

ORDINANCE 2007 - 22

APPROVING A PRELIMINARY PLAT OF SUBDIVISION
LIGHT ROAD INDUSTRIAL PARK SUBDIVISION -
BRISTOL & OSWEGO TOWNSHIP

WHEREAS, Lincoln Square Group, LLC, as owners of the subject property, did petition Kendall County for preliminary plat approval for the Light Road Industrial Park Subdivision as depicted in attached Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, said petition did pertain to a tract of land approximately 17.687 acres in area located on the south side of Light Road, east of the IL Railnet tracks and south of the Wendorf industrial development, in Oswego and Bristol Townships, and legally described as follows:

PARCEL ONE: THAT PART OF SECTION 7 TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID SECTION, 2356.62 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 82 DEGREES, 39 MINUTES, 04 SECONDS EAST 341.82 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES, 39 MINUTES, 04 SECONDS EAST 56.4 FEET; THENCE NORTH 42 DEGREES, 55 MINUTES, 25 SECONDS EAST 1498.35 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.0 FEET AND BEING TANGENT TO THE LAST DESCRIBED LINE, A DISTANCE OF 326.35 FEET; THENCE NORTH 6 DEGREES, 20 MINUTES, 55 SECONDS EAST 14.0 FEET TO THE SOUTHERLY LINE OF LIGHT ROAD AS ESTABLISHED IN UNIT ONE, COMMERCE INDUSTRIAL PARK; THENCE NORTH 83 DEGREES, 39 MINUTES, 05 SECONDS WEST ALONG SAID SOUTHERLY LINE 225.76 FEET TO A LINE DRAWN NORTH 42 DEGREES, 50 MINUTES, 55 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES, 50 MINUTES 55 SECONDS WEST 1689.03 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY ILLINOIS.

PARCEL TWO: THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF UNIT ONE, "COMMERCE INDUSTRIAL PARK", A SUBDIVISION IN PART OF SAID SECTION 7, RECORDED NOVEMBER 24, 1969, AS DOCUMENT 165394; THENCE NORTH 83 DEGREES 39 MINUTES 05 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, BEING ALSO ALONG THE SOUTHERLY LINE OF LIGHT ROAD AS SHOWN ON PLAT OF SUBDIVISION, A DISTANCE OF 379.58

FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 188 FEET NORTHWESTERLY OF, MEASURED AS RIGHT ANGLES TO, AND PARALLEL WITH AN EXTENSION SOUTHWESTERLY OF THE TANGENT NORTHWESTERLY LINE, HAVING A BEARING OF NORTH 42 DEGREES 50 MINUTES 55 SECONDS EAST, OF "MARINA TERRACE", A SUBDIVISION IN PART OF SAID SECTION 7, RECORDED NOVEMBER 23, 1965, AS DOCUMENT 150329, FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ALSO IN THE NORTHERLY LINE OF PROPERTY CONVEYED TO "SHORE HEIGHTS, LTD", BY DEED RECORDED APRIL 2, 1971, AS DOCUMENT 71-951; THENCE SOUTH 42 DEGREES 50 MINUTES 55 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 1689.03 FEET TO THE SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT 71-951; THENCE NORTH 82 DEGREES 39 MINUTES 04 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT 71-951, A DISTANCE OF 341.82 FEET MORE OR LESS, TO THE WEST LINE OF SAID FRACTIONAL SECTION 7; THENCE NORTH 1 DEGREE 26 MINUTES 34 SECONDS WEST ALONG SAID WEST LINE 636.52 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY THE CHICAGO BURLINGTON AND QUINCY RAILROAD); THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY ALONG SAID SOUTHEASTERLY LINE BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11509.2 FEET, A DISTANCE OF 1021.62 FEET TO THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT 71-951, BEING ALSO AN EXTENSION WESTERLY OF THE SOUTHERLY LINE OF SAID LIGHT ROAD; THENCE SOUTH 83 DEGREES 39 MINUTES 05 SECONDS EAST ALONG THE EXTENSION WESTERLY OF THE SOUTHERLY LINE OF SAID LIGHT ROAD AND ALONG THE SOUTHERLY LINE OF SAID LIGHT ROAD, A DISTANCE OF 710.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXCEPT THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF UNIT ONE - "COMMERCE INDUSTRIAL PARK", A SUBDIVISION IN PART OF SECTION 7, RECORDED NOVEMBER 24, 1969, AS DOCUMENT 165394; THENCE NORTH 83 DEGREES 39 MINUTES 05 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, BEING ALSO ALONG THE SOUTHERLY LINE OF LIGHT ROAD AS SHOWN ON PLAT OF SAID SUBDIVISION, A DISTANCE OF 379.58 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 188 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH AN EXTENSION SOUTHWESTERLY OF THE TANGENT NORTHWESTERLY LINE, HAVING A BEARING OF NORTH 42 DEGREES 50 MINUTES 55 SECONDS EAST OF "MARINA TERRACE", A SUBDIVISION IN PART OF SAID SECTION 7, RECORDED NOVEMBER 23, 1965, AS DOCUMENT 150329, FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO IN THE NORTHERLY

LINE OF PROPERTY CONVEYED TO "SHORE HEIGHTS, LTD.", BY DEED RECORDED APRIL 2, 1971, AS DOCUMENT 71-951; THENCE SOUTH 42 DEGREES 50 MINUTES 55 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 1689.03 FEET TO THE SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT 71-951; THENCE NORTH 82 DEGREES 39 MINUTES 05 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT 71-951, A DISTANCE OF 233.38 FEET TO THE INTERSECTION OF SAID LINE WITH A DRAWN 378 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE AFORESAID EXTENSION SOUTHWESTERLY OF THE TANGENT NORTHWESTERLY LINE OF SAID "MARINA TERRACE" SUBDIVISION; THENCE NORTH 42 DEGREES 50 MINUTES 55 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1683.97 FEET TO THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN DOCUMENT 71-951, BEING ALSO AN EXTENSION WESTERLY OF THE SAID LIGHT ROAD; THENCE SOUTH 83 DEGREES 39 MINUTES 05 SECONDS EAST ALONG THE EXTENSION WESTERLY OF THE SOUTHERLY LINE OF SAID LIGHT ROAD AND ALONG THE SOUTHERLY LINE OF SAID LIGHT ROAD, A DISTANCE OF 236.36 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

ALSO EXCEPT THAT PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON, NORTHERN AND SANTA FE RAILROAD AND THE SOUTH RIGHT OF WAY LINE OF LIGHT ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 83 DEGREES 38 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE OF LIGHT ROAD 472.70 FEET TO A POINT ON THE WESTERLY LINE OF COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE SOUTH 42 DEGREES 50 MINUTES 56 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 688.10 FEET; THENCE NORTH 47 DEGREES 09 MINUTES 05 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 430.29 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 410.10 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL THREE: THAT PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 37 NORTH RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE BURLINGTON NORTHERN RAILROAD, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 12 AND THE SOUTHEASTERLY CURVED RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY THE CHICAGO, BURLINGTON AND QUINCY RAILROAD); THENCE SOUTHERLY

ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 636.52 FEET TO THE NORTHWEST CORNER OF THE "WORMLEY" PROPERTY DESCRIBED IN DEED RECORDED FEBRUARY 19, 1971, AS DOCUMENT NO. 71-451, SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO "SHORE HEIGHTS, LTD." DEED RECORDED APRIL 2, 1981, AS DOCUMENT NO. 71-951, THENCE NORTH 83 DEGREES 02 MINUTES 26 SECONDS WEST, A DISTANCE OF 830.83 FEET TO A POINT IN THE SOUTHEASTERLY CURVED RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING AN ARC DISTANCE OF 969.36 FEET SOUTHWESTERLY OF THE INTERSECTION OF THE EAST LINE OF SAID SECTION 12, AND THE SOUTHEASTERLY CURVED RIGHT-OF-WAY LINE OF SAID RAILROAD, AS MEASURED ON SAID SOUTHEASTERLY CURVED RIGHT-OF-WAY LINE, SAID RIGHT-OF-WAY LINE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 11,509.20 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY CURVED RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 969.36 FEET, THE CHORD OF SAID ARC BEARING NORTH 56 DEGREES 26 MINUTES 46 SECONDS EAST A DISTANCE OF 969.08 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

CONTAINING 17.687 ACRES MORE OR LESS.

WHEREAS, said property is identified with the tax identification number 03-07-177-001; and

WHEREAS, said petition conforms to the Subdivision Control Ordinance; and

WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and

WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

WHEREAS, said petition included a request for a variance from the requirements of Section 409.1.4 of the Kendall County Stormwater Management Ordinance to allow for the construction of two (2) detention basins utilizing turf grass for the bottoms having a variable depth from outlet to high water level of seven (7'); and

WHEREAS, said petition included a request for a variance from the requirements of Section 404.0 of the Kendall County Stormwater Management Ordinance to allow the two (2) proposed detention ponds to discharge directly into the existing storm sewer system; and

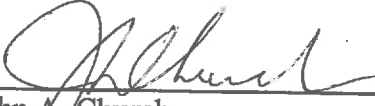
WHEREAS, said petition included a request for a variance from the requirements of Section 9 of the Kendall County Subdivision Control Ordinance to allow the portion of the road crossing the ComEd property to be reduced from the required 80-foot ROW for curb and gutter cross section to 66-feet and 47.48 feet at specified locations; and

WHEREAS, said petition included a request for a variance from the requirements of Section 9 of the Kendall County Subdivision Control Ordinance to allow for the reduction of the horizontal alignment minimum radius from 500-feet to 300-feet; and


WHEREAS, said variances were and recommended for approval by the Kendall County Planning, Building and Zoning Committee; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary plat of subdivision for said tract of land attached as Exhibit "A".

IN WITNESS OF, this ordinance has been enacted on May 15, 2007.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

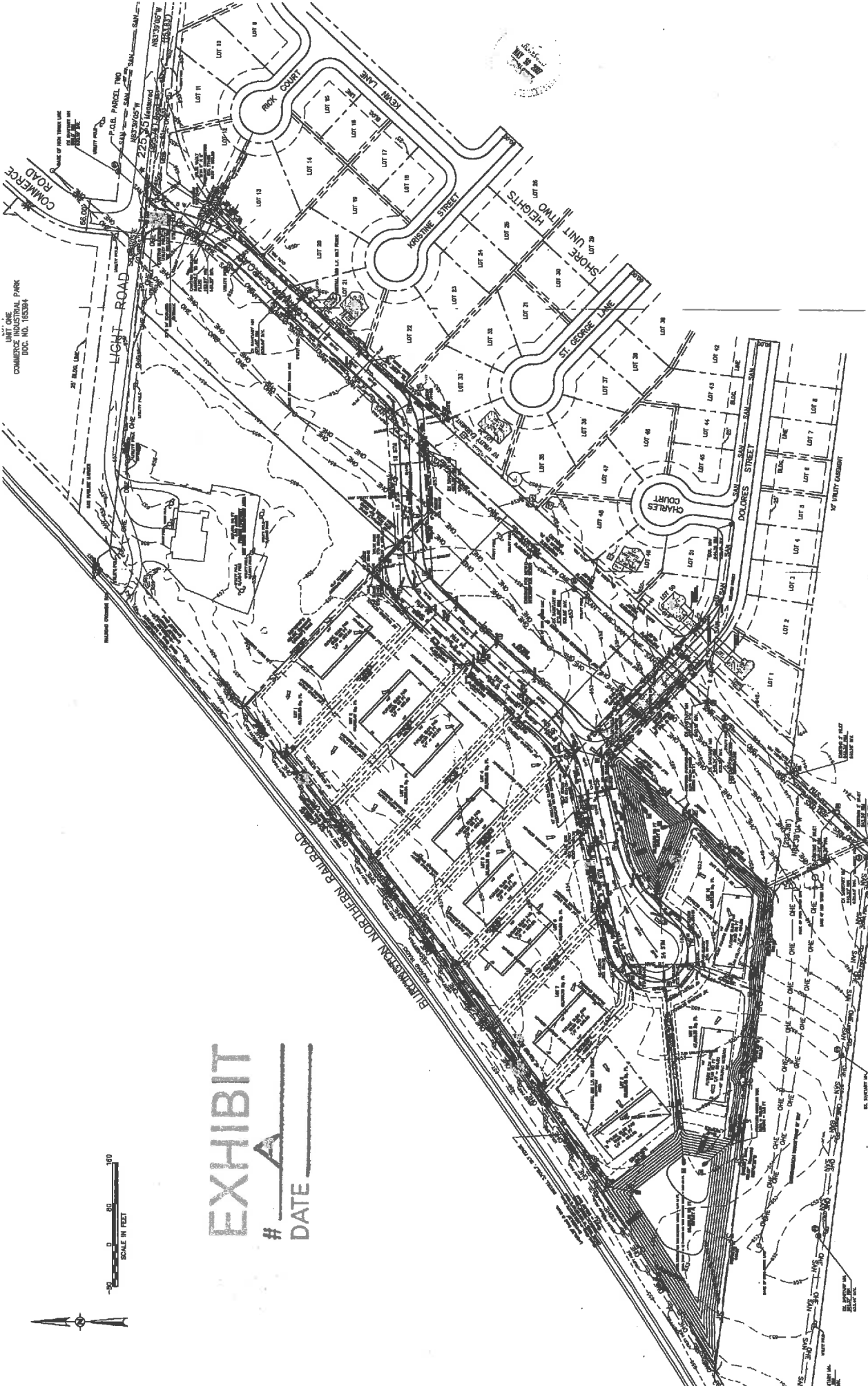


EXHIBIT
 # **A**
 DATE

TEBRUGGE ENGINEERING 2101 W. 111th St., Chicago, IL 60643 PHONE: (773) 555-0000 FAX: (773) 555-0005	PREPARED FOR: LINCOLN SQUARE GROUP 27 STONEHILL RD., UNIT D, DEWEGO, IL 63055-1848	PROJECT NO. 08 004 08 SCALE: 1" = 60' DATE: 3/17/2007	SHEET NO. C2 OF 18 SHEETS
	LIGHT ROAD INDUSTRIAL PARK OVERALL SITE PLAN		