

ORDINANCE NUMBER 2008- 08-23

MAP AMENDMENT FOR 1.09 ACRES LOCATED AT 1132B Route 34

Rezone from B-2 to B-3

WHEREAS, Marissa Galindo did file a petition for a Map Amendment from B-2 to B-3, for property located on the south side of Route 34, approximately 600' west of Route 30, commonly known as 1132B State Route 34 (PIN# 03-02-277-007), in Oswego Township, as legally described in "Exhibit A"; and

WHEREAS, said property is currently zoned B-2; and

WHEREAS, the petitioner desires to rezone the property in order to allow a larger scope of commercial uses for the property, as permitted in the B-3 district; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, findings of fact, and recommendation for approval by the Zoning Board of Appeals on June 24, 2008; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions of the Kendall County Zoning Ordinance;


NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from B-2 to B-3 on the tract of land located at 1132B Route 34, as legally described in "Exhibit A" and depicted on the Plat of Survey attached as "Exhibit B" attached hereto and made a part hereof.

IN WITNESS OF, this ordinance has been enacted on July 15, 2008.

Attest:



John A. Church
Kendall County Board Chairman



Renetta Mickelson
Kendall County Clerk

EXHIBIT "A"

THAT PART OF THE EAST HALF OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 35 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 577.50 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS WEST 2686.06 FEET; THENCE NORTH 34 DEGREES 04 MINUTES 00 SECONDS WEST 265.62 FEET FOR A POINT OF BEGINNING; THENCE NORTH 34 DEGREES 04 MINUTES 00 SECONDS WEST 204.40 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE 231.03 FEET TO THE NORTHEASTERLY LINE OF A TRACT CONVEYED TO DONALD C. GEPHARD AND MARGERY S. GEPHARD, HIS WIFE, BY WARRANTY DEED RECORDED MARCH 31, 1956 IN BOOK 117 AT PAGE 102; THENCE SOUTH 39 DEGREES 03 MINUTES 24 SECONDS EAST ALONG SAID LINE 190.16 FEET; THENCE NORTH 50 DEGREES 56 MINUTES 36 SECONDS EAST 20.0 FEET; THENCE SOUTH 82 DEGREES 39 MINUTES 34 SECONDS EAST 58.0 FEET; THENCE NORTH 52 DEGREES 42 MINUTES 40 SECONDS EAST 150.0 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES DESCRIBED IN DOCUMENT NO. 200200019477) IN OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.013 ACRES.

"Exhibit B"

Plat of Survey and Zoning Sketch of Part of the East Half of Section 2-37-8 Oswego Township Kendall County Illinois

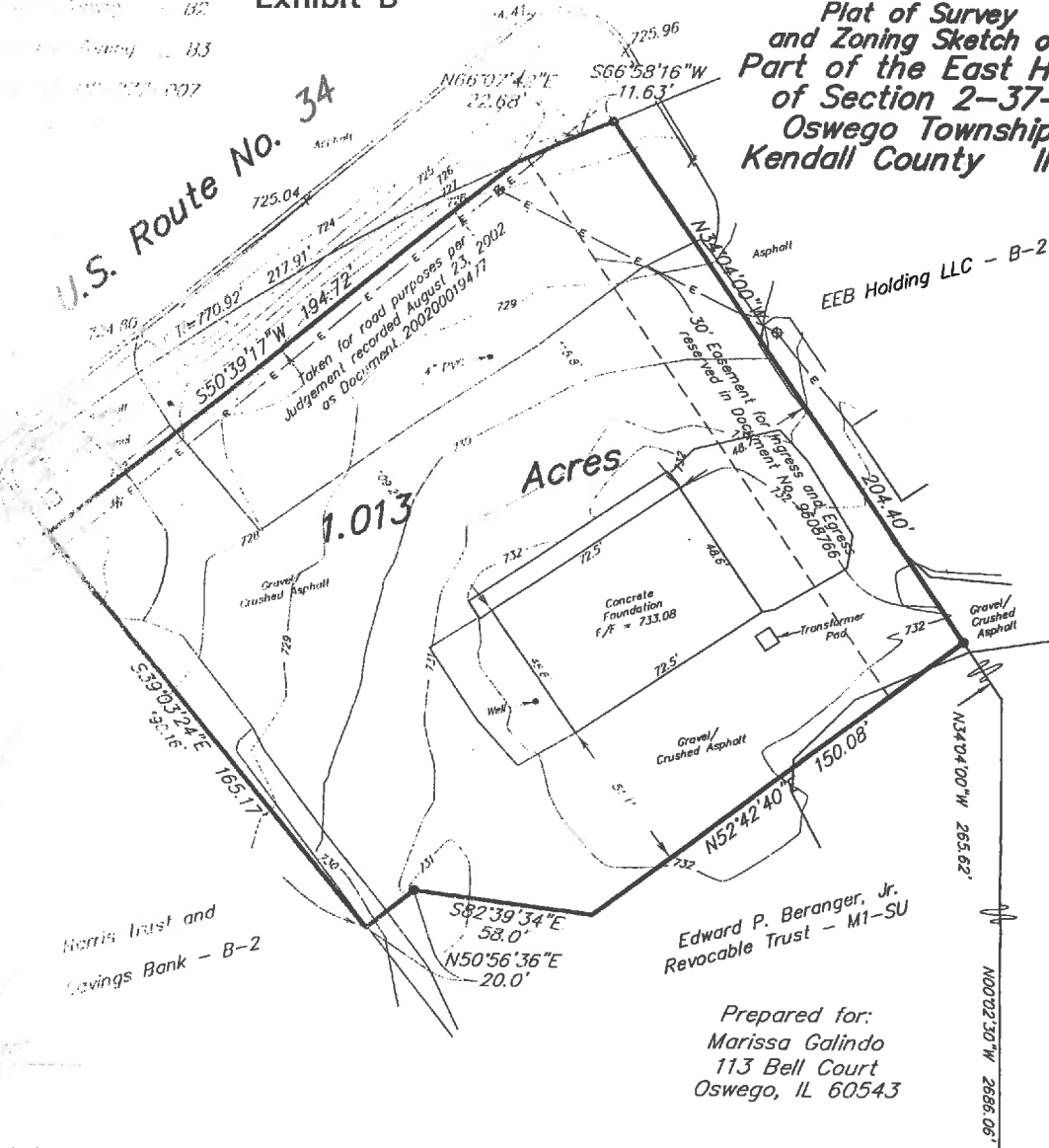
U.S. Route No. 34

Norris Trust and Savings Bank - B-2

EEB Holding LLC - B-2

Edward P. Beranger, Jr. Revocable Trust - M1-SU

Prepared for:
Marissa Galindo
113 Bell Court
Oswego, IL 60543



That part of the East Half of Section 2, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Southeast corner of said Section 2; thence South 00°02'30\"/>

Name of State: IL
County of Plaintiff: Kendall

I hereby certify that we, James M. Olson Associates, Ltd., Illinois Professional Land Surveyors have surveyed and located improvements on the foregoing described property as shown by the plat hereon drawn which is a correct representation of said property. This professional service conforms to the current Illinois Minimum Standards for Professional Survey. The field work was completed on June 4, 2008.

Dated at Yorkville, Illinois June 6, 2008.

James M. Olson
James M. Olson
Illinois Professional Land Surveyor No. 2253
License expires November 30, 2008
James M. Olson Associates, Ltd.
107 West Madison Street
Yorkville, Illinois 60560
(630) 553-0050



- Indicates Iron Stake Found
- ⊕ Indicates Indicates Utility Pole
- E — Indicates Overhead Utilities
- - - 641 - - - Indicates Existing Contours
- X 643.62 Indicates Existing Elevation

Soils as indicated in "Soil Survey of Kendall County, Illinois are 145B, Saybrook Silt Loam.

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