

86-12
ORDINANCE
AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, Gene Whitfield did petition the Zoning Board of Appeals of Kendall County, Illinois for a public hearing in the manner required by law and ordinances 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 29th day of August, 1986 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

WHEREAS, the appropriate zoning classification for the residential use requested by petitioner is R2 Residential; and

WHEREAS, as a result of the unique environmental conditions of the property, strict adherence to the minimum lot size requirements of the R2 Residential district would deprive the petitioner of a reasonable use of the land; and

WHEREAS, the petitioner has submitted a plat describing and depicting the size and location of 42 lots in the land described in the petition; and

WHEREAS, said lot size vary from 1 acre to 24.1 acres; and

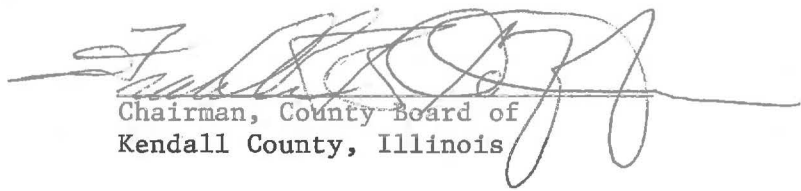
WHEREAS, granting of a special use permit as a planned unit development in accordance with the attached plat is in conformance with the Ordinance and is a reasonable land use of the property described. Said planned unit development authorizing the variance in lot size from the specific minimum is provided by the Ordinance.

Ordinance

NOW, THEREFORE, be it ordained by the County Board of Kendall County that the following described property be and the same is hereby reclassified from Agriculture A1 to residential R2 with the special use for plan use and development in accordance with the attached plat 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:

See attached Exhibit "A"

PASSED THIS 10th day of November, 1986.


Chairman, County Board of
Kendall County, Illinois

ATTEST:


County Clerk

Legal Description for Gene Whitfield:

Tract to be rezoned from A1 to R2SU

That part of the Southeast Quarter of Section 19, part of the Southwest Quarter of Section 20, part of the Northwest Quarter of Section 29 and part of the Northeast Quarter of Section 30, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of said Section 20; thence North $89^{\circ}15'14''$ west along the south line of said Section 20, 891.0 feet; thence North $0^{\circ}30'12''$ East, 25.74 feet; thence North $79^{\circ}32'34''$ West, 850.64 feet; thence North $25^{\circ}42'21''$ East, 26.64 feet; thence North $81^{\circ}50'28''$ West, 4,764.34 feet for a point of beginning; thence South $18^{\circ}47'55''$ West, 944.76 feet to the south line of Lot 1 of said Section 30 as shown in Plat Book 3, page 20; thence South $82^{\circ}19'24''$ East along said south line, 182.16 feet; thence South $30^{\circ}13'28''$ West parallel with the Burlington Northern, Inc. Railroad Company right of way through said Section 30, 368.28 feet; thence South $29^{\circ}43'28''$ West, 935.33 feet to the northerly line of Comb's Subdivision; thence South $82^{\circ}04'11''$ East along said northerly line and said northerly line extended, to the center line of Crimmin Road; thence northerly along said center line* to a line drawn South $81^{\circ}50'28''$ East from the point of beginning; thence North $81^{\circ}50'28''$ West to the point of beginning in Fox Township, Kendall County, Illinois and containing 110.096 acres.

*and along the center line of Fox River Drive,