

ORDINANCE NUMBER 2004- 12

**MAP AMENDMENT FOR 2.084 ACRES NEAR THE NW CORNER
OF WALKER ROAD AND ROUTE 47 (9925 ROUTE 47)**

Rezone from A-1 to B-3

WHEREAS, John and Angela Paravola did file a petition for a Map Amendment from A-1 to B-3, for property located at NW corner of Route 47 and Walker Road in Section 21 of Kendall Township with a common street address of 9925 Route 47; and

WHEREAS, said property is identified with the tax identification number 05-21-300-007 and is legally described as "Exhibit A"; and

WHEREAS, said property is currently zoned A-1 with an existing single family residence; and

WHEREAS, the petitioner desires to rezone and the property in order to develop commercial uses on the property, as permitted in the B-3 district; 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;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from A-1 to B-3 on the tract of land at 9925 Route 47 and legally described above in "Exhibit A" attached hereto and made a part hereof.

IN WITNESS OF, this ordinance has been enacted on April 20, 2004.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 236.03 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTH LINE 21.00 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER WHICH FORMS AN ANGLE OF 89 DEGREES 42 MINUTES 45 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE, THEREFROM, 212.91 FEET; THENCE EASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 89 DEGREES 56 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 24.37 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 109.00 FEET; THENCE WESTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 89 DEGREES 39 MINUTES 02 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 127.42 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 89 DEGREES 41 MINUTES 08 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 202.89 FEET; THENCE EASTERLY, PARALLEL WITH SAID SOUTH LINE, 300.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE NO. 47, BEING A LINE DRAWN PARALLEL WITH AND 60.00 FEET, NORMALLY DISTANT, WESTERLY OF THE CENTER LINE OF SAID ROUTE 47 AS DEPICTED ON SHEETS 8 AND 9 OF RIGHT-OF-WAY PLANS FOR F.A.P. ROUTE 100, SECTION 109RS-3 AND 110RS-2 RECORDED AS DOCUMENT 901892 IN SLOT NO. FF2-6; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE, WHICH FORMS AN ANGLE OF 89 DEGREES 41 MINUTES 08 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 349.64 FEET TO A LINE DRAWN 175.00 FEET, AS MEASURED PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, NORTHERLY OF SAID SOUTH LINE; THENCE WESTERLY ALONG SAID PARALLEL LINE WHICH FORMS AN ANGLE OF 90 DEGREES 18 MINUTES 52 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 176.00 FEET; THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 175.00 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.