

ORDINANCE NUMBER 2002 - 28

PRELIMINARY & FINAL PLAT OF SUBDIVISION APPROVAL
UNIT 2, COMMERCE STREET

WHEREAS, Frank Glosky, Jeff Sartain, Randal Ritke petitioned Kendall County for approval of a preliminary and final plat for Unit 2, Commerce Street; and

WHEREAS, said petition did pertain to a tract of land approximately 17.29 acres in area, located between the Burlington Northern Railroad and ComEd Right-of-Way at the end of Commerce Street in Oswego Township; and

WHEREAS, said property is legally described in Exhibit "A"; 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 and final plat of subdivision for said tract of land entitled "Unit 2, Commerce Street" and further described as "Exhibit B", subject to the following:

1. Approve a variance to allow the length of the cul-de-sac to exceed 1,000 ft.
2. Extend the existing water system serving the industrial park based on the length of the Commerce Street extension and the expanded use in the area.
3. Approval of final engineering.

IN WITNESS OF, this ordinance has been enacted on October 13, 2002.

Attest:


Paul Anderson

Kendall County Clerk



John A. Church
Kendall County Board Chairman

EXHIBIT A

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, WAYNE W. NEKOLA, REGISTERED ILLINOIS LAND SURVEYOR NO. 2923, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL I: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET TO AN OLD CLAIM LINE; THENCE SOUTH 83°07' EAST ALONG SAID OLD CLAIM LINE 3136.30 FEET TO THE SOUTHEASTERLY CURVED RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD CO.; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 509.3 FEET MEASURED ALONG THE CHORD OF 0°30' CURVE TO THE RIGHT FOR A POINT OF BEGINNING; THENCE SOUTH 84°25' EAST A DISTANCE OF 492.70 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 778.50 FEET NORTH 84°25' WEST OF AND PARALLEL WITH THE CENTER LINE OF ILLINOIS STATE HIGHWAY ROUTE 31, SAID PARALLEL LINE BEING THE WESTERLY LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY, DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 126635; THENCE SOUTH 05°38'02" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 130.89 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE DRAWN 353 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EXTENSION NORTHEASTERLY OF THE TANGENT NORTHWESTERLY LINE, HAVING A BEARING OF NORTH 42°50'55" EAST OF "MARINA TERRACE", A SUBDIVISION IN PART OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 23, 1965, AS DOCUMENT NUMBER 150329, A DISTANCE OF 216.34 FEET TO THE NORTHERLY LINE OF "BURNELL" PROPERTY DESCRIBED IN DEED RECORDED FEBRUARY 1, 1957, AS DOCUMENT NUMBER 117622; THENCE NORTH 84°00'30" WEST ALONG SAID NORTHERLY PROPERTY LINE OF THE "BURNELL" PROPERTY AS DESCRIBED IN DEED RECORDED FEBRUARY 1, 1957 AS DOCUMENT NUMBER 117622 A DISTANCE OF 533.07 FEET TO THE SOUTHEASTERLY CURVED RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD CO. RIGHT OF WAY, SAID RIGHT OF WAY LINE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 11509.20 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY CURVED RIGHT OF WAY LINE OF SAID RAILROAD A CHORD DISTANCE OF 348.42 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL II: THAT PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 6 AND PART OF THE FRACTIONAL SECTION 7, BOTH IN TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF OUT LOT "A" IN "MARINA TERRACE" A SUBDIVISION IN PART OF SAID SECTION 7, RECORDED NOVEMBER 23, 1965, AS DOCUMENT NO. 150329; THENCE NORTH 83°50'39" WEST ALONG THE SOUTHERLY LINE OF THE "BURNELL" PROPERTY DESCRIBED IN DEED RECORDED FEBRUARY 1, 1957, AS DOCUMENT NO. 117622, A DISTANCE OF 212.16 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH A LINE DRAWN 353 FEET NORTHWESTERLY OF MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH AN EXTENSION NORTHEASTERLY OF THE NORTHWESTERLY TANGENT LINE OF "MARINA TERRACE" SUBDIVISION AFORESAID HAVING A BEARING OF NORTH 42°50'55" EAST FOR A POINT OF BEGINNING; THENCE NORTH 42°50'55" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 830.29 FEET TO THE NORTHERLY LINE OF SAID "BURNELL" PROPERTY DESCRIBED IN DOCUMENT NO. 117622; THENCE NORTH 84°0'30" WEST ALONG THE NORTHERLY LINE OF SAID "BURNELL" PROPERTY DESCRIBED IN DOCUMENT NO. 117622, A CHICAGO BURLINGTON & QUINCY RAILROAD, SAID RIGHT OF WAY LINE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 11509.20 FEET THENCE SOUTHEASTERLY ALONG SAID SOUTHEASTERLY CURVED RIGHT OF WAY LINE OF SAID RAILROAD, AN ARC DISTANCE OF 780.78 FEET (DEED EQUALS 779.72 FEET) TO A POINT IN THE SOUTHERLY LINE OF THE "BURNELL" PROPERTY AS DESCRIBED IN DOCUMENT NO. 117622 A DISTANCE OF 447.10 FEET TO THE POINT OF BEGINNING, CONTAINING 7.4575 ACRES MORE OR LESS, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL III: THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 7, 149.82 FEET; THENCE SOUTH 83°50'39" EAST 2135.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 83°50'39" EAST, 501.17 FEET TO THE EASTERLY LINE OF COMMERCE ROAD EXTENDED NORTHERLY; THENCE SOUTH 42°50'55" WEST ALONG SAID EASTERLY LINE, 551.47 FEET TO A POINT THAT IS 440.00 FEET NORTH 42°50'55" EAST OF THE MOST EASTERLY CORNER OF COMMERCE INDUSTRIAL PARK, UNIT ONE; THENCE NORTH 46°47'21" WEST 391.07 FEET TO A POINT ON THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY, SAID POINT BEING 440.00 FEET NORTHERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 11509.29 FEET AND A CHORD BEARING OF NORTH 42°05'13" EAST; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY, ALONG SAID CURVE TO THE LEFT, 249.78 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL IV: THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF COMMERCE INDUSTRIAL PARK, UNIT 1; THENCE SOUTH 46°48'23" EAST ALONG THE NORTHEASTERLY LINE OF SAID COMMERCE INDUSTRIAL PARK, UNIT 1 385.22 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF COMMERCE ROAD; THENCE NORTH 42°50'55" EAST ALONG THE SOUTHEASTERLY LINE OF SAID COMMERCE ROAD, EXTENDED NORTHEASTERLY, 440.00 FEET; THENCE NORTH 46°47' 21" WEST 391.07 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 11509.29 FEET, AN ARC LENGTH OF 440.00 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

UNIT 2 COMMERCE STREET INDUSTRIAL DEVELOPMENT

OSWEGO TOWNSHIP
KENDALL COUNTY
FINAL PLAT

P.I.N. 03-07-202-010
03-07-202-009
03-06-478-003
03-07-226-001

SUBDIVISION AREA
17.296 AC. MORE OR LESS

COM ED R.O.W

MORRIS
ENGINEERING, INC.
5100 S. LINCOLN-SUITE 100-LSLE, ILWACO 97132
PHONE (503)271-0770 FAX (503)271-0770
WWW.MORRIS-ENGINEERING.COM
DRAWN BY: SUB 10/02/02/01/01
COMPLETION DATE: 10/22/01 / JOB NO.: 01-10-8022
REVISED: REVISION 2: 08/28/02



100' 50' 0 100'
SCALE: 1"=100'

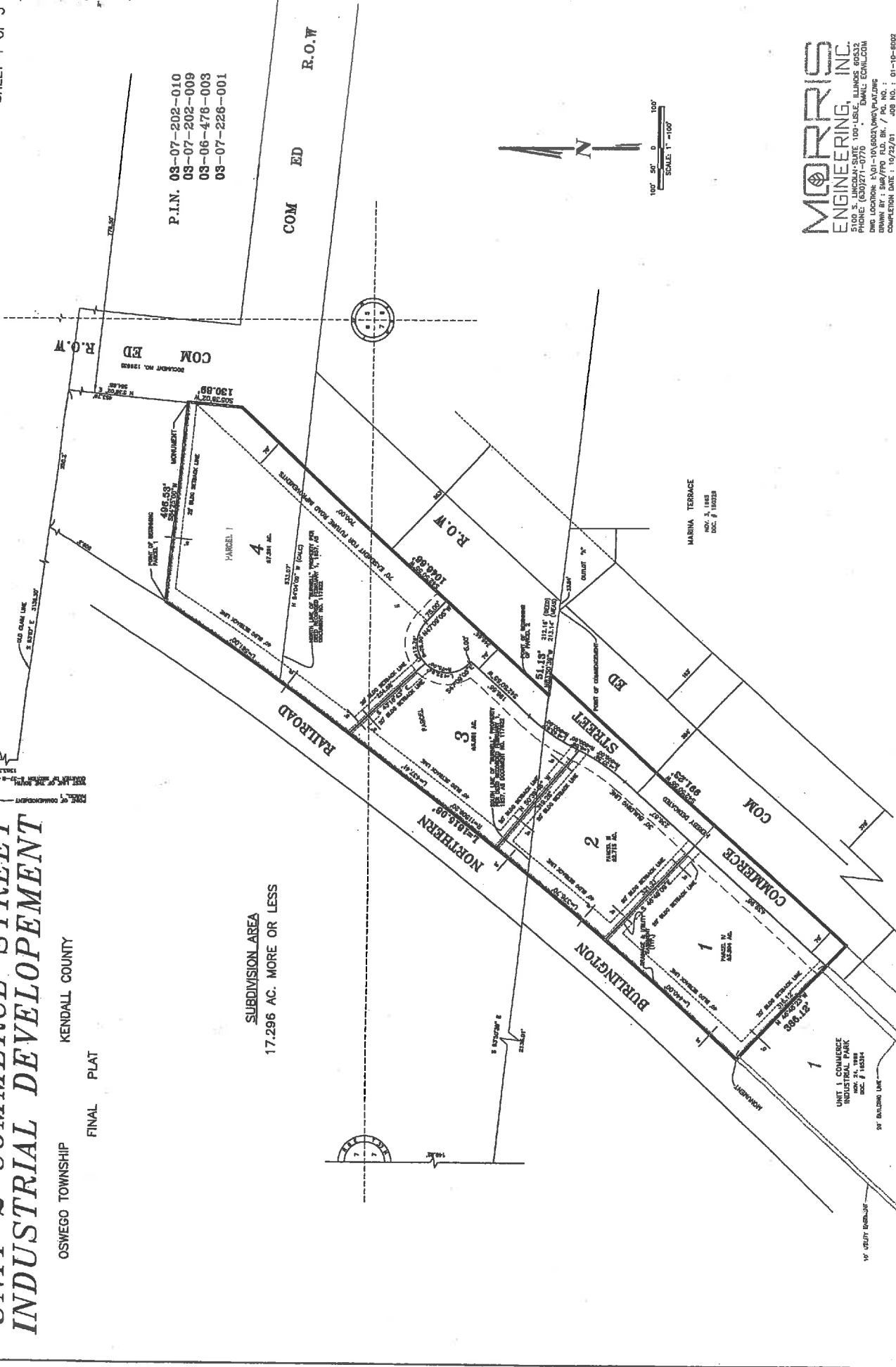


Exhibit B