ORDINANCE NUMBER 2006-<u>63</u>

ZONING MAP AMENDMENT FOR 0.246786 ACRES IN THE VILLAGE OF MILLBROOK

Rezone from M-1 to B-2

<u>WHEREAS</u>, BBS-M3 Properties, LLC did file a petition for a Zoning Map Amendment from M-1 to B-2 to R-1 for property located in the Village of Millbrook with the address of 27 Harris Avenue; and

<u>WHEREAS</u>, said property is currently identified with the property identification number 04-16-176-010 and is legally described as follows:

Lot 1 in Block 6 of the Village of Millbrook as per plat of said Village recorded in the Recorder's Office of Kendall County, Illinois, in Plat Book 4, Page 78, situated in said Village of Millbrook, and the S'ly 42' of vacated Hudson Street lying N'ly of and adjoining said Lot 1, further described as commencing at the NE corner of Block 6 aforesaid of the Village of Millbrook; thence N'ly on the W line of Harris Avenue if extended 42'; thence W'ly and parallel with the N line of Block 6, 125'; thence S'ly parallel with the W line of Harris Avenue, 42'; thence E'ly along the N line of Lot 1, Block 6 aforesaid, 125' to the place of beginning, in Kendall County, Illinois; and

WHEREAS, said property is currently zoned M-1 Limited Manufacturing District; and

<u>WHEREAS</u>, the petitioner desires to rezone the property to B-2 General Business District in order to bring the existing and proposed uses of the property in conformance with the Kendall County Zoning Ordinance; and

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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 M-1 to B-2 on the tract of land legally described above, depicted as Exhibit "A" attached to this Ordinance.

IN WITNESS OF, this ordinance has been enacted on October 17, 2006.

John/A/Church

Kendall County Board Chairman

Paul Anderson

Kendall County Clerk

SITE PLAN

OWNER: BEN MOE 415 WALNUT STREET YORKVILLE, ILLINOIS 60560

SCALE 1" = 20"
C=FOUND IRON PIPE
F.I.P. = FOUND IRON PIPE
(R) = RECORD DISTANCE
(M) = MEASURED DISTANCE
GRAVEL
CONCRETE/ASPHALT

₩ =FENCE

LOT 1 IN BLOCK 6 OF THE VILLAGE OF MILLEROOK AS PER PLAT OF SAID VILLAGE RECORDED IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, IN PLAT BOOK 4, PAGE 78, SITUATED IN SAID VILLAGE OF MILLEROOK, AND THE SOUTHERLY 42 FEET OF VACATED HUDSON STREET LYING NORTHERLY OF AND ADJOINING SAID LOT 1, FURTHER DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF BLOCK 6 AFORESAID OF THE VILLAGE OF MILLEROOK, THENCE NORTHERLY ON THE WEST LINE OF BLOCK 6, 126 FEET; THENCED, 42 FEET; THENCE WESTELLY AND PARALLEL WITH THE NORTH LINE OF BLOCK 6, 126 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF HARRIS AVENUE, 42 FEET; THENCE ESFERLY ALONG THE NORTH LINE OF LOCK 6 AFORESAID, 125 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

SURVEYOR: MICHEL C. ENSALACO 1861 AUCUTT ROAD MONTGOMERY, ILLINGIS 60538

COMMONLY KNOWN AS 27 HARRIS AVENUE, MILLEROOK, ILLINOIS.

PRESENT ZONING - M-1

