

ORDINANCE NUMBER 2007- 30

**MAP AMENDMENT FOR 2.003 ACRES ON THE SOUTH SIDE OF ILLINOIS STATE
ROUTE 34 ¼ MILE EAST OF TUMA ROAD**

Rezone from A-1 to R-2

WHEREAS, Erich Schoedl did file a petition for a Map Amendment from A-1 to R-3, for property currently owned by the petitioner and located on the south side of Illinois State Route 34, ¼ mile east of Tuma Road in Bristol Township; and

WHEREAS, said property is identified with the tax identification number 02-27-151-002, as legally described in Exhibit "A"; and

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

WHEREAS, the petitioner desires to rezone the property in order to divide the parcel into two (2) separate lots of 43,560 sq. ft. (1-acre) for the construction of a new single-family residence on the newly created lot; and

WHEREAS, said lots are less than the 45,000 sq. ft. as required in the R-3 zoning district; and

WHEREAS, the petitioner is seeking a variance from said minimum lot size requirement (Section 8.08.C.1.a of the Kendall County Zoning Ordinance); and

WHEREAS, the Zoning Board of Appeals has reviewed the requested variance and recommended approval; and

WHEREAS, the Zoning Board of Appeals has recommended approval of the requested zoning change from A-1 to R-3; 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; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from A-1 to R-3 on the tract of land legally described in Exhibit "A".

IN WITNESS OF, this ordinance has been enacted on June 19, 2007.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

Exhibit "A"

RECEIVED AND MADE A PART OF

PARCEL ONE:
THAT PART OF LOT 4 OF BAKER'S SUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SUBDIVISION SHOWN BY A PLAT RECORDED IN BOOK 7, PAGE 40 IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF MOHR'S RESUBDIVISION OF PART OF LOT 6 OF SAID BAKER'S SUBDIVISION AS SHOWN BY A PLAT RECORDED AS DOCUMENT 109491 IN BOOK 9, PAGE 35 IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, SAID MOST NORTHERLY CORNER BEING ALSO A POINT IN THE CENTER LINE OF U. S. ROUTE 34; THENCE NORTH 57 DEGREES, 28 MINUTES, 0 SECONDS EAST ALONG SAID CENTER LINE 209.88 FEET TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID LOT 4; THENCE SOUTH 63 DEGREES, 51 MINUTES, 51 SECONDS EAST ALONG SAID EXTENDED SOUTHERLY LINE AND THE SOUTHERLY LINE OF SAID LOT 4, 984.75 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 63 DEGREES, 51 MINUTES, 51 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 4, 502.25 FEET; THENCE NORTH 26 DEGREES, 08 MINUTES, 09 SECONDS EAST 173.46 FEET TO A POINT WHICH IS 15.0 FEET SOUTHERLY AND AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 63 DEGREES, 51 MINUTES, 51 SECONDS WEST PARALLEL WITH SAID NORTHERLY LINE OF SAID LOT 4, 502.25 FEET TO A LINE DRAWN NORTH 26 DEGREES, 08 MINUTES, 09 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 26 DEGREES, 08 MINUTES, 09 SECONDS WEST ALONG SAID LINE 173.46 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

MAY 16 2007

