ORDINANCE NUMBER 2008-32

MAP AMENDMENT FOR 14.26 ACRES

Rezone from A-1 to R-3

<u>WHEREAS</u>, John Bergstresser Kuney III, has filed a petition for a Map Amendment from A-1 to R-3, for property located on the south side of Van Emmon Road, west of Ponderosa Drive, in Section 34 of Bristol Township and section 42 of Oswego Township; and

<u>WHEREAS</u>, said property is identified with the tax identification number 02-34-253-005 and is legally described on the attached "Exhibit A"; and

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

<u>WHEREAS</u>, the petitioner desires to rezone the 14.26 acre property in order to plat a subdivision by the name of Timberton Preserve; and

<u>WHEREAS</u>, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals on August 26, 2003; and

<u>WHEREAS</u>, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

<u>NOW, THEREFORE, BE IT ORDAINED</u>, that the Kendall County Board hereby grants a zoning map amendment from A-1 to R-3 on the tract of land located on Van Emmon Road, and depicted on the Preliminary Plat of Survey attached as "Exhibit B" hereto and incorporated herein, subject to the following condition:

1. Must include a restrictive covenant and in title deeds that each lot will never be subdivided into a small lot or portion thereof. IN WITNESS OF, this ordinance has been enacted on August 19, 2008.

Attest:

Rennetta Mickelson Kendall County Clerk

John A. Church

Kendall County Board Chairman

EXHIBIT A

Legal Description for Timberton Preserve

Being a subdivision of part of the northeast quarter of section 34, township 37 north, range 7 east of the third principal meridian, in the township of Bristol, Kendall County, Illinois.

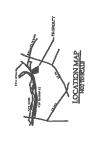
PRELIMINARY PLAT OF SUBDIVISION

TIMBERTON PRESERVE

BENG A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIA, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

Scale: 1" = 100'

EXHIBIT B



BAMON'S

3

ZONING: CURIDA A.

318F

MARY 11LL SPERRY KDIO VAN BAMON ND. YORKVILLE, IL 68540 ZONE: AGRICULTURAL

TOTAL AUGA: 14.254 ACIES

STATE ROUTE 71

KENDALL COUNTY PORESTPRESEN 1 10 MADISON ST, WEST YORKYLLE, 11, 60566 ZONE, AGRICALTURAL

SHARED PRIVATE DRIVE DETAIL SCALE 1"-50

A.C.W. (TO BE DECKATED); CARE ACYDS 55555

PREPARED: AUGUST 11, 2008

R B & ASSOCIATES
LAND SURVEYORS, INC.
4 West Main Street
Plante, Illinois 60545
(630) 552-7452

DESIGN FIRM NO. 184-004475 DWG# 2003-13620-PREI, C