

2007  
~~2006~~  
**ORDINANCE - 23**  
Approving a Final Plat of Subdivision  
**LIGHT ROAD INDUSTRIAL PARK**

WHEREAS, Lincoln Square Group, LLC, as owner of the subject property, did petition Kendall County for final 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 requirements of the Kendall County 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; and

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


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; and


NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Light Road Industrial Park" attached hereto and made a part hereof as Exhibit "A" subject to the review and approval of the supporting covenants, documents and agreements by the Director of Planning, Building, and Zoning, the Kendall County State's Attorney, and any appropriate agencies.

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



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John A. Church  
Kendall County Board Chairman



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Paul Anderson  
Kendall County Clerk

# FINAL PLAT OF SUBDIVISION LIGHT ROAD INDUSTRIAL PARK SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KENDALL COUNTY, ILLINOIS.

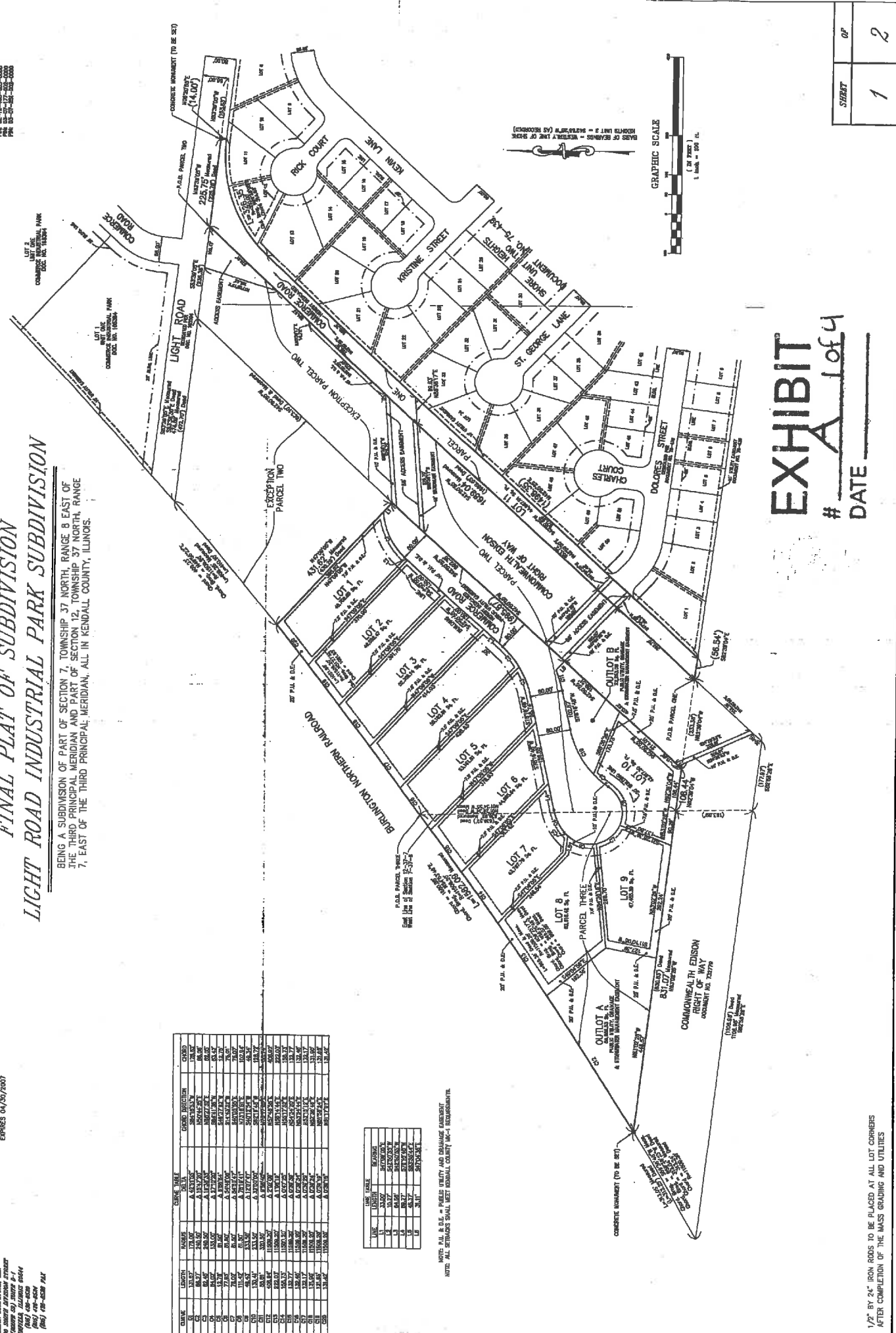
PLAT NO. 14-140-0000  
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PROFESSIONAL GEODETIC SURVEY LICENSE NO. 184-004838  
EXPIRES 04/30/2007

CHAIN	LENGTH	BEARING	CURVE DATA	CHORD BEARING	CURVE CHORD
61	134.07	S 74.00° E	A 45.00'	S 74.00° E	134.07
62	88.37	S 81.37° E	A 13.70'	S 81.37° E	88.37
63	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
64	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
65	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
66	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
67	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
68	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
69	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
70	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
71	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
72	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
73	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
74	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
75	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
76	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
77	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
78	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
79	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
80	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
81	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
82	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
83	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
84	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
85	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
86	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
87	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
88	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
89	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
90	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
91	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
92	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
93	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
94	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
95	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
96	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
97	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
98	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
99	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52
100	111.52	S 71.41° E	A 17.70'	S 71.41° E	111.52

LINE	LENGTH	BEARING
1	111.52	S 71.41° E
2	111.52	S 71.41° E
3	111.52	S 71.41° E
4	111.52	S 71.41° E
5	111.52	S 71.41° E
6	111.52	S 71.41° E
7	111.52	S 71.41° E
8	111.52	S 71.41° E
9	111.52	S 71.41° E
10	111.52	S 71.41° E

NOTE: ALL L & B'S IN PARCELS TRUTH AND CHANGE GARMENT.  
NOTE: ALL SETBACKS SHALL MEET KENDALL COUNTY MINIMUM REQUIREMENTS.

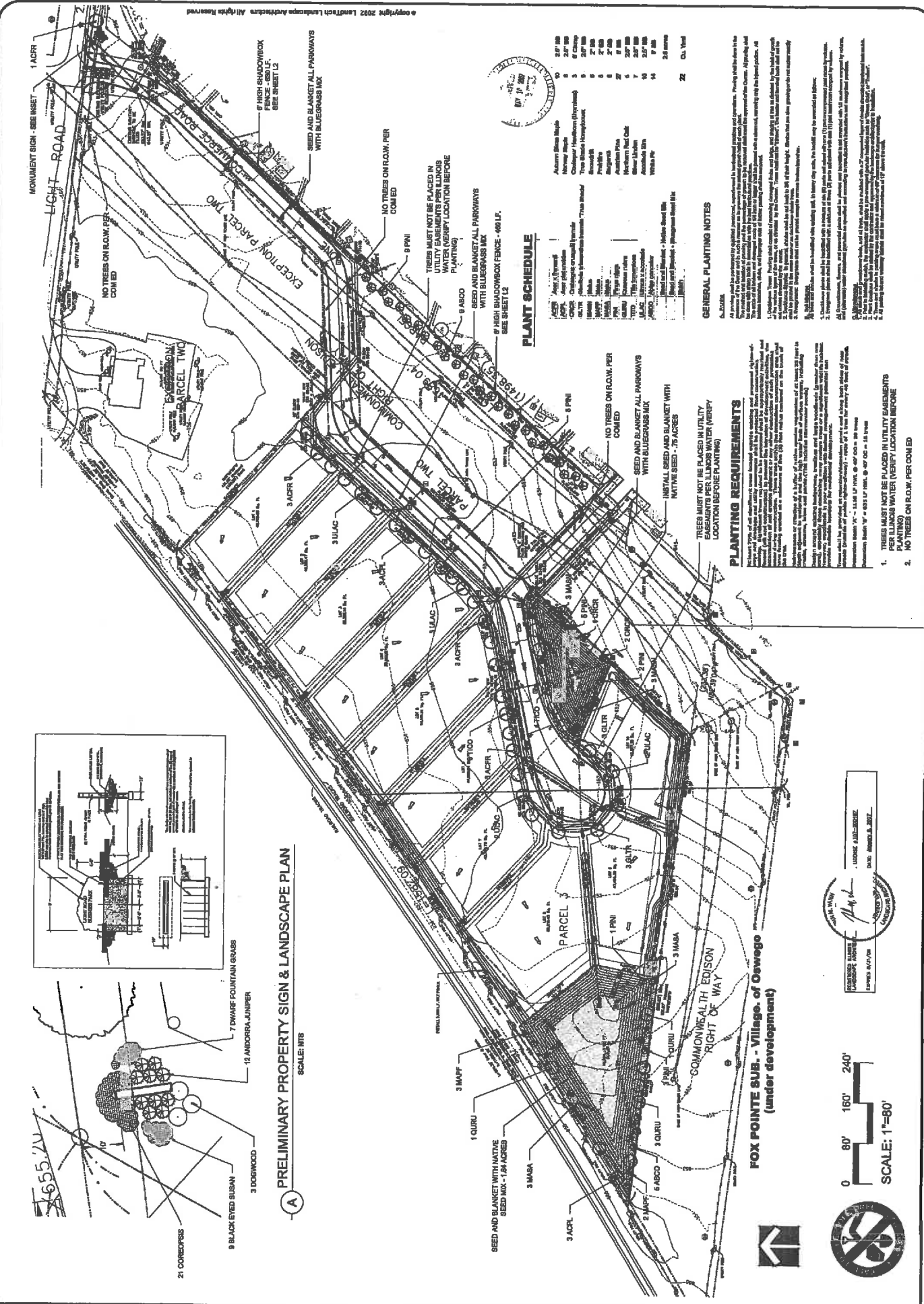


**EXHIBIT**  
# A of 4  
DATE \_\_\_\_\_

STRAT	OF
1	2

NOTE: 1/2" BY 2" IRON RODS TO BE PLACED AT ALL LOT CORNERS AFTER COMPLETION OF THE MASS GRADING AND UTILITIES





**PLANT SCHEDULE**

PLANT	QTY	PLANT	QTY
Acacia	10	Red-tipped Dogwood	10
Amelanchier	5	Shrub Dogwood	5
Aspen	5	White Dogwood	5
Bald Cypress	5	Black Dogwood	5
Basswood	5	Green Dogwood	5
Beech	5	Yellow Dogwood	5
Birch	5	Red Dogwood	5
Boxelder	5	White Dogwood	5
Bur Oak	5	Black Dogwood	5
Cherry	5	Green Dogwood	5
Cornus	5	Yellow Dogwood	5
Cypress	5	Red Dogwood	5
Deciduous	5	White Dogwood	5
Elm	5	Black Dogwood	5
Hickory	5	Green Dogwood	5
Maple	5	Yellow Dogwood	5
Oak	5	Red Dogwood	5
Pine	5	White Dogwood	5
Poplar	5	Black Dogwood	5
Redwood	5	Green Dogwood	5
Sycamore	5	Yellow Dogwood	5
Tulip	5	Red Dogwood	5
Walnut	5	White Dogwood	5
Willow	5	Black Dogwood	5
Yew	5	Green Dogwood	5

**GENERAL PLANTING NOTES**

1. All plants shall be installed by the contractor in accordance with the specifications and drawings. Plants shall be installed in accordance with the specifications and drawings. Plants shall be installed in accordance with the specifications and drawings.
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**PLANTING REQUIREMENTS**

1. TREES MUST NOT BE PLACED IN UTILITY EASEMENTS PER ILLINOIS WATER (VERIFY LOCATION BEFORE PLANTING)
2. NO TREES ON R.O.W. PER COM ED

**PRELIMINARY PROPERTY SIGN & LANDSCAPE PLAN**  
 SCALE: 1"=80'

**FOX POINTE SUB. - Village of Oswego (under development)**

**EXHIBIT # A 3 of 4**  
 DATE \_\_\_\_\_

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**GENERAL PLANTING NOTES**

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**PLANT SCHEDULE**

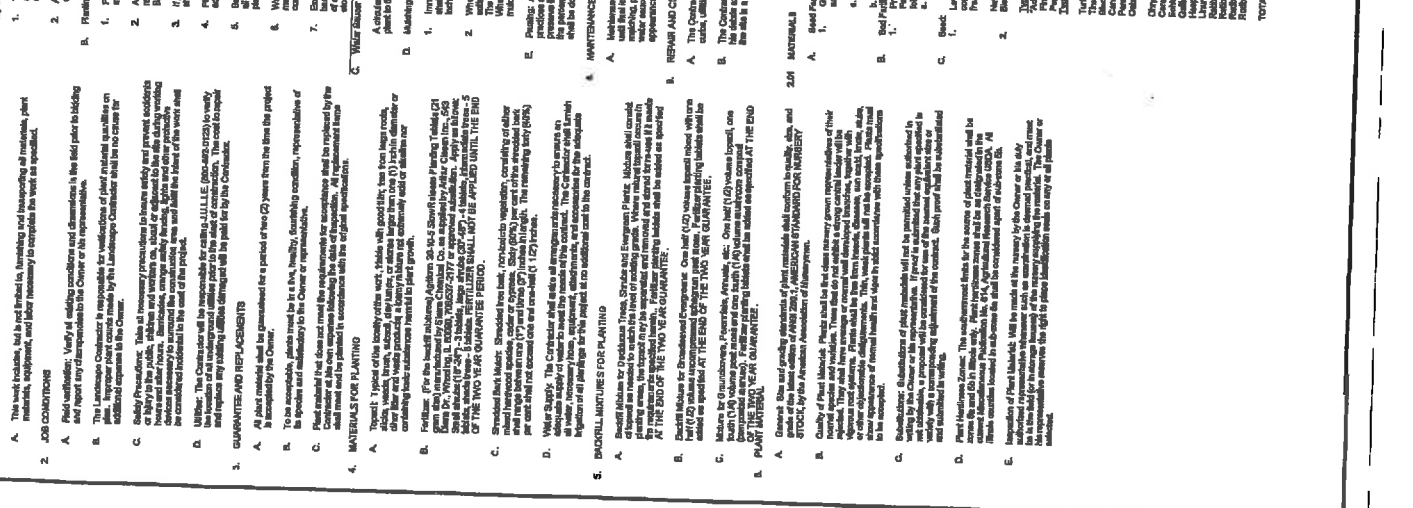
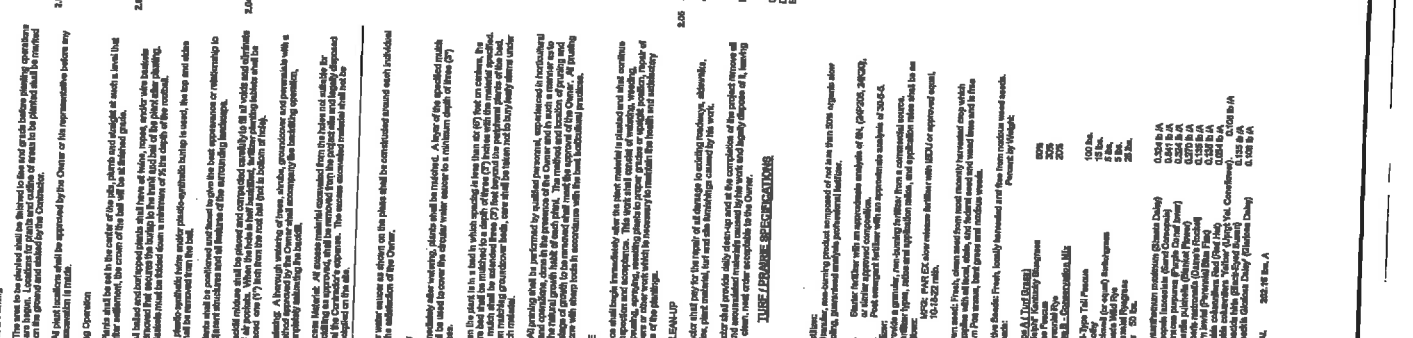
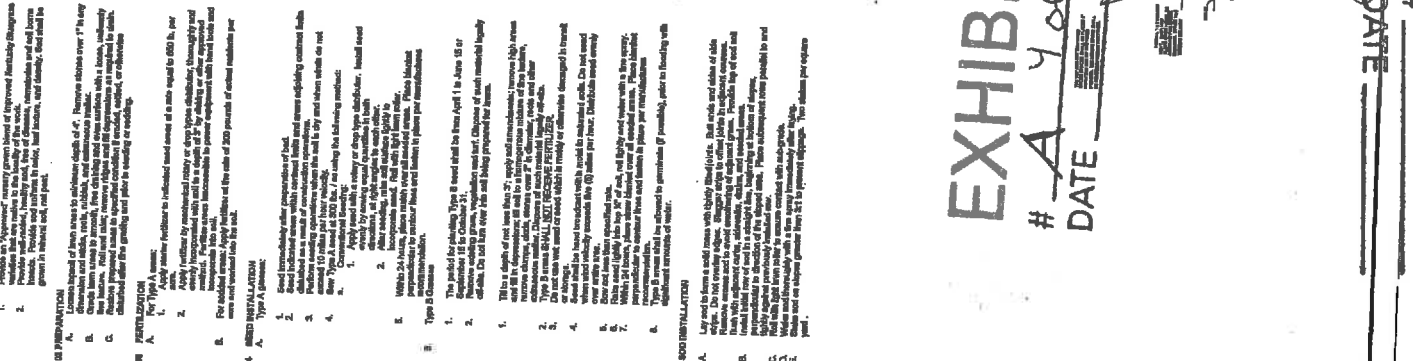
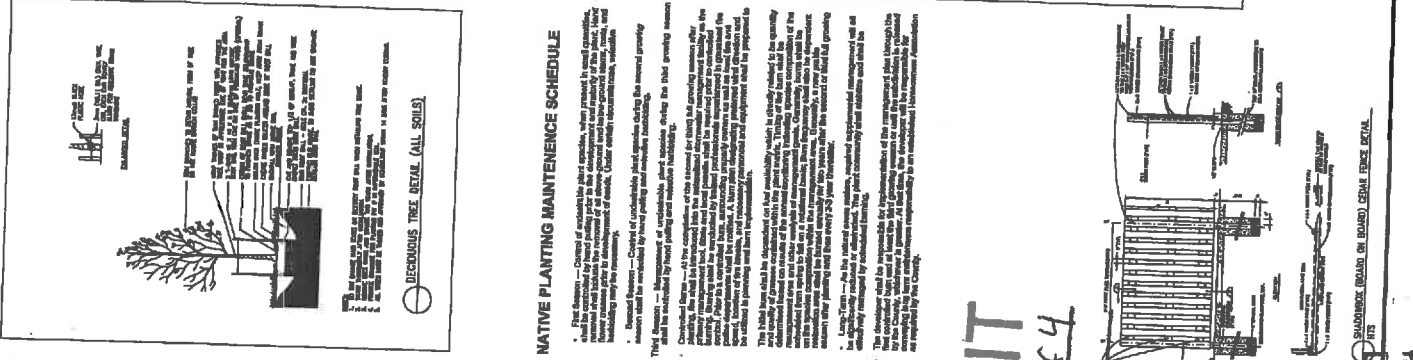
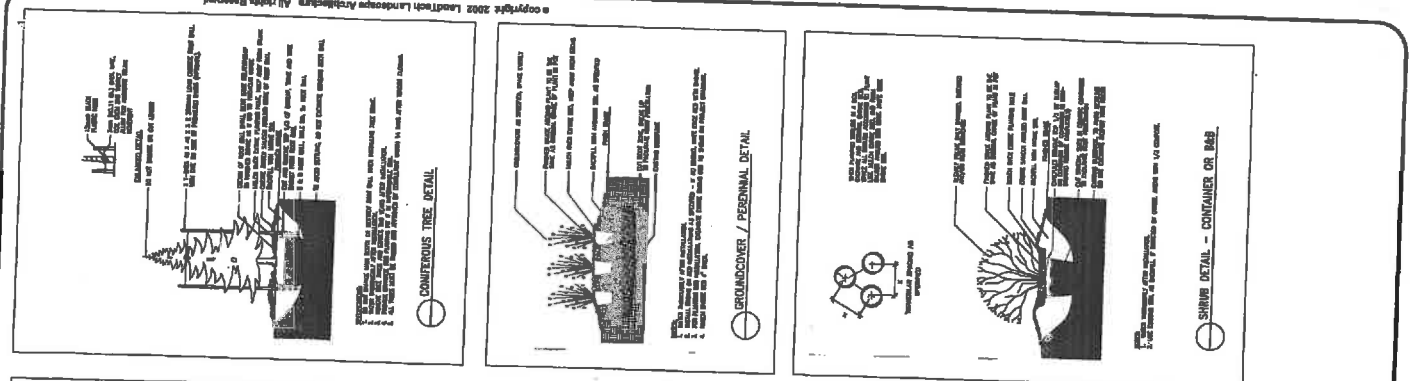
PLANT	QTY	PLANT	QTY
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Amelanchier	5	Shrub Dogwood	5
Aspen	5	White Dogwood	5
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Basswood	5	Green Dogwood	5
Beech	5	Yellow Dogwood	5
Birch	5	Red Dogwood	5
Boxelder	5	White Dogwood	5
Bur Oak	5	Black Dogwood	5
Cherry	5	Green Dogwood	5
Cornus	5	Yellow Dogwood	5
Cypress	5	Red Dogwood	5
Deciduous	5	White Dogwood	5
Elm	5	Black Dogwood	5
Hickory	5	Green Dogwood	5
Maple	5	Yellow Dogwood	5
Oak	5	Red Dogwood	5
Pine	5	White Dogwood	5
Poplar	5	Black Dogwood	5
Redwood	5	Green Dogwood	5
Sycamore	5	Yellow Dogwood	5
Tulip	5	Red Dogwood	5
Walnut	5	White Dogwood	5
Willow	5	Black Dogwood	5
Yew	5	Green Dogwood	5

**PRELIMINARY PROPERTY SIGN & LANDSCAPE PLAN**  
 SCALE: 1"=80'

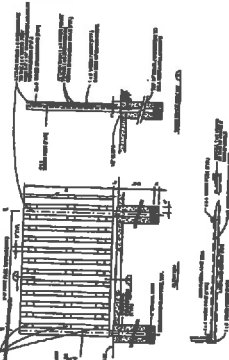
**FOX POINTE SUB. - Village of Oswego (under development)**

**EXHIBIT # A 3 of 4**  
 DATE \_\_\_\_\_





**EXHIBIT**  
 # A 4 of 4  
 DATE



DATE

# EXHIBIT

200 48 86 A