

ORDINANCE NUMBER 2002 - 08

AMENDING ZONING MAP
B-4 TO B-2

WHEREAS, Kendall County filed a petition to rezone several properties located throughout the County; and

WHEREAS, said petition is a result of recent text amendments to the Zoning Ordinance, amending permitted uses in the Business districts; and

WHEREAS, these properties are zoned B-4; and

WHEREAS, these properties are legally described in the attached Exhibit A; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval to rezone the parcels described from B-4, Commercial Recreation District, to B-2, General Business District.

IN WITNESS OF, this ordinance has been enacted on April 16, 2002.

Attest:


Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman

EXHIBIT

A
DATE 4/10/02

Parcel One - owned by Christopher & Linda Valentine:

Lots 1, 2, 3, 4, 5 and 6 in Block 5 in the Village of Bristol Center, commonly known as Bristol Station, in Kendall County, Illinois.

Parcel Two - owned by Dennis Breen:

THAT PART OF THE EAST HALF OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 42 MINUTES 48 SECONDS WEST 1998.90 FEET; THENCE NORTH 0 DEGREES 18 MINUTES 28 SECONDS WEST 1878.88 FEET; THENCE NORTH 54 DEGREES 59 MINUTES EAST 977.20 FEET FOR A POINT OF BEGINNING; THENCE NORTH 36 DEGREES 25 MINUTES WEST 277.95 FEET TO SAID SOUTHERLY LINE OF U.S. ROUTE NO. 34; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 149.78 FEET; THENCE SOUTH 36 DEGREES 25 MINUTES EAST 282.78 FEET TO A POINT NORTH 54 DEGREES 59 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 59 MINUTES WEST 149.80 FEET TO THE POINT OF BEGINNING: IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

EXHIBIT

A
DATE 4/10/02

Parcel Three - owned by K&S Realty, LLC:

THAT PART OF THE EAST HALF OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1996.50 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 1878.88 FEET; THENCE NORTHEASTERLY, PARALLEL WITH THE CENTER LINE OF U.S. ROUTE NO. 34 AND SAID CENTER LINE TANGENT, 977.20 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 88 DEGREES 36 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 277.79 FEET TO THE SOUTHEASTERLY LINE OF SAID U.S. ROUTE NO. 34; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, BEING A NONTANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 9624.34 FEET, AN ARC DISTANCE OF 299.56 FEET TO THE SOUTHWESTERLY LINE OF PROPERTY CONVEYED TO DONALD C. GEPHARD AND MARGERY S. GEPHARD, HIS WIFE, BY WARRANTY DEED RECORDED MARCH 31, 1956 IN BOOK 117 AT PAGE 102; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, AND ITS EXTENSION, WHICH ALSO FORMS AN ANGLE OF 93 DEGREES 55 MINUTES 00 SECONDS WITH THE TANGENT OF SAID CENTER LINE (MEASURED COUNTER-CLOCKWISE THEREFROM, FROM SOUTHWEST TO SOUTHEAST), 10.0 FEET TO THE SOUTHEASTERLY LINE OF SAID U.S. ROUTE NO. 34 AS DEDICATED BY DOCUMENT NO. 119454; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, BEING A NONTANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 9614.34 FEET, AN ARC DISTANCE OF 150.16 FEET TO A LINE WHICH IS PARALLEL WITH AND 150.15 FEET NORTHEASTERLY OF SAID SOUTHWESTERLY LINE OF SAID GEPHARD PROPERTY; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, 263.19 FEET TO A POINT WHICH IS 157.0 FEET (MEASURED ALONG SAID PARALLEL LINE) NORTHWESTERLY OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE OCCUPIED AND MONUMENTED NORTHERLY LINE OF A TRACT CONVEYED TO NORTH AMERICAN VAN LINES BY DEED RECORDED OCTOBER 28, 1987 AS DOCUMENT NO. 876519 (SAID POINT OF INTERSECTION HEREINAFTER REFERRED TO AS POINT "A") FOR THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 87 DEGREES 51 MINUTES 22 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM), 29.30 FEET; THENCE SOUTHEASTERLY, 160.78 FEET TO "POINT A" AFORESAID, THENCE NORTHWESTERLY, 157.0 FEET TO THE POINT OF BEGINNING IN OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS.

EXHIBIT

A
DATE 4/10/02

Parcel Four - owned by Roberto & Marisa Galindo:

That part of the East Half of Section 2, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Southeast corner of said Section 2; thence South 89°35'32" West along the South line of said Section, 577.50 feet; thence North 00°02'30" West 2686.06 feet; thence North 34°04'00" West 265.62 feet for a point of beginning; thence North 34°04'00" West 204.40 feet to the southerly right-of-way line of U.S. Route No. 34; thence southwesterly along said southerly right-of-way line 231.04 feet to the northeasterly line of a tract conveyed to Donald C. Gephard and Margery S. Gephard, his wife, by Warranty Deed recorded March 31, 1956 in Book 117 at Page 102; thence South 39°03'24" East along said line 190.16 feet; thence North 50°56'36" East 20 feet; thence South 82°39'34" East 58.0 feet; thence North 52°42'40" East 150.08 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

Parcel Five - owned by Edward P. Berwanger, Jr. Revocable Trust:

That part of the East Half of Section 2, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Southeast corner of said Section 2; thence South 89 degrees 35 minutes 32 seconds West along the South line of said Section, 577.50 feet; thence North 00 degrees 02 minutes 30 seconds West 2686.06 feet; thence North 34 degrees 04 minutes 00 seconds West 235.62 feet for a point of beginning; thence North 34 degrees 04 minutes 00 seconds West 35 feet; thence South 52 degrees 42 minutes 40 seconds West 150.08 feet; thence North 82 degrees 39 minutes 34 seconds West 58 feet; thence South 50 degrees 56 minutes 36 seconds West 20 feet; thence 70 feet southerly to a point 200 feet west of point of beginning; thence 200 feet easterly to point of beginning in Oswego Township, Kendall County, Illinois.

Parcel Six - owned by Oswego Venture LLC:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 577.5 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 3186.3 FEET TO THE SOUTHERLY LINE OF U.S. ROUTE 34; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4, 349.3 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 67 DEGREES, 48 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 86 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 77 DEGREES, 53 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 106.5 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 102 DEGREES, 07 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 25 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED LINE 25 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 77 DEGREES, 53 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 220 FEET TO THE SOUTHERLY LINE OF SAID U.S. ROUTE 34; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 145 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 231 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

EXHIBIT

A
DATE 4/10/02

Parcel Seven - owned by Oswego Ventures LLC:

A
THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES, 42 MINUTES, 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, 577.5 FEET; THENCE NORTH 0 DEGREES, 02 MINUTES, 30 SECONDS WEST 2686.06 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 34 DEGREES, 04 MINUTES WEST 142.59 FEET; THENCE NORTH 68 DEGREES, 03 MINUTES EAST 86 FEET TO A POINT NORTH 0 DEGREES, 02 MINUTES, 30 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES, 02 MINUTES, 30 SECONDS EAST 150.27 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

B
THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, 577.5 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 3186.3 FEET TO THE SOUTHERLY LINE OF U.S. ROUTE 34 FOR THE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 349.3 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 67 DEGREES, 48 MINUTES, 00 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 86 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 77 DEGREES, 53 MINUTES, 00 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE 106.5 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 102 DEGREES, 07 MINUTES, 00 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE 25 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4, 231 FEET TO THE SOUTHERLY LINE OF SAID U.S. ROUTE NO. 34; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 133.3 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.