

ORDINANCE

70-6

AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, Merchants National Bank of Aurora, as Trustee did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted May 10, 1960, and

and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed 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 amendment on the 6th day of October, A.D. 1970 on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the Board of Supervisors of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law.

NOW THEREFORE, BE IT ORDAINED by the Board of Supervisors of Kendall County, Illinois that the following described property be and it is hereby rezoned from; Parcels A and B from Agriculture "A" to "R-3" Residential district; Parcels C and D from Agriculture to "R-4" Multi Family residence district; Parcel E from Agriculture to "B-3" Highway Business District; and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification;

PARCEL A: A part of Section 4, Township 37 North, Range 8 East of the Third Principal Meridian, commencing at the northeast corner of Lot 1 of Boulder Hill, Kendall County, Illinois, Unit 12, being also a point on the south line of U.S. Route 30, thence Easterly along said south line, being along a curve to the left having a radius of 2924.93 feet, an arc distance of 300.55 to the northeast corner of the St. Luke's Church property for the point of beginning:

From said point of beginning, thence easterly along the south line of U.S. Route 30, being along a curve to the left having a radius of 2924.93 feet, an arc distance of 192.62 feet to a point of tangency; thence North $86^{\circ} 51' 37''$ East along the south line of U.S. Route 30, 654.94 feet to a point of curvature; thence Easterly along the south line of U.S. Route 30, being along a curve to the right having a radius of 42911.8 feet and being tangent to the last described line at the last described point, an arc distance of 54.81 feet; thence South $13^{\circ} 40' 00''$ West 254.32 feet; thence Westerly along a curve to the left having a radius of 1439.52 feet, the tangent to said curve at the last described point forming an angle of $90^{\circ} 00' 00''$ to the right with the prolongation of the last described line, an arc distance of 422.25 feet to a point of tangency; thence South $86^{\circ} 51' 37''$ East, 368.04 feet to a point of curvature; thence Westerly along a curve to the right having a radius of 1570.11 feet and being tangent to the last described line at the last described point, an arc distance of 56.43 feet to the east line of the St. Luke's Lutheran Church property; thence North $0^{\circ} 31' 00''$ East along said east line, 187.94 feet to the point of beginning, containing 3.90 acres, more or less.

PARCEL B: A part of Section 4, Township 37 North, Range 8 East of the Third Principal Meridian, commencing at the center of said Section 4 for the point of beginning, thence South $0^{\circ} 46' 20''$ West along the west line of the southeast quarter of Section 4, 1210.0 feet to the centerline of Long Beach Road; thence Easterly along a curve to the left having a radius of 233.86 feet, the tangent to said curve forming an angle of $90^{\circ} 00' 00''$ to the left with the prolongation of the last described course, and along the centerline of Long Beach Road, an arc distance of 62.58 feet to a point of reverse curvature; thence Easterly along said centerline, being along a curve to the right

having a radius of 206.06 feet and being tangent to the last described curve at the last described point, an arc distance of 95.33 feet to a point of tangency; thence South $78^{\circ} 03' 40''$ East along the centerline of Long Beach Road, 31.88 feet to a point of curvature; thence Easterly along said centerline, being along a curve to the left having a radius of 746.73 feet and tangent to the last described line at the last described point, an arc distance of 221.56 feet to a point of reverse curvature; thence Easterly along said centerline, being along a curve to the right having a radius of 905.0 feet and tangent to the last described point, an arc distance of 92.14 feet to the East line of Boulder Hill, Kendall County, Illinois, Unit 16; thence North $0^{\circ} 46' 20''$ East along said east line and said line extended, 55.0 feet to a point of curvature; thence Northerly along a curve to the left having a radius of 4665.31 feet and tangent to the last described line at the last described point, an arc distance of 449.65 feet to a point of reverse curvature; thence Northerly along a curve to the right having a radius of 2493.93 feet and tangent to the last described curve at the last described point, an arc distance of 783.49 feet to a point of reverse curvature; thence Northerly along a curve to the left having a radius of 1196.61 feet and tangent to the last described curve at the last described point, an arc distance of 429.88 feet to a point of tangency; thence North $7^{\circ} 20' 00''$ West, 92.45 feet; thence Westerly along a curve to the right having a radius of 664.49 feet, the tangent to said curve forming an angle of $90^{\circ} 00' 00''$ to the left with the prolongation of the last described line, an arc distance of 321.79 feet to a point of curvature; thence Westerly along a curve to the left having a radius of 1439.52 feet and being tangent to the last described line at the last described point, an arc distance of 591.53 feet to a point of tangency; thence South $86^{\circ} 51' 37''$ East, 368.04 feet to a point of curvature; thence Westerly along a curve to the right having a radius of 1570.11 feet and being tangent to the last described line at the last described point, an arc distance of 56.43 feet to the east line of the St. Luke's

Lutheran Church property, the last described point being 137.94 feet southerly from the south line of U.S. Route 30, measured along the east line of said Church property; thence South $0^{\circ} 31' 00''$ East along the said east line and said line extended, 1006.37 feet to the south line of the northwest quarter of said Section 4; thence South $89^{\circ} 53' 00''$ West along said south line, being also along the north line of Boulder Hill, Kendall County, Illinois, Unit 10, 1662.04 feet to the center of said Section 4 and the point of beginning, excepting therefrom that part of Long Beach Road included within the boundary of Boulder Hill, Kendall County Illinois, Unit 16, lying north of the centerline of said Long Beach Road, containing 57.0 acres, more or less.

PARCEL C (from Agriculture to "R-4" multifamily residence district)
A part of Sections 3 and 4, Township 37 North, Range 8 East of the Third Principal Meridian, commencing at the intersection of the south line of U.S. Route 30 with the east line of said Section 4, thence South $1^{\circ} 02' 00''$ West along the east line of said Section 4, 1301.66 feet; thence South $0^{\circ} 42' 00''$ West along the east line of said Section 4, 218.58 feet to the point of beginning:

From said point of beginning, thence South $0^{\circ} 42' 00''$ West along the east line of said Section 4, 305.75 feet to a point of curvature; thence Southerly along a curve to the left having a radius of 1909.36 feet and being tangent to the last described line at the last described point and along the centerline of Douglas Road, an arc distance of 222.05 feet; thence South $84^{\circ} 02' 20''$ West, 303.57 feet to a point of curvature; thence Southwesterly along a curve to the left having a radius of 2277.2 feet and being tangent to the last described line at the last described point, an arc distance of 596.57 feet to a point of tangency; thence South $69^{\circ} 01' 44''$ West, 643.62 feet to a point of curvature; thence Westerly along a curve to the right having a radius of 1041.36 feet and being tangent to the last described line at the last described point, an arc distance of 395.19 feet to a point of tangency; thence North $89^{\circ} 13' 40''$ west, 290.0 feet to the easterly line

of Boulder Hill, Kendall County, Illinois, Unit 16; thence North $0^{\circ} 46' 20''$ East, 55.0 feet to a point of curvature; thence Northerly along a curve to the left having a radius of 4665.31 feet and being tangent to the last described line at the last described point, an arc distance of 449.65 feet to a point of reverse curvature; thence Northerly along a curve to the right having a radius of 2493.93 feet and being tangent to the last described curve at the last described point, an arc distance of 783.49 feet to a point of reverse curvature; thence Northerly along a curve to the left having a radius of 1196.61 feet and being tangent to the last described curve at the last described point, an arc distance of 429.88 feet to a point of tangency; thence North $7^{\circ} 20' 00''$ West, 92.45 feet; thence Westerly along a curve to the right having a radius of 664.69 feet, the tangent to said curve forming an angle of $90^{\circ} 00' 00''$ to the left with the prolongation of the last described line, an arc distance of 321.79 feet to a point of tangency; thence North $69^{\circ} 35' 44''$ West, 926.80 feet to a point of curvature; thence Northwesterly along a curve to the left having a radius of 1439.52 feet and being tangent to the last described line at the last described point, an arc distance of 169.28 feet; thence North $13^{\circ} 40' 00''$ East along a line radial to the last described curve, 254.32 feet to the south line of U.S. Route 30; thence Easterly along said south line being along a curve to the right having a radius of 42911.8 feet; an arc distance of 1672.59 feet; thence South, 281.31 feet; thence South $12^{\circ} 57' 54''$ East, 279.28 feet; thence South $33^{\circ} 06' 55''$ East, 654.08 feet; thence South 530.0 feet; thence North $80^{\circ} 24' 10''$ East, 703.75 feet; thence North $89^{\circ} 18' 00''$ East, 600.0 feet to the point of beginning, containing 74.2 acres, more or less.

PARCEL D:(from Agriculture to "R-4" multi family residence district)

A part of the east half of Section 4, Township 37 North, Range 8 East of the Third Principal Meridian, commencing at the intersection of the south line of U.S. Route 30 with the east line of said Section 4, thence South $1^{\circ} 02' 00''$ West along the east line of said Section 4, 694.49 feet to the point of beginning:

From said point of beginning, thence South $1^{\circ} 02' 00''$ West, 607.17 feet; thence South $0^{\circ} 42' 00''$ West along the east line of said Section 4, 218.58 feet; thence South $89^{\circ} 18' 00''$ West, 600.0 feet; thence South $80^{\circ} 24' 10''$ West, 703.75 feet; thence North 530.0 feet; thence North $33^{\circ} 06' 55''$ West 654.08 feet; thence North $12^{\circ} 57' 54''$ West 270.28 feet; thence North, 281.31 feet to the south line of U.S. Route 30; thence Easterly along said south line, being along a curve to the right having a radius of 42,911.8 feet, an arch distance of 881.46 feet; thence South $89^{\circ} 39' 23''$ West along the south line of U.S. route 30, 144.57 feet to a point 714.0 feet westerly, measured along said south line, from the east line of said Section 4; thence South $0^{\circ} 20' 27''$ West 686.06 feet; thence South $88^{\circ} 58' 00''$ East, 706.06 feet to the point of beginning, containing 42.6 acres, more or less.

PARCEL E: (from Agriculture to "B-3" Highway Business District.)

A part of the northeast quarter of Section 4, Township 37 North, Range 8 East of the Third Principal Meridian, commencing at the intersection of the south line of U.S. Route 30 with the east line of said northeast quarter for the point of beginning, thence South $1^{\circ} 02' 00''$ West, 694.49 feet; thence North $88^{\circ} 58' 00''$ West, 706.06 feet; thence North $0^{\circ} 20' 27''$ East, 686.06 feet to the South line of U.S. Route 30 thence South $89^{\circ} 39' 23''$ East along said south line, 714.0 feet to the point of beginning, containing 11.25 acres, more or less.

Passed this 13th day of October, 1970

Russell Naden
Chairman County Board of Supervisors
Kendall County

ATTEST:

Jean P. Brady
County Clerk