

ORDINANCE NUMBER 2002-#03-16

**MAP AMENDMENT FOR 97.60 ACRES AT THE NORTHWEST
CORNER OF MINKLER AND HILLTOP ROADS**

Rezone from A-1 to RPD-2

WHEREAS, Property Concepts, Inc. did file a petition for a Map Amendment from A-1 to RPD-2, for property located at the northwest corner of Minkler and Hilltop Roads in Section 43 of Oswego Township and Section 2 of Kendall Township; and

WHEREAS, said property is identified with the tax identification numbers 03-43-400-003, 05-02-200-001 & 05-01-100-007 and is legally described as "Exhibit A"; and

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

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


WHEREAS, the petitioner desires to rezone and subdivide the property in order to have single family residences on the property, as permitted in the RPD-2 (Residential Planned Development – Two) 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 RPD-2 on the tract of land at the northwest corner of Minkler and Hilltop Roads and legally described as above.

IN WITNESS OF, this ordinance has been enacted on July 18, 2003.


John A. Church
Kendall County Board Chairman


Paul Anderson
Kendall County Clerk

LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 1, part of the North Half of Section 2, Township 36 North, Range 7 East of the Third Principal Meridian, and that part of the South Half of Section 35, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 1; thence North 0 degrees 30' 57" West along the East line of the West Half of said Section 1, 713.80 feet; thence South 65 degrees 34' 48" West 298.72 feet; thence South 88 degrees 31' 15" West 1516.20 feet; thence North 88 degrees 56' 06" West 265.76 feet; thence North 81 degrees 43' 35" West 568.81 feet to the East line of said Section 2; thence North 0 degrees 29' 58" West along said East line 1612.69 feet; thence North 62 degrees 03' 44" West 469.85 feet; thence North 13 degrees 41' 35" East 34.22 feet for the point of beginning; thence North 13 degrees 41' 35" East 894.72 feet; thence South 60 degrees 32' 16" East 543.23 feet; thence North 10 degrees 25' 37" East 572.88 feet; thence North 64 degrees 37' 29" West 192.72 feet; thence North 10 degrees 25' 37" East 573.81 feet; thence North 64 degrees 23' 33" West 815.10 feet; thence North 48 degrees 52' 44" West 1145.38 feet to the center line of Minkler Road; thence North 32 degrees 10' 03" East along said center line 4.33 feet; thence North 48 degrees 43' 44" West 1688.46 feet; thence South 32 degrees 26' 29" West 949.07 feet; thence South 26 degrees 41' 34" West 1931.28 feet to the center line of Hilltop Road; thence South 65 degrees 39' 27" East along said center line 1528.16 feet to the center line of said Minkler Road; thence North 29 degrees 51' 35" East along said center line 3.26 feet; thence South 65 degrees 58' 42" East 583.91 feet; thence South 89 degrees 26' 42" East 390.10 feet; thence South 63 degrees 58' 42" East 479.27 feet; thence South 60 degrees 58' 05" East 886.44 feet to the point of beginning, in the Townships of Oswego and Kendall, Kendall County, Illinois.

PIN #03-43-400-003
05-01-100-007
05-02-200-001

EXHIBIT "A"