

ORDINANCE NUMBER 2007- 15

**MAP AMENDMENT FOR 0.40822 ACRES NEAR THE NW CORNER
OF WALKER ROAD AND ROUTE 47**

Rezone from A-1 to B-3

WHEREAS, Full House Ventures, LLC did file a petition for a Map Amendment from A-1 to B-3, for property located at NW corner of Route 47 and Walker Road in Section 21 of Kendall Township; and

WHEREAS, said property is a portion of a parcel identified with the tax identification number 05-21-300-005 and is legally described as attached in "Exhibit A"; and

WHEREAS, said property is currently zoned A-1 with an existing pole barn and grain bin; and


WHEREAS, the petitioner desires to rezone and the property in order to provide additional parking for existing commercial uses on property adjacent to the subject 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 by the Zoning Board of Appeals; and

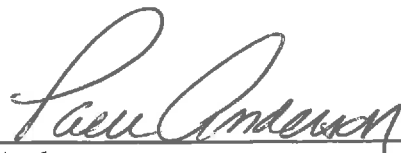
WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from A-1 to B-3 on the tract of land near the northwest corner of Route 47 and Walker Road legally described above in "Exhibit A" and shown on the Zoning Sketch attached as "Exhibit B" attached hereto and made a part hereof.

IN WITNESS OF, this ordinance has been enacted on March 20, 2007.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

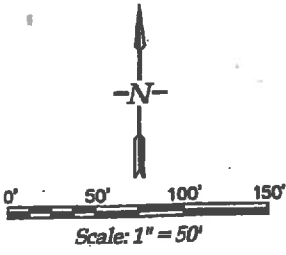
EXHIBIT

A
DATE _____

LEGAL DESCRIPTION

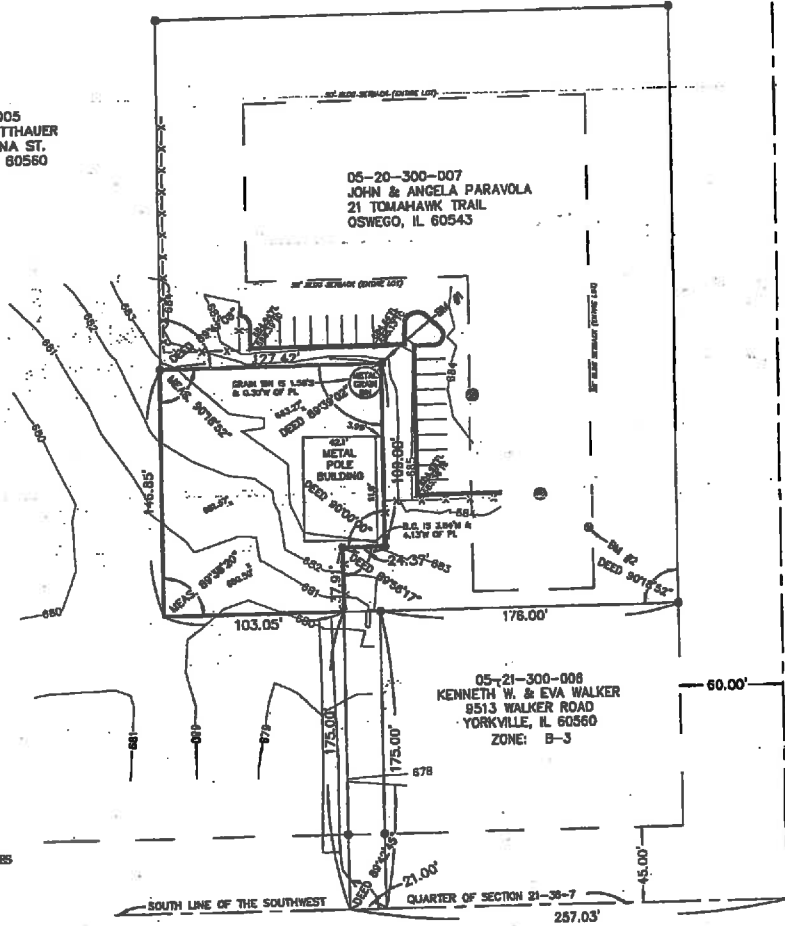
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 257.03 FEET THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER WHICH FORMS AN ANGLE OF 89 DEGREES 42 MINUTES 45 SECONDS WITH THE LAST DESCRIBED COURSE; MEASURED COUNTER-CLOCKWISE, THEREFROM, 175.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID PARALLEL LINE, 37.91 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE 89 DEGREES 42 MINUTES 45 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE, THEREFROM, 175.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID PARALLEL LINE, 37.91 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE 89 DEGREES 56 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM 24.37 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 109.00 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE 89 DEGREES 39 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 127.42 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 18 MINUTES 52 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 146.85 FEET TO A POINT 175.00 FEET NORTHERLY OF SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY PARALLEL TO SAID SOUTH LINE, 103.05 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

ZONING SKETCH



THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 257.03 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER WHICH FORMS AN ANGLE OF 89 DEGREES 42 MINUTES 45 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE, THEREFROM, 173.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID PARALLEL LINE, 57.91 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 89 DEGREES 56 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 84.97 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 109.00 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 89 DEGREES 59 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 127.42 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 90 DEGREES 18 MINUTES 32 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 146.85 FEET TO A POINT 173.00 FEET NORTHERLY OF THE SAID SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY PARALLEL TO SAID SOUTH LINE OF SAID SOUTHWEST QUARTER, 103.05 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

05-21-300-005
LELAN F. BRETTTHAUER
218 GEORGANNA ST.
YORKVILLE, IL 60560
ZONE: A-1



OWNERS:
JOHN & ANGELA PARAVOLA
21 TOMAHAWK TRAIL
OSWEGO, IL 60543

SOIL TYPE: 145B

PRESENT ZONING: A-1
PROPOSED ZONING: B-3

0.4082 ACRES PROPOSED
FOR REZONING

05-21-400-002
KATHLEEN & DAVID HOPKINS
MARY & JEFFERY SCHOBERT
PATRICIA BICKSLER
6418 RT. #126
YORKVILLE, IL 60560
ZONE: A-1

05-21-300-008
KENNETH W. & EVA WALKER
9513 WALKER ROAD
YORKVILLE, IL 60560
ZONE: B-3

LEGEND:

- 885' CONTOUR LINES
- STORM INLET
- WELL
- SPOT ELEV.
- TOP OF CURB ELEV.
- FLOWLINE ELEV.

WALKER ROAD

SOUTHEAST CORNER OF
THE SOUTHWEST QUARTER
OF SECTION 21-36-7

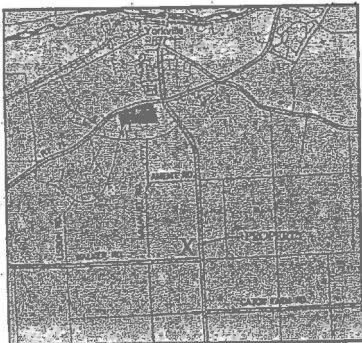
05-28-200-001
KENNETH W. & EVA WALKER
9513 WALKER RD.
YORKVILLE, IL 60560
ZONE: A-1

05-28-200-006
KATHLEEN & DAVID HOPKINS
MARY & JEFFERY SCHOBERT
PATRICIA BICKSLER
6418 RT. #126
YORKVILLE, IL 60560
ZONE: A-1

05-28-100-001
ROSS & LILY HOLT
THE HOLMSTAD APT. 348C
RT. #31 & FABYAN PARKWAY
BATAVIA, IL 60510
ZONE: A-1

BENCHMARKS

- 1) TOP OF FOUND IRON NEAR GRAIN BIN
ELEVATION-883.62'
- 2) TOP OF WELL CAP E/SIDE OF HOUSE
ELEVATION-884.11'



LOCATION MAP

**R B & ASSOCIATES
LAND SURVEYORS, INC.**

4 West Main Street
Piano, Illinois 60545
(630) 552-7452

DESIGN FIRM NO. 184-004475

PREPARED: JULY 25, 2006

DWG# 2006-13098-001 B (ZONE)