

ORDINANCE NUMBER 2007- 41

**MAP AMENDMENT FOR 17.76 ACRES ON THE SOUTH SIDE OF  
ILLINOIS Route 71 , EAST OF PAVILLION ROAD**  
Rezone from A-1 to RPD-3

WHEREAS, JoAnne Matlock as owner under the Matlock Trust did file a petition for a Map Amendment from A-1 to RPD-3, for 17.76 acres of property located on the south side of Illinois Route 71 just east of Pavillion Road in Section 7 of Kendall Township; and

WHEREAS, said property represents a portion of a larger 99.61 acre tract of land with a property identification number of 05-07-201-004 and is legally described as “Exhibit A”; and

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

WHEREAS, the petitioner desires to rezone the property in order to develop a 12 lot residential subdivision that will provide 10 lots for new single-family homes and two open space outlots with a density of 0.6649dwelling units per buildable acre as permitted in the RPD-3 district; and

WHEREAS, the Zoning Board of Appeals has recommended approval of the requested zoning change from A-1 to R-PD3; and

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

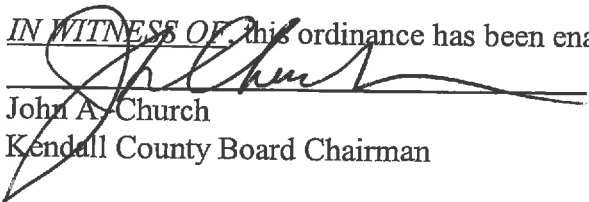
WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, findings of fact, and recommendation by the Zoning Board of Appeals; and

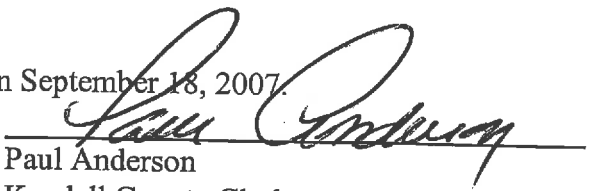
WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions of the Kendall County Zoning Ordinance; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from A-1 to RPD-3 on the tract of land legally described above in “Exhibit A” attached hereto and made a part hereof.

IN WITNESS OF, this ordinance has been enacted on September 18, 2007.

  
John A. Church  
Kendall County Board Chairman

  
Paul Anderson  
Kendall County Clerk

Legal Description

Exhibit "A"

THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF "ARCADIA ACRES" RECORDED AS DOCUMENT #78-3111, IN THE OFFICE OF THE KENDALL COUNTY RECORDER OF DEED FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE #71, 732.00 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY LINE; THENCE NORTH 48 DEGREES 54 MINUTES 51 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 329.72 FEET TO A POINT OF CURVATURE IN SAID SOUTH LINE; THENCE NORTHEASTERLY ALONG SAID CURVATURE HAVING A RADIUS OF 4458.44 FEET BEING CONCAVE TO THE NORTHWEST, A DISTANCE OF 131.75 FEET TO A POINT WHOSE CHORD BEARS NORTH 50 DEGREES 00 MINUTES 03 SECONDS EAST, 131.74 FEET TO A POINT ON AN OLD CLAIM LINE; THENCE SOUTH 14 DEGREES 02 MINUTES 50 SECONDS EAST ALONG SAID OLD CLAIM LINE, 1056.89 FEET; THENCE SOUTH 82 DEGREES 31 MINUTES 22 SECONDS WEST, 96.06 FEET; THENCE NORTH 86 DEGREES 50 MINUTES 10 SECONDS WEST, 198.75 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF "PAVILLION WOODS" SUBDIVISION; THENCE SOUTH 14 DEGREES 57 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE EXTENDED NORTHERLY, 407.65 FEET TO THE NORTHEAST CORNER OF SAID "PAVILLION WOODS" SUBDIVISION; THENCE NORTH 50 DEGREES 13 MINUTES 09 SECONDS WEST ALONG THE NORTHLINE OF "PAVILLION WOODS" AND "ARCADIA ACRES" A DISTANCE OF 954.62 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.