

ORDINANCE NUMBER 2014 - 12

GRANTING APPROVAL OF A PRELIMINARY AND FINAL PLAT OF SUBDIVISION
FOR 4.23 ACRES
REINERT FOX ROAD SUBDIVISION

WHEREAS, George & Ronald Reinert have filed a petition for a preliminary and final plat within the R-2 Single Family Zoning District for a 4.23 acre property located on the north side of Fox Road, 0.2 miles east of Highpoint Road commonly known as 12345 Fox Road, (PIN# 04-01-402-004), in Fox Township; and

WHEREAS, said property is currently zoned R-2 Single Family Residential; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for rezoning from A-1 Agricultural to R-2 Single Family residential for two lots as Ordinance 1994-01 on December 21, 1993; and

WHEREAS, said property is legally described as:

THAT PART OF THE EAST ½ OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF FOX ROAD WITH THE CENTER LINE OF FOX COURT; THENCE NORTHEASTERLY ALONG SAID FOX ROAD CENTER LINE, 254.61 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID FOX ROAD CENTER LINE 290.23 FEET TO THE EAST LINE OF SUB LOT 7 IN SAID SECTION 1 AS DEPICTED ON A PLAT RECORDED IN PLAT BOOK 3 ON PAGE 1; THENCE NORTHERLY ALONG SAID EAST LINE, 500.73 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE 509.90 FEET TO THE NORTHEASTERLY LINE, EXTENDED NORTHERLY, OF LOT B AS DEPICTED ON THE PLAT OF FOX STATION RECORDED IN PLAT BOOK 4, PAGE 99; THENCE SOUTHERLY ALONG SAID EXTENDED, NORTHEASTERLY LINE AND SAID NORTHEASTERLY LINE, 238.34 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT B; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT B EXTENDED, 56.37 FEET TO A LINE DRAWN NORTHWESTERLY, PARALLEL WITH SAID NORTHEASTERLY LINE OF LOT B, FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, 207.40 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF FOX ROAD WITH THE CENTER LINE OF FOX COURT IN "FOX STATION"; THENCE NORTHEASTERLY ALONG SAID FOX ROAD CENTER LINE, 254.61 FEET TO A LINE DRAWN PARALLEL WITH AND 254.33 FEET, NORMALLY DISTANT, EASTERLY OF SAID FOX COURT CENTER LINE FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 45.09 FEET; THENCE NORTHEASTERLY PARALLEL WITH SAID FOX ROAD CENTER LINE 305.65 FEET TO THE EAST LINE OF SUB LOT 7 OF SAID SECTION 1; THENCE SOUTHEASTERLY ALONG SAID EAST LINE 47.21 FEET TO SAID FOX ROAD CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE, 290.23 FEET

TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 0.308 ACRES, OF WHICH 0.169 ACRES IS IN THE EXISTING FOX ROAD RIGHT-OF-WAY.

WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed including notice for public hearing and favorable recommendation from the Zoning, Platting Advisory Committee in accordance with Section 7.02 and Section 7.04 of the Subdivision Control Ordinance, and recommendation for approval by the Kendall County Regional Plan Commission on April 23, 2014; and

WHEREAS, the Kendall County Board has considered the recommendation of the Regional Plan Commission and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary and final plat of subdivision for said tract of land entitles "Reinert Fox Road Subdivision" included as "Exhibit A" attached hereto and incorporated herein.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on May 20th, 2014.

Attest:



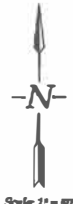
Debbie Gillette
Kendall County Clerk



John Shaw
Kendall County Board Chairman

PRELIMINARY/FINAL PLAT REINERT FOX ROAD SUBDIVISION

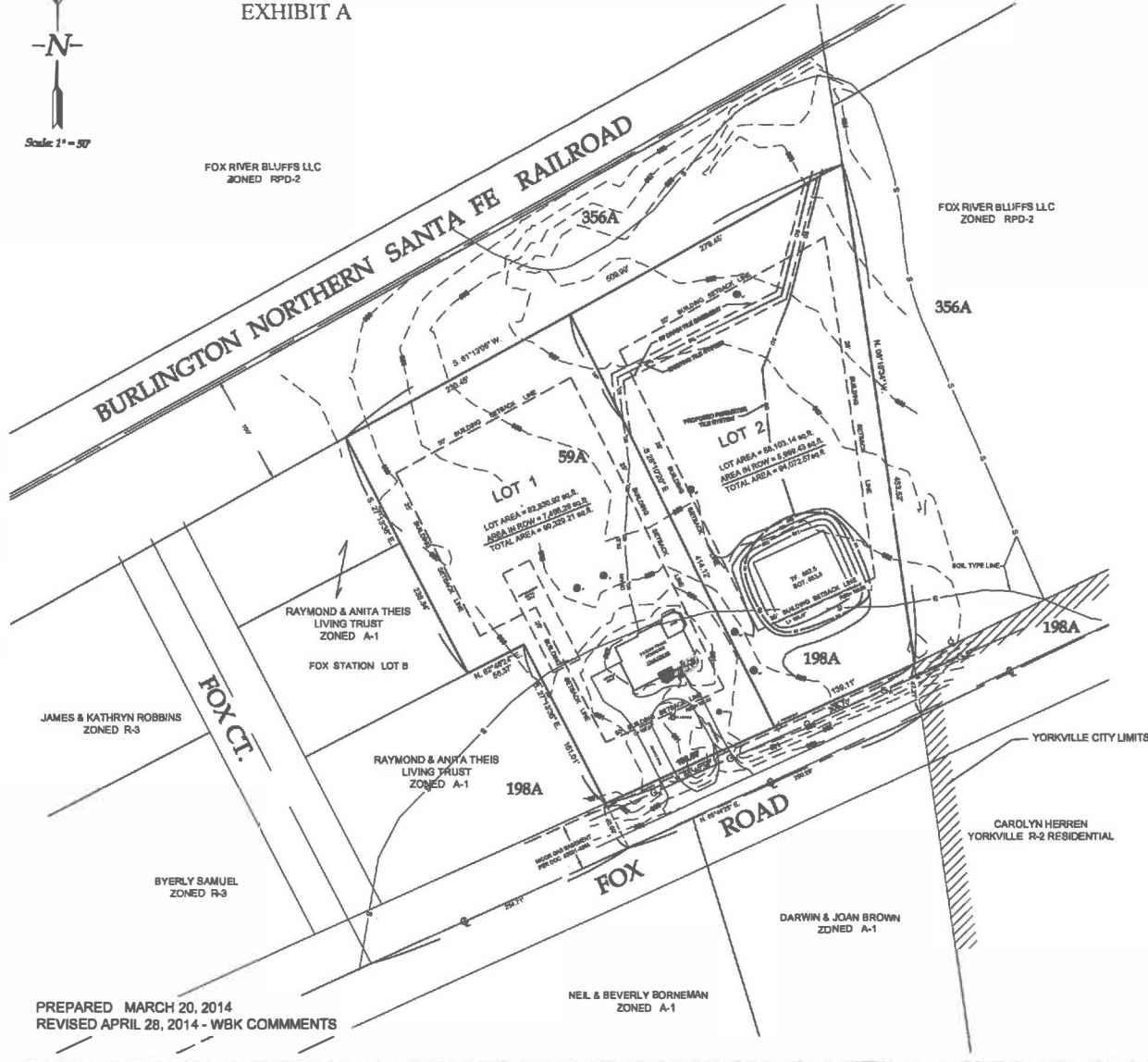
EXHIBIT A



Scale: 1" = 50'

FOX RIVER BLUFFS LLC
ZONED RPD-2

FOX RIVER BLUFFS LLC
ZONED RPD-2



LEGAL DESCRIPTION

THAT PART OF THE EAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF FOX ROAD WITH THE CENTER LINE OF FOX COURT; THENCE NORTHEASTERLY ALONG SAID FOX ROAD CENTER LINE, 254.81 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID FOX ROAD CENTER LINE 230.23 FEET TO THE EAST LINE OF SUB LOT 7 IN SAID SECTION 1 AS DEPICTED ON A PLAT RECORDED IN PLAT BOOK 3 ON PAGE 1; THENCE NORTHERLY ALONG SAID EAST LINE, 600.73 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILWAY COMPANY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE 609.90 FEET TO THE NORTHEASTERLY LINE, EXTENDED NORTHERLY, OF LOT B AS DEPICTED ON THE PLAT OF FOX STATION RECORDED IN PLAT BOOK 4, PAGE 88; THENCE SOUTHERLY ALONG SAID EXTENDED, NORTHEASTERLY LINE AND SAID NORTHEASTERLY LINE, 238.54 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT B; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT B EXTENDED, 58.37 FEET TO A LINE DRAWN NORTHWESTERLY, PARALLEL WITH SAID NORTHEASTERLY LINE OF LOT B, FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE, 207.40 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

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SOIL IDENTIFICATION

59A = LISBON SILT LOAM
356A = EL PASO SILTY CLAY LOAM
198A = ELBURN SILT LOAM

SITE BENCHMARK

#301 FOX ROAD ILLINOIS RAILNET RAIL ROAD CROSSING BASE OF THE RAIL ROAD SIGNAL ON THE NORTHWEST SIDE OF THE ROAD BRASS MARKER ON THE SOUTH SIDE OF THE BASE. ELEV. 662.04 (NAVD 88)

SET BENCHMARK ON TOP OF WELL FOR THE EXISTING RESIDENCE. ELEV. 061.04

OWNER/DEVELOPER

GEORGE & RONALD REINERT
1208 BADGER STREET
YORKVILLE, ILLINOIS 60545
PHONE #630 - 327 - 1274

SURVEYING & ENGINEERING

RB & ASSOCIATES CONSULTING INC.
4 WEST MAIN STREET, SUITE 201
PLANO, ILLINOIS 60545
PHONE #630 - 552 - 7482

**TOTAL AREA = 184,401.78 SQ.FT.
4.2333 ACRES**



LOCATION MAP

PREPARED MARCH 20, 2014
REVISED APRIL 28, 2014 - WBK COMMENTS

NEIL & BEVERLY BORNEMAN
ZONED A-1

DARWIN & JOAN BROWN
ZONED A-1

CAROLYN HERREN
YORKVILLE R-2 RESIDENTIAL



**RB & ASSOCIATES
CONSULTING, INC**

4 W MAIN STREET
PLANO, IL 60545
(630) 632-7482

DESIGN FIRM #
184-004475
www.rb-associates.com