

ORDINANCE NUMBER 2002- 19

MAP AMENDMENT FOR 5.2 ACRES AT 110-E RIVERWOOD DRIVE

Rezone from A-1 to R-1

WHEREAS, John & Jodeen Kimpan and John & Betsy Kimpan did file a petition for a Map Amendment from A-1 to R-1, for property located at 110-E Riverwood Drive in Section 24 of Bristol Township; and

WHEREAS, said property is identified with the tax identification number 02-24-126-006 and is legally described in Exhibit "A" hereto and made part hereof, Bristol Township, Kendall County, Illinois"; and

WHEREAS, said property is currently zoned A-1 with an existing single family residence; and

WHEREAS, the petitioner desires to rezone the property in order to retain the existing tree nursery and construct a single-family residence, 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 at 110-E Riverwood Drive and legally described as above.

IN WITNESS OF, this ordinance has been enacted on September 17, 2002.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

EXHIBIT "A"

Legal Description

OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88° 58' 07" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 760.98 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88° 58' 07" WEST ALONG SAID NORTH LINE, 598.62 FEET; TO THE EASTERLY LINE OF RIVER WOOD DRIVE; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF RIVER WOOD DRIVE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 538.0 FEET, AND A CHORD WHICH BEARS SOUTH 36° 12' 01" WEST, 220.37 FEET TO THE NORTHERNMOST CORNER OF LOT 14, "RIVER WOOD FARMS, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS"; THENCE SOUTH 40° 03' 54" EAST ALONG A NORTHERLY LINE OF SAID LOT 14, 252.22 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTH 40° 03' 47" WEST ALONG AN EASTERLY LINE OF SAID LOT 14, 371.17 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 50° 48' 11" WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 14, 68.82 FEET TO A LINE DRAWN SOUTH 0° 23' 55" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0° 23' 55" EAST, 1,158.83 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS. (EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO DAROLD CUTSINGER BY A QUIT-CLAIM DEED RECORDED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5693 AND ALSO EXCEPTING THAT PART THEREOF CONVEYED TO HARLAN R. AND LEILA F. WOLFE BY A QUIT-CLAIM DEED RECORDED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5693 EXCEPT AND CONTAINING 13.015 ACRES.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88° 58' 07" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 760.98 FEET; THENCE SOUTH 0 DEGREES 23 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED DOC. # 80-2752 A DISTANCE OF 321.37 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 7 SECONDS WEST 208.70 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF A TRACT OF LAND CONVEYED TO DAROLD CUTSINGER BY A QUIT-CLAIM DEED RECORDED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5693; THENCE SOUTH 0 DEGREES 53 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE (AND ITS NORTHERLY EXTENSION) A DISTANCE OF 397.05 FEET; THENCE SOUTH 66 DEGREES 3 MINUTES 29 SECONDS WEST, 72.26 FEET; THENCE SOUTH 83 DEGREES 40 MINUTES 20 SECONDS WEST, 86.10 FEET; THENCE SOUTH 65 DEGREES 49 MINUTES 28 SECONDS WEST, 63.07 FEET; THENCE NORTH 57 DEGREES 29 MINUTES 20 SECONDS WEST, 88.10 FEET; THENCE SOUTH 78 DEGREES 53 MINUTES 53 SECONDS WEST, 95.11 FEET TO AN ANGLE POINT IN THE EAST LINE OF LOT 14 IN RIVERWOOD FARMS, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS; THENCE SOUTH 50 DEGREES 48 MINUTES WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 14, 68.82 FEET TO THE NORTHERLY BANK OF THE FOX RIVER; THENCE SOUTHERLY AND EASTERLY ALONG SAID NORTHERLY BANK, 941.63 FEET MORE OR LESS TO A LINE DRAWN SOUTH 0 DEGREES 23 MINUTES 55 SECONDS WEST FROM THE POINT OF BEGINNING (BEING ALSO THE EAST LINE OF LAND DESCRIBED IN DOC. # 80-2752, AFORESAID); THENCE NORTH 0 DEGREES 23 MINUTES 55 SECONDS EAST, 837.46 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

ORDINANCE 2002 - 20
Approving a Preliminary Plat of Subdivision

KIMPAN
110 E Riverwoods Drive- BRISTOL TOWNSHIP
KIMPAN

WHEREAS, John and Jodeen Kimpan & John and Betsy Kimpan as owners petitioned the Planning, Building and Zoning Committee to waive the stormwater detention requirements for a proposed two lot subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 5.2 acres in area, commonly known as 110 E. Riverwood Drive, Oswego, IL in Bristol Township; and

WHEREAS, said property is legally described in Exhibit "A"; and

WHEREAS, said petition generally conforms to the Subdivision Control Ordinance, except for private road length requirements; and

WHEREAS, the Zoning Board of Appeals has recommended approval of a variance to Section 8.02 Of the Kendall County Zoning Ordinance to allow Lot 2 of the proposed preliminary plat of subdivision to be less than the minimum lot size requirement of 130,000 sq. ft. in an R-2 zoning district; and


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


WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary plat of subdivision for said tract of land attached as Exhibit "B".

IN WITNESS OF, this ordinance has been enacted on September 17, 2002.

Attest:


Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman

State of Illinois
County of Kendall

Zoning Petition
#02-14Kimpan
110 E. Riverwoods Drive

ORDINANCE 2002 - 21
Detention Variance
KIMPAN
110 E Riverwoods Drive- BRISTOL TOWNSHIP

WHEREAS, John and Jodeen Kimpan & John and Betsy Kimpan as owners petitioned the Planning, Building and Zoning Committee to waive the stormwater detention requirements for a proposed two lot subdivision; and

WHEREAS, the property is legally described in Exhibit "A"; and

WHEREAS, the Committee reviewed the request at its meeting on September 9, 2001; and

WHEREAS, the Committee, after reviewing the request and evaluating the standards for a subdivision variation, recommended approval of the variation request; and

WHEREAS, said variation would not have a negative effect on adjacent properties; and


WHEREAS, the scope of improvements and size and topography of the property allows the accommodation of stormwater runoff without impacting adjacent properties.

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby approves a variation to waive the stormwater detention requirements for the preliminary plat of subdivision of 110 E. Riverwood Drive as depicted on the preliminary plat attached as Exhibit "B" hereto and made heretof.

IN WITNESS OF, this ordinance has been enacted on September 17, 2002.



Attest:



John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk

EXHIBIT "A"

Legal Description

OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89° 58' 07" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 760.98 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89° 58' 07" WEST ALONG SAID NORTH LINE, 598.62 FEET; TO THE EASTERLY LINE OF RIVER WOOD DRIVE; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF RIVER WOOD DRIVE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 538.0 FEET, AND A CHORD WHICH BEARS SOUTH 36° 12' 01" WEST, 220.37 FEET TO THE NORTHERNMOST CORNER OF LOT 14, "RIVER WOOD FARMS, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS"; THENCE SOUTH 40° 03' 54" EAST ALONG A NORTHERLY LINE OF SAID LOT 14, 252.22 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTH 0° 53' 47" WEST ALONG AN EASTERLY LINE OF SAID LOT 14, 371.17 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 50° 46' 11" WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 14, 68.82 FEET TO THE NORTHERLY BANK OF THE FOX RIVER; THENCE SOUTHERLY AND EASTERLY ALONG SAID NORTHERLY BANK, 941.83 FEET MORE OR LESS TO A LINE DRAWN SOUTH 0° 23' 55" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0° 23' 55" EAST, 1,158.83 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO DAROLD CUTSINGER BY A QUIT-CLAIM DEED RECORDED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5693 AND ALSO EXCEPTING THAT PART THEREOF CONVEYED TO HARLAN R. AND LEILA F. WOLFE BY A QUIT-CLAIM DEED RECORDED OCTOBER 18, 1979 AS DOCUMENT NO. 79-5693 AND CONTAINING 13.015 ACRES, EXCEPT

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