

ORDINANCE NUMBER 2003- 07-A

**MAP AMENDMENT FOR 11.89 ACRES AT THE NORTHEAST CORNER OF FERN  
DELL AND COUNTY LINE ROADS**

Rezone from A-1 to R-1

WHEREAS, Robert M. Loftus did file a petition for a Map Amendment from A-1 to R-1, for the property located at the northeast corner of Fern Dell & County Line Roads in Section 18 of Big Grove Township; and

WHEREAS, said property is identified with the tax identification number 07-18-100-004 and is legally described in Exhibit "A"; and

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

WHEREAS, the petitioner desires to rezone the property in order to construct single-family residences, as permitted in the R-1 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-1 on the tract of land legally described in Exhibit "A"; and

IN WITNESS OF, this ordinance has been enacted on May 20, 2003.

  
\_\_\_\_\_  
John A. Church  
Kendall County Board Chairman


  
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Paul Anderson  
Kendall County Clerk

EXHIBIT A

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF KENDALL } SS

THIS IS TO CERTIFY THAT I, RONALD D. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2352, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THAT PART OF SUB-LOT 3 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18 FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, 63.36 FEET TO THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 0 DEGREES 0 MINUTES EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 1891.06 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 33 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION, 470.00 FEET; THENCE SOUTH 16 DEGREES 27 MINUTES 55 SECONDS WEST, 779.00 FEET; THENCE SOUTH 4 DEGREES 08 MINUTES 18 SECONDS WEST, 1052.83 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 33 SECONDS WEST PARALLEL WITH SAID SOUTH LINE, 50.89 FEET; THENCE SOUTH 1 DEGREES 23 MINUTES 27 SECONDS WEST, 150.00 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 18; THENCE NORTH 88 DEGREES 36 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LINE, 119.42 FEET TO THE POINT OF BEGINNING BEING LOCATED IN THE TOWNSHIP OF BIG GROVE, KENDALL COUNTY, ILLINOIS.

THE PLAT SHOWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISION HAS BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT OF SUBDIVISION IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 170341-0065-C DATED JULY 19, 1982.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS, THIS 27th DAY OF January, 2003.

*Ronald D. Bauer*

ILLINOIS REGISTERED LAND SURVEYOR #2352  
EXPIRES NOVEMBER 30, 2002

