

ORDINANCE NUMBER 2005- 07

**MAP AMENDMENT FOR 40.27 ACRES ON THE NORTH SIDE OF HIGHPOINT
ROAD SOUTH OF ILLINOIS ROUTE 71**

Rezone from A-1 to RPD-2

WHEREAS, HRM Properties & Development did file a petition for a Map Amendment from A-1 to RPD-2, for property located on the north side of Highpoint Road, south of Illinois Route 71 in Section 13 of Fox Township; and

WHEREAS, said property is identified with the property identification number 04-13-251-002 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 residential subdivision as permitted in the RPD-2 district; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, findings of fact, the granting of variances from the County's Zoning Ordinance as they relate to maximum lot size, 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;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from A-1 to RPD-2 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 February 15, 2004.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

LEGAL DESCRIPTION

That part of the North Half of Section 13, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Southeast corner of Lot 20 in Cotswold Fen P.U.D., Phase Four, Fox and Kendall Townships, Kendall County, Illinois; thence South $77^{\circ}51'24''$ West along the South line of said Lot 20 and the South line of Lot 21 in Phase Five of said Cotswold Fen P.U.D., 594.78 feet for a point of beginning; thence South $00^{\circ}51'44''$ East 403.27 feet to a stone monument on the North line of Lot 19 in Phase Three of said Cotswold Fen P.U.D.; thence South $75^{\circ}29'04''$ West along said North line and the North line of Lot 17 in Phase Two of said Cotswold Fen P.U.D. 619.05 feet to the northerly corner of Lot 16 in said Phase Two; thence South $41^{\circ}42'55''$ West along the northwesterly line of said Lot 16 and said northwesterly line extended 616.96 feet to the center line of Highpoint Road; thence North $70^{\circ}57'05''$ West along said center line 986.36 feet to the South east corner of Highpoint View, Fox Township, Kendall County, Illinois; thence North $06^{\circ}18'09''$ East along the East line of said Highpoint View, 915.21 feet the Northeast corner thereof; thence North $78^{\circ}05'41''$ East along the extension of the North line of said Highpoint View, 888.26 feet; thence South $02^{\circ}02'48''$ East 164.63 feet; thence North $73^{\circ}04'16''$ East 72.91 feet; thence South $01^{\circ}16'15''$ East 54.56 feet; thence North $77^{\circ}31'47''$ East 1508.35 feet to the East line of said Section 13; thence South $00^{\circ}00'50''$ East along said East line 123.34 feet to the North line of said Lot 21; Phase Five, extended easterly; thence South $77^{\circ}45'49''$ West along said extended North line and said North line 1426.89 feet to the Northwest corner of said Lot 21; thence South $00^{\circ}18'47''$ West along the West line of said Lot 21, a distance of 272.63 feet to the Southwest corner thereof; thence North $77^{\circ}52'35''$ East along the South line of said Lot 21, a distance of 831.36 feet to the point of beginning in Fox Township, Kendall County, Illinois and containing 40.929 acres as shown by the plat hereon drawn which is correct representation of said survey.