

ORDINANCE 2007 - 31

**APPROVING A PRELIMINARY PLAT OF SUBDIVISION**  
**SCHOEDL SUBDIVISION - BRISTOL TOWNSHIP**

WHEREAS, Erich Schoedl, as owner of the subject property, did petition Kendall County for a zoning map amendment from A-1 Agricultural to R-3 One Family Residence District and preliminary plat approval for the Schoedl Subdivision as depicted in attached Exhibit "B", attached hereto and made a part hereof; and

WHEREAS, said petition did pertain to a tract of land approximately 2.003 acres in area located on the south side of Illinois State Route 34, approximately ¼-mile east of Tuma Road, in Bristol Township, as legally described in Exhibit "A", and

WHEREAS, said property is identified with the tax identification number 02-27-151-002; and

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

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

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

WHEREAS, the subject property has been rezoned from A-1 to R-3; and

WHEREAS, said R-3 zoning district establishes a minimum lot size of 45,000 sq. ft.; and

WHEREAS, said petition included a request for a variance from the requirements of Section 8.08.C.1.a of the Kendall County Zoning Ordinance to allow for the platting of two (2) lots of 43,560 sq. ft. (1-acre) each which are less than the minimum 45,000 sq. ft. allowed in the R-3 zoning district; and

WHEREAS, said variance was supported by the Kendall County Regional Plan Commission and approved by the Zoning Board of Appeals and

WHEREAS, said preliminary plat was recommended for approval by the Kendall County Regional Plan Commission and the Kendall County Planning, Building and Zoning Committee;

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 "B".

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



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John A. Church  
Kendall County Board Chairman



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Paul Anderson  
Kendall County Clerk

Exhibit "A"

RECORDS AND MAPS

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

