

ORDINANCE NUMBER 2002- 11

**MAP AMENDMENT FOR 1.03 ACRES AT 16324 GALENA ROAD**  
Rezone from A-1 to R-3

WHEREAS, Mark & Doris Fowler did file a petition for a Map Amendment from A-1 to R-3, for property located at 16324 Galena Road in Section 5 of Little Rock Township; and

WHEREAS, said property is included in the tax identification number 01-05-203-004 and is included in the legal description in the attached Exhibit "A"; and

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

WHEREAS, the petitioner desires to divide the property in order to secure a second building lot subject to the variances granted by the Zoning Board of Appeals on February 26, 2002; and

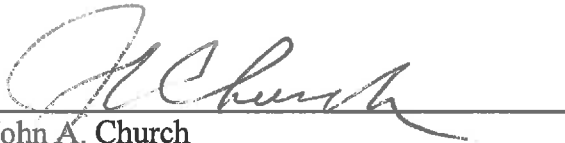
WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, findings of fact, and recommendation by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition, along with the conditions specified in this ordinance, 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 at 16324 Galena Road and legally described as above, subject to the conditions as listed:

1. The subsequent property splits will be recorded together in the order listed:
  - a. Two parcels shall be created. One parcel will include one of the platted lots plus the property being rezoned and the other parcel will be the remaining platted lot.
  - b. The property will then be split to result in one of the following scenarios: 1) one lot of 22,360 square feet and a second lot of 67,360 square feet, OR 2) one lot of 45,000 square feet and a second lot of approximately 44,690 square feet.
2. A zoning sketch shall be attached as Exhibit "B" demonstrating item b of condition one.
3. A variance to the minimum lot size in the R-3 zoning district shall be granted if the vacant lot created is less than 45,000 square feet.
4. A variance on the lot width to depth ratio shall be granted for the new lots.

IN WITNESS OF, this ordinance has been enacted on May 21, 2002.



John A. Church  
Kendall County Board Chairman



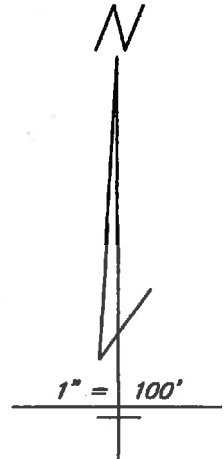
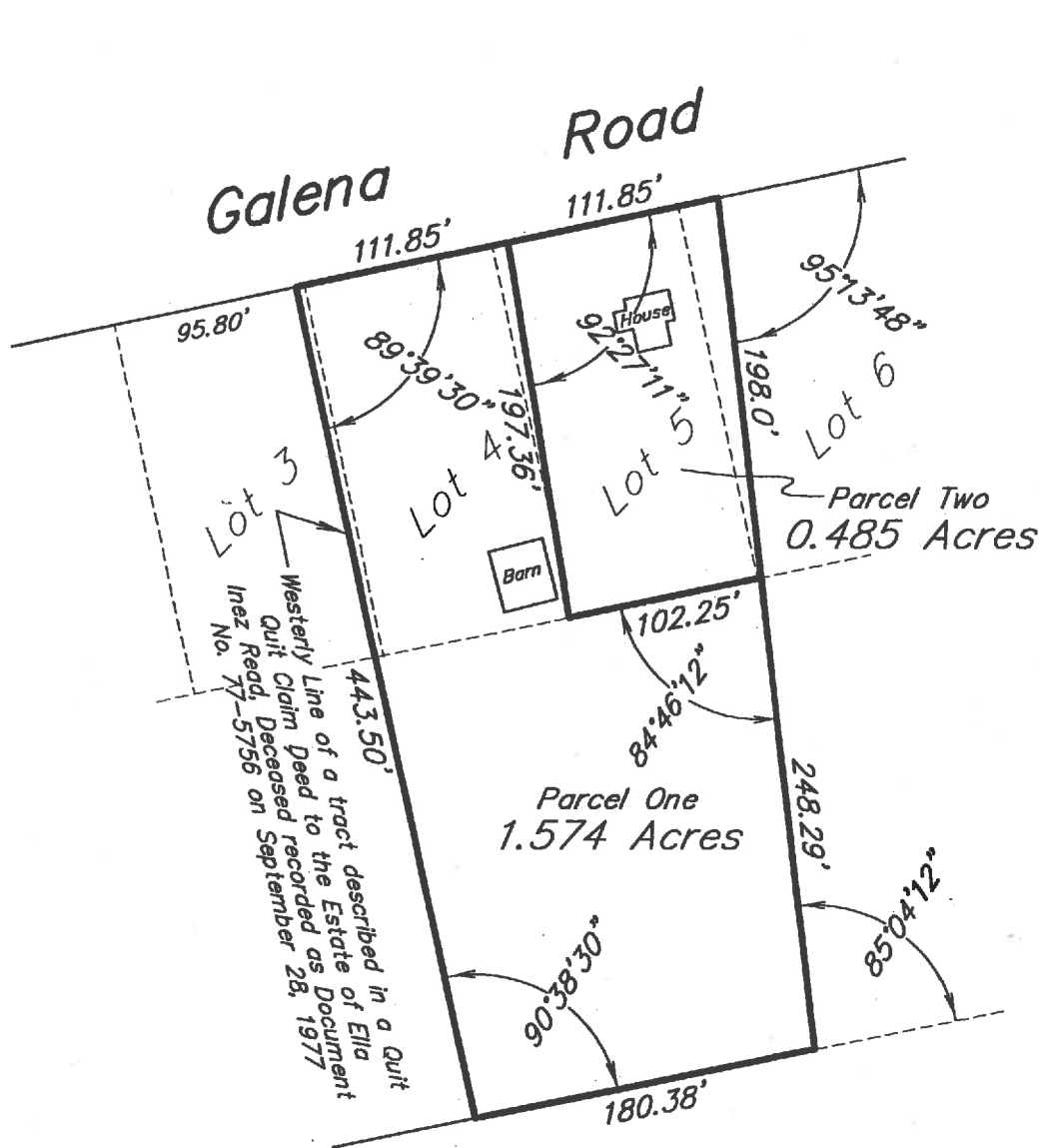
Paul Anderson  
Kendall County Clerk

**EXHIBIT A**

*Legal Description:*

*That part of the Northeast Quarter of Section 5, Township 37 North, Range 6 East of the Third Principal Meridian, and that part of Lots 3, 4, 5 and 6 in Block 5 of the Village of Little Rock, Kendall County, Illinois as shown by the plat recorded in Book 2 on page 217, described as follows:  
Commencing at the northwesterly corner of said Lot 3; thence northeasterly along the northerly line of said Lot 3, a distance of 95.80 feet to the northernmost corner of a tract described in a Quit Claim Deed from Walter Rybowicz to the Estate of Ella Inez Read, Deceased, recorded as Document No. 77-5756 on September 28, 1977; thence northeasterly along the northerly line of said Lots 3, 4, 5 and 6, a distance of 223.70 feet for a point of beginning; thence southwesterly along said northerly line, 223.70 feet to the northernmost corner of said Read tract; thence southwesterly along the easternmost westerly line of said Read tract forming an angle of 90°20'30" with the prolongation of the last described course, measured counter-clockwise therefrom, 443.50 feet to a corner of said Read tract; thence easterly along a line forming an angle of 90°38'30" with the last described course, measured clockwise therefrom, 180.38 feet; thence northerly, 446.30 feet to the point of beginning in Little Rock Township, Kendall County, Illinois and containing 2.059 acres.*

Plat of  
 Part of the Northeast Quarter of Section 5-37-6  
 and Part of Lots 3, 4, 5 and 6 Block 5  
 Original Village of Little Rock  
 Little Rock Township Kendall County Illinois



Prepared by:  
 James M. Olson Associates, Ltd.  
 107 West Madison Street  
 Yorkville, Illinois 60560  
 April 30, 2002

**EXHIBIT**  
 # B  
 DATE 5/1/02