

ORDINANCE NUMBER 2004- 27

**MAP AMENDMENT FOR 8.37 ACRES AT THE SOUTHWEST CORNER OF FRAZIER  
AND SANDY BLUFF ROADS**

Rezone from A-1 to R-3

WHEREAS, Arthur A. Hrvatin did file a petition for a Map Amendment from A-1 to R-3, for the property located at the southwest corner of Frazier & Sandy Bluff Roads in Section 19 of Little Rock Township; and

WHEREAS, said property is identified with the tax identification number 01-19-476-002 and is 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 construct single-family residences, as permitted in the R-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 R-3 on the tract of land legally described in Exhibit "A".

IN WITNESS OF, this ordinance has been enacted on August 17, 2004.

  
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John A. Church  
Kendall County Board Chairman

  
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Paul Anderson  
Kendall County Clerk

## EXHIBIT "A"

### PARCEL ONE

That part of the South Half of Section 19, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the North Half of the Northwest Quarter of Section 30, Township and Range aforesaid; thence South 86°44' East along the South line of the North Half of the North Half of said Section 30, 954.42 feet to the West line of the East Half of the Northwest Quarter of said Section 30; thence North 2°46'36" East along said West line and along the West line of the East Half of the Southwest Quarter of said Section 19, 3094.91 feet to the center line of Frazier Road as originally established; thence South 72°27' East along said center line 413.85 feet; thence South 68°44' East along said center line 1827.40 feet; thence South 68°44' East 163.61 feet; thence South 51°09' East 553.07 feet for the point of beginning; thence South 51°09'00" East 104.71 feet; thence North 28°13'35" West 455.90 feet; thence North 11°38'04" West 246.24 feet to the center line of Frazier Road as originally established; thence South 78°21'56" West, along said center line, 288.13 feet to a point on a line drawn North 3°49'25" West from the point of beginning, said line also being the easterly line of a tract of land described in book 648, page 105; thence South 3°49'25" East along said line, 520.24 feet to the point of beginning; in Little Rock Township, Kendall County, Illinois.

### PARCEL TWO

That part of the South Half of Section 19, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the North Half of the Northwest Quarter of Section 30, Township and Range aforesaid; thence South 86°44' East along the South line of the North Half of the North Half of said Section 30, 954.42 feet to the West line of the East Half of the Northwest Quarter of said Section 30; thence North 2°46'36" East along said West line and along the West line of the East Half of the Southwest Quarter of said Section 19, 3094.91 feet to the center line of Frazier Road as originally established; thence South 72°27' East along said center line 413.85 feet; thence South 68°44' East along said center line 1827.40 feet; thence South 68°44' East 163.61 feet; thence South 51°09' East 553.07 feet; thence South 51°09' East 104.71 feet for the point of beginning; thence South 51°09' East 104.71 feet to the west line of a tract of land described in warranty deed recorded October 16, 1990 as document 906584; thence North 28°48'20" East 33.13 feet along a northwesterly line described in said warranty deed; thence South 60°53'33" East 291.50 feet along a northerly line described in said warranty deed, to the West Line of Unit One, Sugar Brook Estates; thence North 11°24'45" East, along said West Line, 645.01 feet; thence South 78°50'34" West 269.29 feet to a point on a line drawn North 28°13'35" East from the point of beginning; thence South 28°13'35" West along said line, 455.90 feet to the point of beginning; in Little Rock Township, Kendall County, Illinois.