

ORDINANCE NUMBER 2002- 34

MAP AMENDMENT FOR 934 VILMIN ROAD (SLAS)

Rezone from R-1 to A-1 (5.001 acres)

WHEREAS, Frank P. & Karen M. Slas did file a petition for a Map Amendment from R-1 to A-1, for property located at 934 Vilmin Road in Section 3 & 10 of Little Rock Township; and

WHEREAS, said property is identified with the tax identification numbers 01-03-352-002 (5.001 acres) & 01-10-101-001 and is legally described as "Exhibit A"; and

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

WHEREAS, the petitioner desires to rezone the property in order to have a horse boarding and training facility on the property, as permitted in the A-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 R-1 to A-1 on the tract of land at 934 Vilmin Road legally described as above and further described as "Exhibit B".

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



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

LEGAL DESCRIPTION

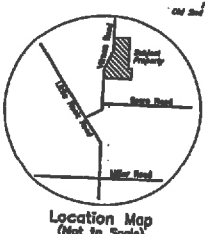
Exhibit A

That part of the Southwest Quarter of Section 3, and that Part of the Southeast Quarter of Section 4, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of Lot 10 in Stainfield Subdivision; thence South $00^{\circ}19'50''$ East, along the West Line of said Subdivision, 326.70 feet for the point of beginning; thence South $00^{\circ}19'50''$ East, along said West Line, 482.67 feet to the Northwest Corner of Lot 22 of Unit Two, Stainfield Subdivision; thence South $00^{\circ}39'53''$ East, along the West Line of said Lot 22, a distance of 38.38 feet; thence South $89^{\circ}20'07''$ West, 458.60 feet to the centerline of Vilman Road thence Northerly, along said centerline, 540.08 feet to a line drawn North $88^{\circ}51'57''$ West from the point of beginning; thence South $88^{\circ}51'57''$ East, 398.49 feet to the point of beginning in Little Rock Township, Kendall County, Illinois and containing 5.001 acres.

**ZONING PLAT OF
PART OF THE SOUTHWEST QUARTER OF SECTION 3, and
PART OF THE SOUTHEAST QUARTER OF SECTION 4, and
PART OF THE NORTHEAST QUARTER OF SECTION 9, and
PART OF THE NORTHWEST QUARTER OF SECTION 10, T37N-R6E, 3rd PM
LITTLE ROCK TOWNSHIP KENDALL COUNTY ILLINOIS**

LEGAL DESCRIPTION OF "A-1" TRACT TO BE REZONED "A-1"
That part of the Southwest Quarter of Section 3 and that part of the Southwest Quarter of Section 4, Township 37 North, Range 6 East of the 3rd Principal Meridian, described as follows: Commencing at the Northeast Corner of Lot 18 in Subdivision 18, Section 4, Township 37 North, Range 6 East of the 3rd Principal Meridian, 254.79 feet to the point of beginning, thence South 07°19'00" East, along the West Line of said Lot 18, 682.17 feet to the Northeast Corner of Section 3, thence South 07°19'00" East, along said West Line of Section 3, 272.22 feet to the Northeast Corner of Lot 22 of said Subdivision 18, thence South 07°19'00" East, along the West Line of said Lot 22, a distance of 28.33 feet to the point of beginning, 484.40 feet to the southeast corner of Section 3, thence South 07°19'00" East, along the West Line of said Lot 22, a distance of 28.33 feet to the point of beginning, 246.00 feet to a line bearing North 89°11'30" West from the point of beginning, thence South 07°19'00" East, to the point of beginning in Little Rock Township, Kendall County, Illinois and containing 3,041 acres.

LEGAL DESCRIPTION OF TRACT TO BE REZONED "A-1" CONDITIONAL USE
That part of the Southwest Quarter of Section 3 and that part of the Southwest Quarter of Section 4, Township 37 North, Range 6 East of the 3rd Principal Meridian, described as follows: Commencing at the Northeast Corner of Lot 18 in Subdivision 18, Section 4, Township 37 North, Range 6 East of the 3rd Principal Meridian, 254.79 feet to the point of beginning, thence South 07°19'00" East, along the West Line of said Lot 18, 682.17 feet to the Northeast Corner of Section 3, thence South 07°19'00" East, along said West Line of Section 3, 272.22 feet to the Northeast Corner of Lot 22 of said Subdivision 18, thence South 07°19'00" East, along the West Line of said Lot 22, a distance of 28.33 feet to the point of beginning, 484.40 feet to the southeast corner of Section 3, thence South 07°19'00" East, along the West Line of said Lot 22, a distance of 28.33 feet to the point of beginning, 246.00 feet to a line bearing North 89°11'30" West from the point of beginning, thence South 07°19'00" East, to the point of beginning in Little Rock Township, Kendall County, Illinois and containing 10.455 acres.



SCALE 1"=100'

--- Indicates Line of Form
--- Indicates Contour Elevation
--- Indicates Subdivision Boundary

REMARKS: (02/20/23)
Rights on 180A North 07°19'00" East, 272.22 feet to the Northeast Corner of Section 3, thence South 07°19'00" East, along said West Line of Section 3, 272.22 feet to the Northeast Corner of Lot 22 of said Subdivision 18, thence South 07°19'00" East, along the West Line of said Lot 22, a distance of 28.33 feet to the point of beginning, 484.40 feet to the southeast corner of Section 3, thence South 07°19'00" East, along the West Line of said Lot 22, a distance of 28.33 feet to the point of beginning, 246.00 feet to a line bearing North 89°11'30" West from the point of beginning, thence South 07°19'00" East, to the point of beginning in Little Rock Township, Kendall County, Illinois and containing 10.455 acres.

NOTE: Best Flood Elevation (BFE) on the Subject Property is 67.5 on vision on FEMA Flood Insurance Rate Map Community Panel No. 170341-0215-C with an effective date of July 15, 1992.

SOILS (From USCS Soils Map)

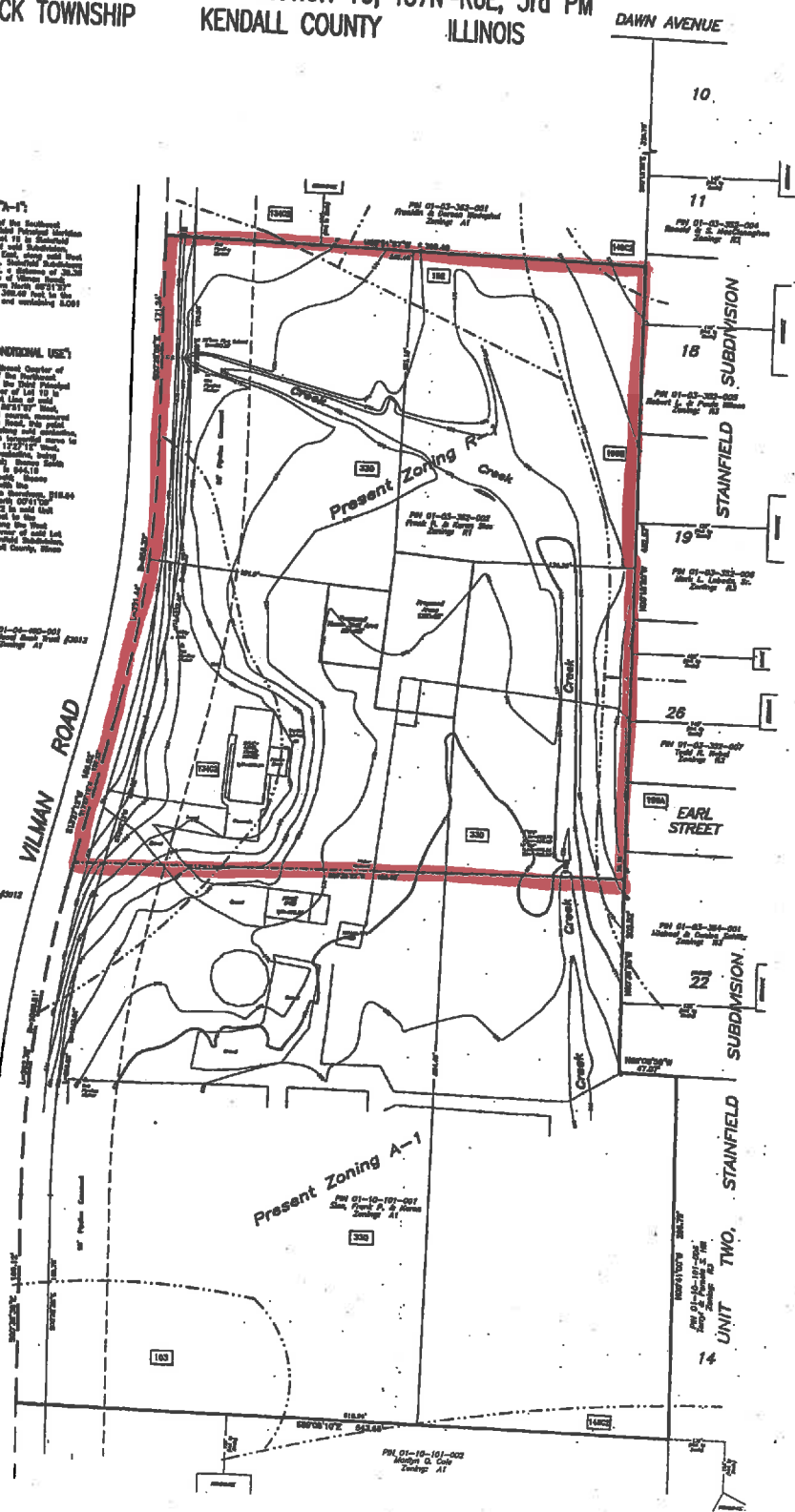
103	Houghton Silt
104	Condon Sil Loam, 4-7% slopes, eroded
105	Proctor Sil Loam, 4-7% slopes, eroded
106	Drummer Silty Clay Loam
107	Flora Sil Loam, 0-2% slopes
108	Flora Sil Loam, 2-4% slopes
109	Portage Silty Clay Loam

AREA TO BE REZONED:
"A-1" to "A-1" = 3,001 Acres
Entire Tract: 10.455 Acres

PRESENT ZONING:
A / R1

PROPOSED ZONING:
A-1 Conditional Use

DEVELOPER:
Mr. Frank Slos
234 Wilcox Road
Piano, Illinois 60545



JOB NO.	01082
JOB NAME	SLAS
DWG FILE	01082003

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

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