

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, 598.82 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, 282.37 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, 371.17 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTH 50° 48' 11" WEST ALONG A SOUTHEASTERLY LINE OF SAID LOT 14, 252.22 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 50° 48' 11" WEST 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 79-5694) AND CONTAINING 13.015 ACRES, EXCEPT

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; 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 32 SECONDS WEST, 74.08 FEET; THENCE NORTH 79 DEGREES 49 MINUTES 28 SECONDS WEST, 63.07 FEET; THENCE NORTH 57 DEGREES 29 MINUTES 20 SECONDS WEST, 86.10 FEET; THENCE SOUTH 85 DEGREES 58 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, 941.83 FEET MORE OR LESS TO A LINE DRAWN SOUTH 0 DEGREES 23 MINUTES 23 SECONDS EAST, 837.46 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

