

ORDINANCE NUMBER 2016- 19

MAP AMENDMENT FOR A 9.9979 ACRE PARCEL  
Rezone from RPD-2 to R-2

WHEREAS, the request is for a map amendment from RPD-2 to R-2, for part of a property located on the west side of Grove Road, approximately one mile north of U.S. Route 52 in Seward Township; and

WHEREAS, said property is identified with the tax identification number 09-07-200-024 and the part for rezoning is legally described below; and

That Part of the Northeast Quarter of Section 7, Township 36 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said Northeast Quarter; thence North 00 35'24" West, along the East Line of said Northeast Quarter, 817.95 feet to the Northeast Corner of the South 50 acres of said Northeast Quarter (as monumented) for the point of beginning; thence North 00 35'24" West, along said East Line, 466.30 feet; thence North 89 49'29" West, 934.05 feet to the East Line of a Tract conveyed to the Joliet Park District by Warranty Deed recorded January 23, 2014 as Document 2014000001104; thence South 00 35'24" East, along said East Line, 446.30 feet to said North Line of the South 50 Acres of the Northeast Quarter (as monumented); thence South 89 49'29" East, along said North Line, 934.05 feet to the point of beginning in Seward Township, Kendall county, Illinois.

WHEREAS, the petitioner desires to rezone 9.9979 acres to R-2 (Single-Family Residential); and

WHEREAS, a petition granting rezoning on this property was approved by Kendall County from A-1 to RPD-2 in 2006 for the proposed High Grove Subdivision. The final plat of subdivision was not recorded. Since that time, the Joliet Park District has acquired 97 of the original 109 acres of the area originally zoned RPD-2; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.07.F of the Zoning Ordinance, and recommendation for approval by the Zoning Board of Appeals on August 29, 2016; and

WHEREAS, the findings of fact were approved as follows:

*Existing uses of property within the general area of the property in question. The existing uses of property within the area of this property are agricultural and residential.*

*The Zoning classification of property within the general area of the property in question. The zoning classifications within the general area consist of A-1 Agricultural with 97 acres to the north and west zoned as RPD-2.*

*The suitability of the property in question for the uses permitted under the existing zoning classification. The property will be developed per the restrictions of the county's subdivision control ordinance and a preliminary and final plat of subdivision have been recommended for approval by the County's Regional Plan Commission.*

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of*

*an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area has residential zoning that would allow for a more dense development. The requested zoning, however, will have less density and allow for more open space.*

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The rezoning to R-2 is consistent with the County's Land Use Plan in the area as rural residential with a maximum density of 0.65 dwelling units per acre.*

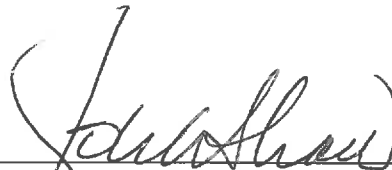
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from RPD-2 to R-2 on the tract of land located and depicted on the drawing attached as "Exhibit A" hereto and incorporated herein.

IN WITNESS OF, this ordinance has been enacted on October 18, 2016.

Attest:



Kendall County Clerk  
Debbie Gillette



Kendall County Board Chairman  
John Shaw