

ORDINANCE NUMBER 2008- 44

MAP AMENDMENT FOR 4.93 ACRES

Rezone from A-1 to B-3

WHEREAS, Richard Marker Associates, Inc., has filed a petition for a Map Amendment from A-1 to B-3, for property located on the southeast corner of Ament Road and Route 47, in Section 16 of Kendall Township; and

WHEREAS, said property is identified with the tax identification number 05-16-400-002 and is legally described on the attached "Exhibit A"; and

WHEREAS, said property is currently zoned A-1; and

WHEREAS, the petitioner desires to rezone the 4.93 acre property in order to allow a business on the property; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals on September 23, 2008; and

WHEREAS, the Kendall County Board 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 grants a zoning map amendment from A-1 to B-3 (Highway Business District) on the tract of land located on parcel 05-16-400-002, and depicted on the Plat of Survey attached as "Exhibit B" hereto and incorporated herein.

IN WITNESS OF, this ordinance has been enacted on October 21, 2008.

Attest:



Renetta Mickelson
Kendall County Clerk



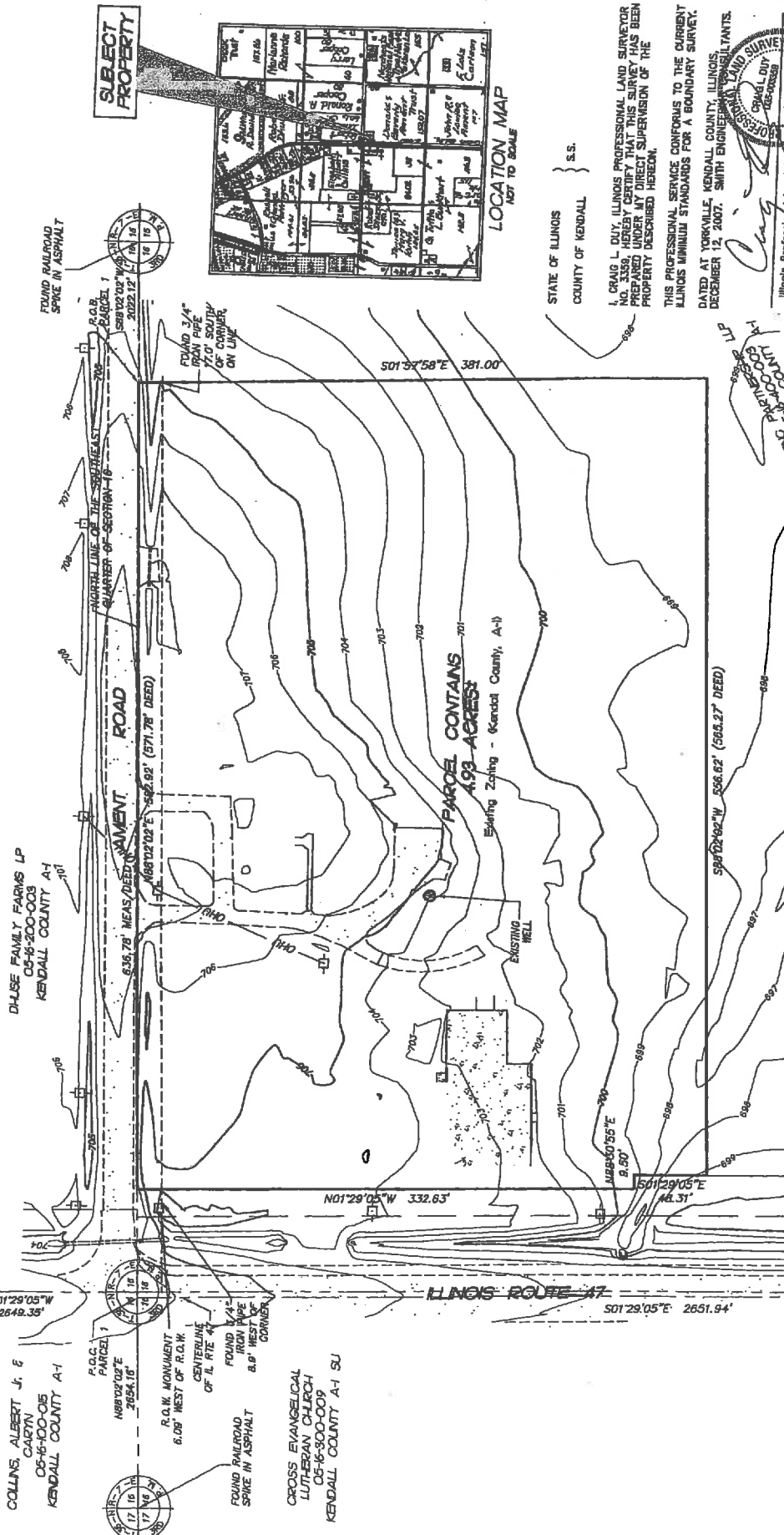
John A. Church
Kendall County Board Chairman

EXHIBIT "A"

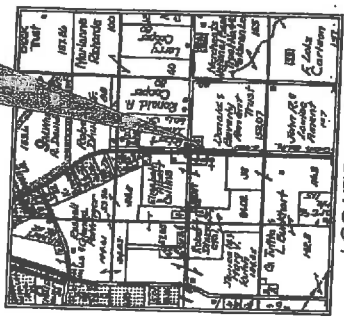
THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST $\frac{1}{4}$; THENCE EASTERLY ALONG SAID NORTH LINE AND ITS EXTENSION 636.78 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 381.0 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTH LINE, 565.27 FEET TO THE EASTERLY LINE OF THE FOX AND ILLINOIS UNION RAILWAY COMPANY RIGHT OF WAY; THENCE NORTHERLY, WESTERLY AND NORTHERLY ALONG SAID EASTERLY LINE TO SAID NORTH LINE; THENCE EASTERLY ALONG SAID NORTH LINE, 571.78 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PLAT OF SURVEY

PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS



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STATE OF ILLINOIS } S.S.
 COUNTY OF KENDALL }

I, CRAIG L. DUY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3359, HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION OF THE PROPERTY DESCRIBED HEREON.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, DATED AT YORKVILLE, KENDALL COUNTY, ILLINOIS, DECEMBER 12, 2007. SMITH ENGINEERING CONSULTANTS.



PLAT OF SURVEY
 PART OF THE SOUTHEAST 1/4 OF SECTION 16-36-7, KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

NO.	DATE	BY	PROJECT NO.
1	12/07/07	W.H. MARKER ASSOCIATES	05-16-100-05
2	11-07	W.H. MARKER ASSOCIATES	
3			
4			
5			

LEGAL DESCRIPTION:
 THAT PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF ILLINOIS STATE ROUTE 102.47 WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST 1/4, THENCE EASTERLY ALONG SAID NORTH LINE AND ITS EXTENSION 17.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY, PRESUBDIVISION PARALLEL WITH THE DESCRIBED COURSE 361.0 FEET; THENCE WESTERLY ALONG THE FOX AND NORTH LINE, 566.27 FEET TO THE EASTERLY WAY; THENCE NORTHERLY WESTERLY ALONG THE NORTHERLY EXTENSION OF SAID NORTH LINE, 571.78 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

NOTE: Only those Building Line Restrictions or Easements shown on a plan are shown hereon, unless the description ordered to be surveyed contains a provision requiring building lines or easements.
 • All bearings should be obtained by using a survey system (NAD 83) East Zone.
 • No improvements or encroachments have been located unless shown and noted.
 • The Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
 • This Survey and Plat of Survey conform to the current Illinois minimum standards for a boundary survey and was performed by Richard Marker Associates, Inc.
 FIELD WORK COMPLETED DECEMBER 11, 2007.
 where your description and all markings with this plat and AT ONCE report any discrepancies which you may find.

DEVELOPER
 RICHARD MARKER ASSOCIATES, INC.
 8365 HEATLAND DRIVE
 YORKVILLE, ILLINOIS 60596
 OFFICE: (630) 329-2000
 FAX: (630) 329-2000
 PROJECT CONTACT:
 MR. GARY NEVIER
 (630) 329-2000

EXHIBIT B