a widow, for the benefit of Parcel One over that part of the Northwest Quarter of Section 16, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of Lot 1 of First Addition to Gifford's Shady Oak Subdivision; thence North 89°43'20" West along the North line of said Northwest Quarter 406.0 feet for the point of beginning, thence South 0°16'40" West 837.0 feet; thence North 89°43'20" West 60.0 feet; thence North 0°16'40" East 837.00 feet to the North line of said Northwest Quarter; thence South 89°43'20" East along said North line 60.0 feet to the point of beginning, in the Township of Little Rock, Kendall County, Illinois; and ALSO, AN EASEMENT for ingress and egress for the benefit of the above described premises over that part of the following described premises; Commencing at Point A as hereinabove described, thence North 89°43'20" West 60 feet thence South 0°16'40" West to the North line of the above described premises; thence Easterly along the North line of the above described premises to a point which is South 0°16'40" West from Point A; thence North 0°16'49" East along said line to the point of beginning, which has been hereinabove designated as Point A.

Passed this 12th day of November, 1985


Chairman, County Board of
Kendall County, Illinois

ATTEST:


County Clerk