

**ORDINANCE NUMBER 2004 - 45**  
**CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL**  
**DEERE CROSSING**

WHEREAS, B & B Land Development has petitioned Kendall County for approval of a map amendment, concept plan, preliminary plat, and final plat for Deere Crossing as required under the provisions of the RPD-2 (Residential Planned Development – Two) District ; and

WHEREAS, said petition did pertain to a tract of land approximately 36.9 acres in area, generally located on the west side of Immanuel Road south of Ament Road in Section 17 of Kendall Township; and

WHEREAS, said property is legally described in Exhibit “A”; and

WHEREAS, the Kendall County Board concurred with the findings of the Zoning Board of Appeals in granting a zoning map amendment from A-1 to RPD-2 for the tract legally described above; and

WHEREAS, the developer has proposed to develop the property as a Residential Planned Development and is required to submit a concept plan and preliminary plat demonstrating how the proposed development accomplishes the goals of the RPD-2 zoning district; and

WHEREAS, all procedures required by Sections 8.04 and 8.06 the Kendall County Zoning Ordinance and the requirements of the Kendall County Subdivision Control Ordinance were followed;

WHEREAS, the developer intends to develop the property in substantial conformance with the concept plan and preliminary plat attached hereto and made a part hereof as Group Exhibit “B”; and

WHEREAS, the developer has requested variances from Sections 8.04.C of the Kendall County Zoning Ordinance to allow for Lot 18 in the proposed subdivision to exceed forty-five thousand (45,000) square feet; and

WHEREAS, the Kendall County Zoning Board of Appeals, after due notice to adjacent property owners and publication in the Kendall County Record, a newspaper of general circulation in Kendall County, conducted a public hearing on Tuesday, August 24, 2004 on the requested variance from the official controls of the Kendall County Zoning Ordinance; and

WHEREAS, the Kendall County Zoning Board of Appeals voted on August 24, 2004 to approve the requested variances from the official controls of the Kendall County Zoning Ordinance; and

WHEREAS, the developer intends to develop the property in substantial conformance with the concept plan and preliminary plat attached hereto and made a part hereof as "Group Exhibit B"; and

WHEREAS, the Planning, Building and Zoning Committee determined that the Concept Plan and Preliminary Plat did meet the intent or requirements of the RPD Zoning District and recommended approval of same to the County Board;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a concept plan and preliminary plat of subdivision for said tract of land entitled "Deere Crossing".

IN WITNESS OF, this ordinance has been enacted on December 21, 2004.

  
\_\_\_\_\_  
John A. Church  
Kendall County Board Chairman

Attest:

  
\_\_\_\_\_  
Paul Anderson  
Kendall County Clerk

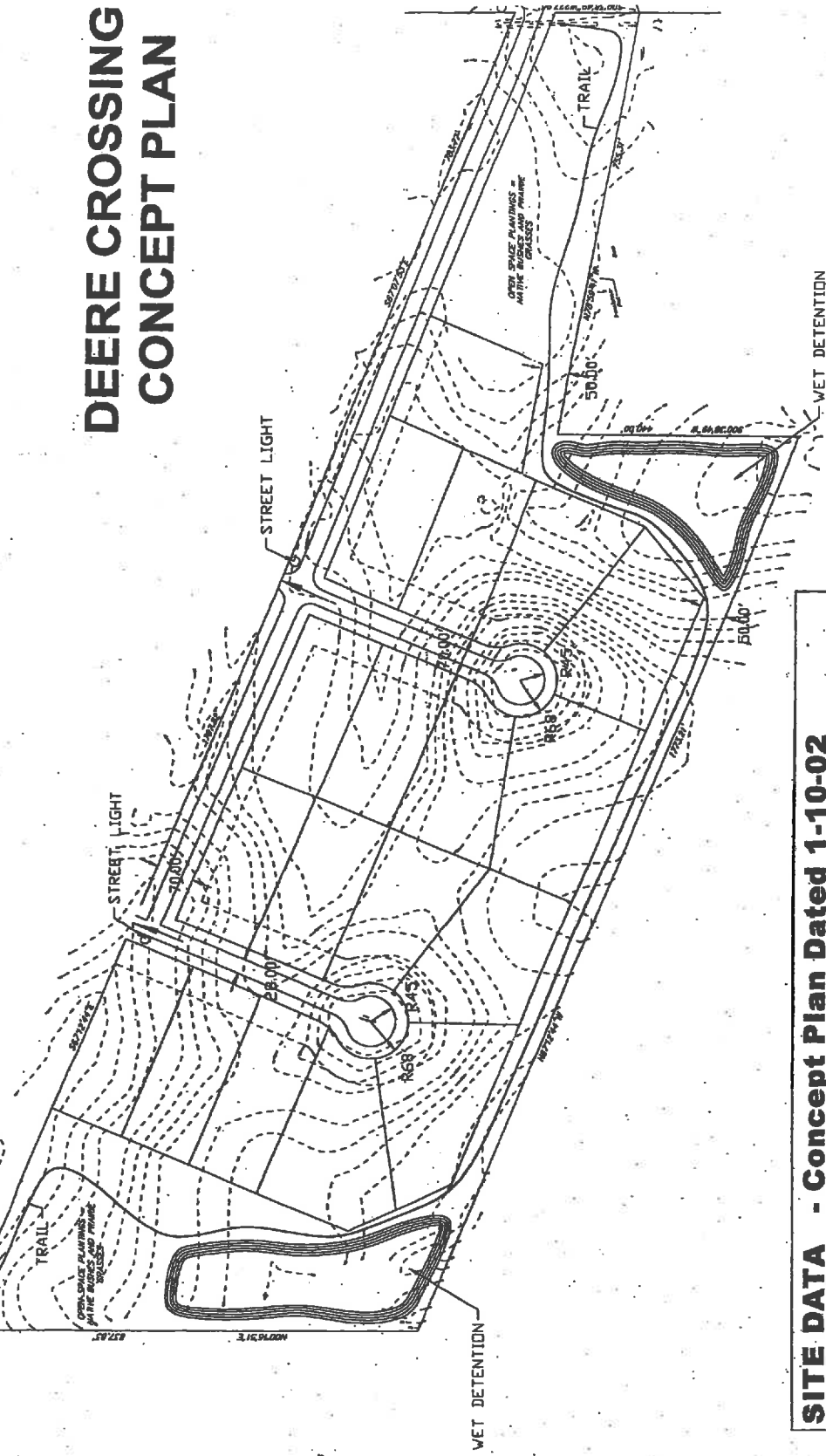
# EXHIBIT "A"

## LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°38'49" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1119.0 FEET TO AN IRON STAKE FOR A POINT OF BEGINNING; THENCE NORTH 78°59'41" WEST ALONG A LINE WHICH FORMS AN ANGLE OF 100°21'30" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 755.31 FEET TO AN IRON STAKE; THENCE SOUTH 00°38'49" WEST ALONG A LINE WHICH FORMS AN ANGLE OF 79°38'30" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM 440.0 FEET; THENCE NORTH 67°12'44" WEST ALONG A LINE WHICH FORMS AN ANGLE OF 67°51'33" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 1773.21 FEET TO A LINE DRAWN NORTH 00°16'51" EAST FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 271.03 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, TO AN IRON STAKE ON THE SOUTHERLY LINE OF PREMISES CONVEYED TO THEODORE W. SHAW BY AN ADMINISTRATOR'S DEED RECORDED APRIL 4, 1974 AS DOCUMENT NO. 74-1436; THENCE NORTH 00°16'51" EAST ALONG SAID LINE 837.83 FEET TO SAID SOUTHERLY LINE OF THE SHAW PREMISES; THENCE SOUTH 67°12'44" EAST ALONG SAID SOUTHERLY LINE, 1797.82 FEET TO A STONE MONUMENT AT THE SOUTHEAST CORNER OF SAID SHAW PREMISES; THENCE SOUTH 67°07'53" EAST, 783.77 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°38'49" WEST ALONG SAID EAST LINE 227.93 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 36.878 ACRES AS SHOWN BY THE PLAT HEREON DRAWN WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN 1 ½ MILE OF THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE WHICH HAS ADOPTED AN OFFICIAL PLAN, AND THAT NO PART IS WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Part of the Southwest Quarter of Section  
Kendall Township Kendall County

# DEERE CROSSING CONCEPT PLAN



**SITE DATA - Concept Plan Dated 1-10-02**

DESCRIPTION	# Home Sites**	Total Acres	% OF TOTAL ACRES	DU/AC	Proposed Zoning
Residential Lots*	18	24.90	67.85%	0.72	RPD-2
Open Space		11.80	32.15%	0.00	RPD-2
<b>TOTALS</b>	<b>18</b>	<b>36.70</b>	<b>100.00%</b>	<b>0.49</b>	<b>RPD-2</b>

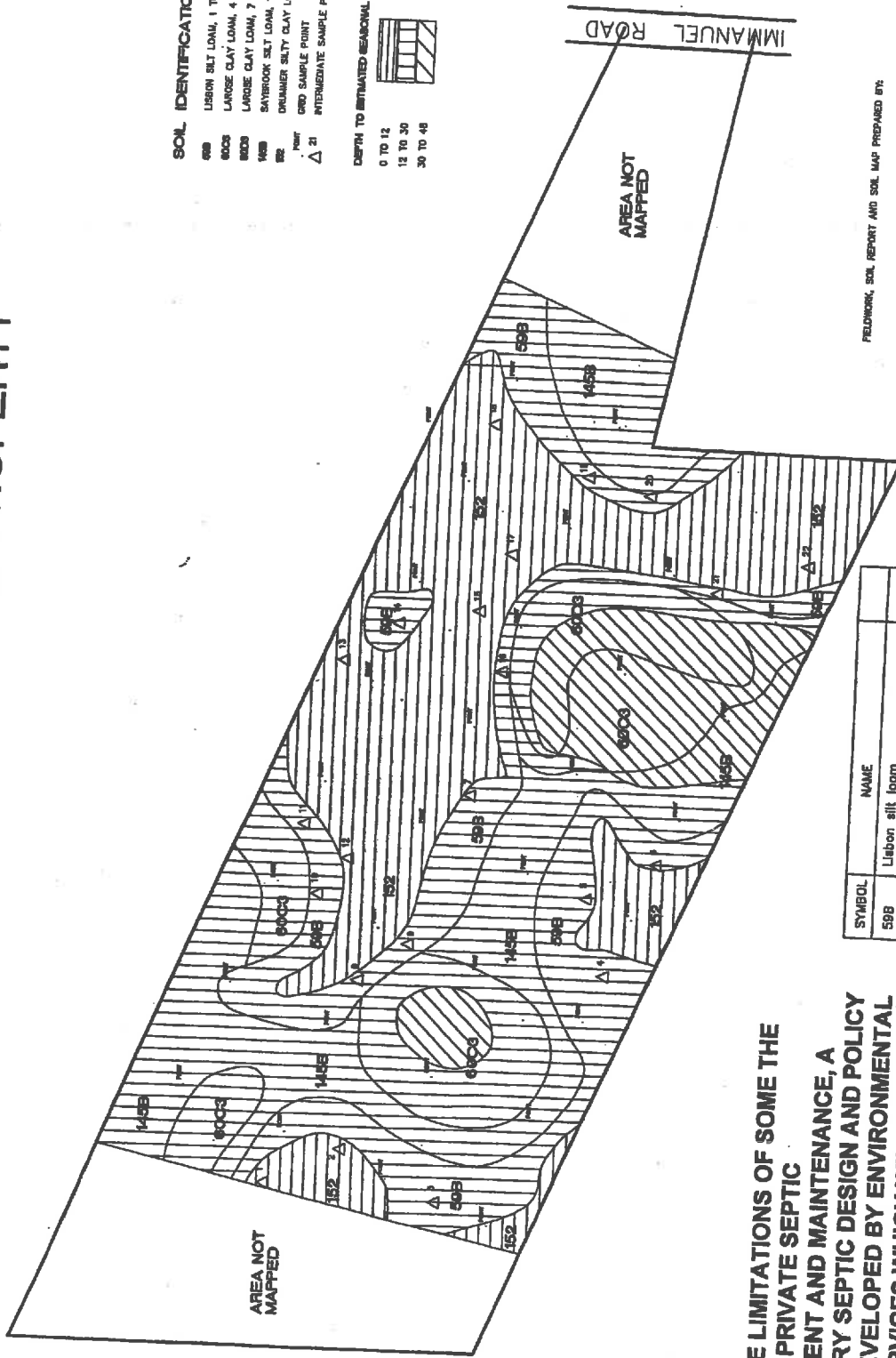
\* Maximum lot = 45,000 sq. ft., Lots to be served with private, individual well & septic systems  
 \*\* Includes Roadways = 2600 linear feet (4.2 acres)

Notes:  
 Design to meet all Kendall County Subdivision and Zoning Ordinance requirements  
 Minimum Lot Width = 125 feet at building line

Resurvey and Boundary  
 Prepared by:  
 James H. Olson Associates  
 107 West Madison Street  
 Yorkville, Illinois 62580  
 April 1, 1998  
 Concept Plan by  
 James H. Olson Associates  
 107 West Madison Street  
 Yorkville, Illinois 62580  
 (630) 368-0387



# ADDENDUM TO STEP A SOIL SURVEY MAP FOR: IMMANUEL ROAD PROPERTY



### SOIL IDENTIFICATION LEGEND

- 60B LISBON SILT LOAM, 1 TO 4 PERCENT SLOPES
- 60C3 LARGE CLAY LOAM, 4 TO 7 PERCENT SLOPES, SEVERELY ERODED
- 60D3 LARGE CLAY LOAM, 7 TO 12 PERCENT SLOPES, SEVERELY ERODED
- 145B SAYBROOK SILT LOAM, 1 TO 4 PERCENT SLOPES
- DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
- △ 1 DRO SAMPLE POINT
- △ 21 INTERMEDIATE SAMPLE POINT

DEPTH TO ESTIMATED SEASONAL HIGH WATER TABLE (INCHES)

- 0 TO 12
- 12 TO 30
- 30 TO 48



**NOTE:**  
DUE TO THE LIMITATIONS OF SOME THE SOILS FOR PRIVATE SEPTIC DEVELOPMENT AND MAINTENANCE, A PRELIMINARY SEPTIC DESIGN AND POLICY WILL BE DEVELOPED BY ENVIRONMENTAL DESIGN SERVICES WHICH WILL DESIGNATE THE ALTERNATIVE METHODS TO ASSURE THAT THE PRIVATE SEWAGE SYSTEMS WILL WORK FOR IN PERPETUITY

SYMBOL	NAME
59B	Lisbon silt loam
60C3	Lo Rose silt loam, 4 to 7 percent slopes, severely eroded
60D3	Lo Rose silt loam, 7 to 12 percent slopes, severely eroded
145B	Saybrook silt loam, 2 to 4 percent slopes
152	Drummer silty clay loam

FELDMARK, SOIL REPORT AND SOIL MAP PREPARED BY:

BRUCE R. PUTNAM  
CPSC (ARUPAC & ISCA)

A SOIL SURVEY REPORT HAS BEEN PREPARED FOR THE PROPERTY AND THE REPORT SHOULD BE REVIEWED THOROUGHLY BEFORE ANY DEVELOPMENT OCCURS.

THIS SOIL MAP IS SPECIALLY APPROVED WITH THE SOILS DIV.



PART OF THE SOUTHWEST QUARTER OF SECTION 17, T. 38 N. R. 7 E. REDWALL COUNTY, ILLINOIS

PUTNAM SOIL TESTING, INC.  
5200 W. WOODSTOCK LANE  
WOODSTOCK, IL  
(815) 338-8210

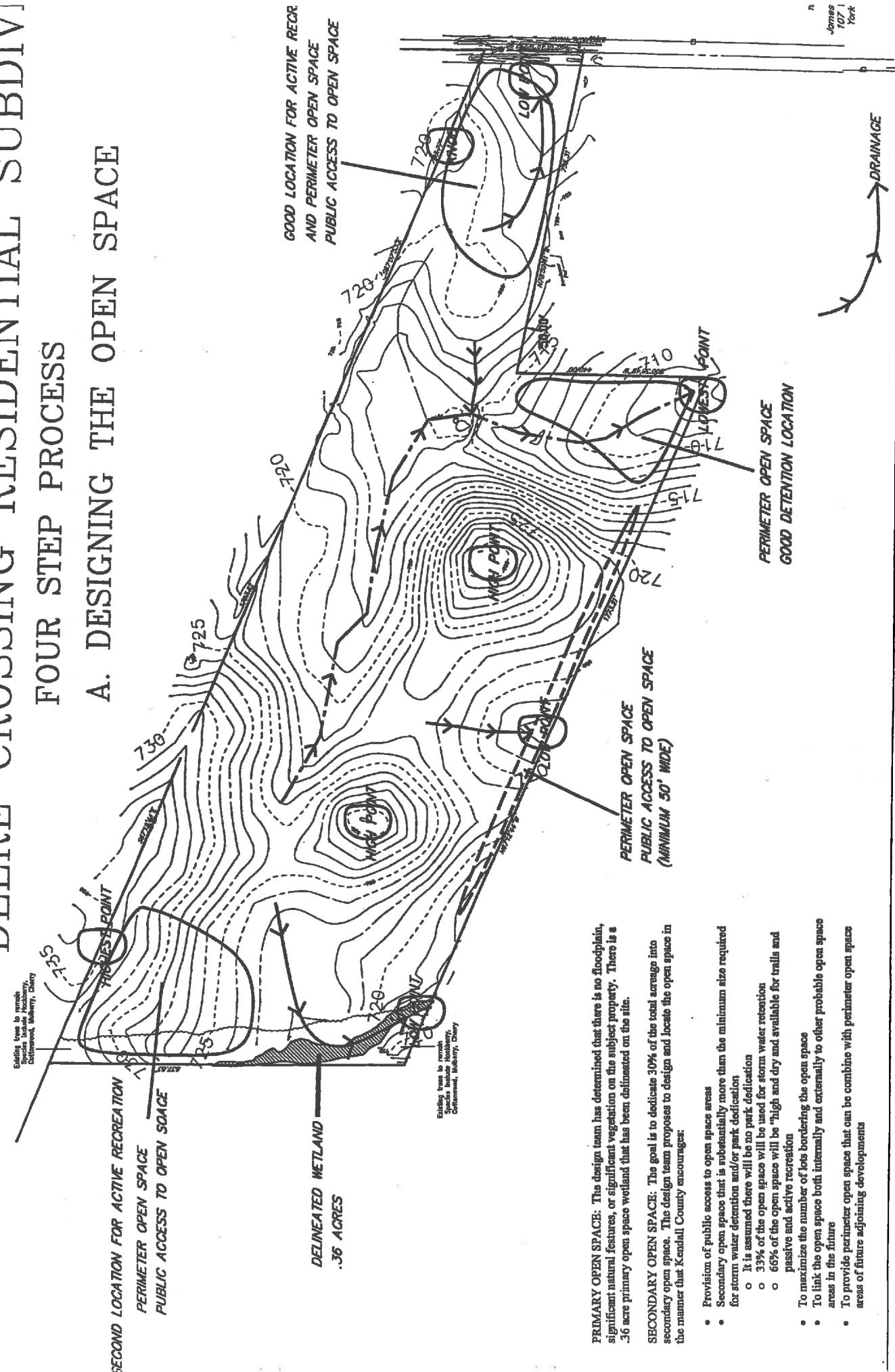
DATE: JULY 11, 2002

PROJECT: IMMANUEL RD

# DEERE CROSSING RESIDENTIAL SUBDIVISION

## FOUR STEP PROCESS

### A. DESIGNING THE OPEN SPACE



**PRIMARY OPEN SPACE:** The design team has determined that there is no floodplain, significant natural features, or significant vegetation on the subject property. There is a .36 acre primary open space wetland that has been delineated on the site.

**SECONDARY OPEN SPACE:** The goal is to dedicate 30% of the total acreage into secondary open space. The design team proposes to design and locate the open space in the manner that Kendall County encourages.

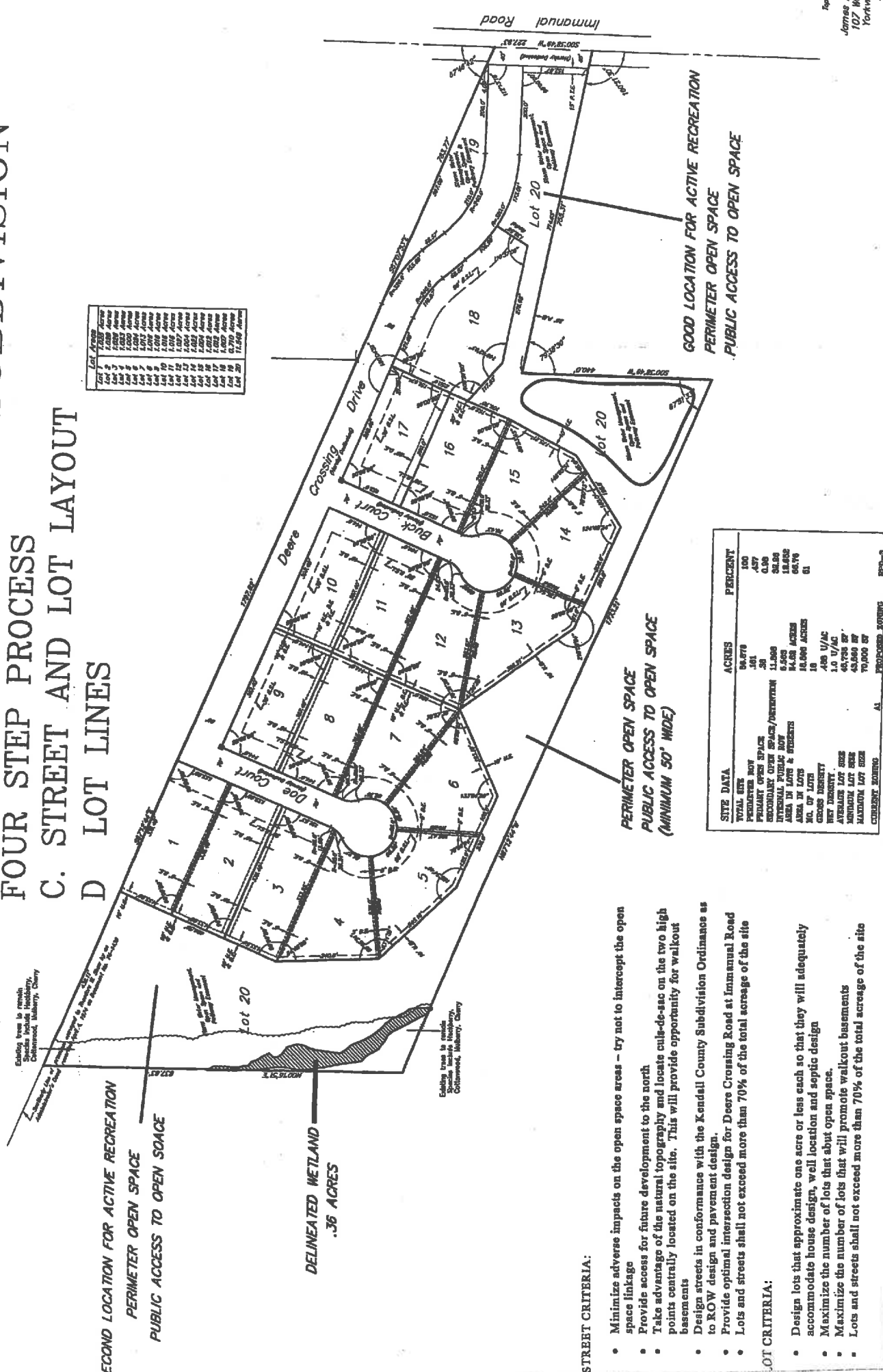
- Provision of public access to open space areas
- Secondary open space that is substantially more than the minimum size required for storm water detention and/or park dedication
  - o It is assumed there will be no park dedication
  - o 33% of the open space will be used for storm water retention
  - o 66% of the open space will be "high and dry and available for trails and passive and active recreation"
- To maximize the number of lots bordering the open space
- To link the open space both internally and externally to other probable open space areas in the future
- To provide perimeter open space that can be combined with perimeter open space areas of future adjoining developments

# DEERE CROSSING RESIDENTIAL SUBDIVISION

## FOUR STEP PROCESS

### C. STREET AND LOT LAYOUT

### D. LOT LINES



Lot	Area
Lot 1	1.0000 Acres
Lot 2	1.0000 Acres
Lot 3	1.0000 Acres
Lot 4	1.0000 Acres
Lot 5	1.0000 Acres
Lot 6	1.0000 Acres
Lot 7	1.0000 Acres
Lot 8	1.0000 Acres
Lot 9	1.0000 Acres
Lot 10	1.0000 Acres
Lot 11	1.0000 Acres
Lot 12	1.0000 Acres
Lot 13	1.0000 Acres
Lot 14	1.0000 Acres
Lot 15	1.0000 Acres
Lot 16	1.0000 Acres
Lot 17	1.0000 Acres
Lot 18	1.0000 Acres
Lot 19	1.0000 Acres
Lot 20	1.0000 Acres

SITE DATA	ACRES	PERCENT
TOTAL SITE	20.0000	100
PERIMETER OPEN SPACE	4.0000	20%
SECONDARY OPEN SPACE/RETENTION	11.0000	55%
INTERNAL PUBLIC ROW	6.0000	30%
AREA IN LOTS & RETAINERS	16.0000	80%
AC. OF LOTS	16.0000	80%
PERCENT DENSITY	400 U/A	
AVERAGE LOT SIZE	1.0 U/A	
MINIMUM LOT SIZE	60,700 SQ. FT.	
MAXIMUM LOT SIZE	45,000 SQ. FT.	
CURRENT ZONING	A1	RES-3

- STREET CRITERIA:**
- Minimize adverse impacts on the open space areas - try not to intercept the open space linkage
  - Provide access for future development to the north
  - Take advantage of the natural topography and locate cul-de-sac on the two high points centrally located on the site. This will provide opportunity for walkout basements
  - Design streets in conformance with the Kendall County Subdivision Ordinance as to ROW design and pavement design.
  - Provide optimal intersection design for Deere Crossing Road at Immanual Road
  - Lots and streets shall not exceed more than 70% of the total acreage of the site
- LOT CRITERIA:**
- Design lots that approximate one acre or less each so that they will adequately accommodate house design, well location and septic design
  - Maximize the number of lots that abut open space.
  - Maximize the number of lots that will promote walkout basements
  - Lots and streets shall not exceed more than 70% of the total acreage of the site

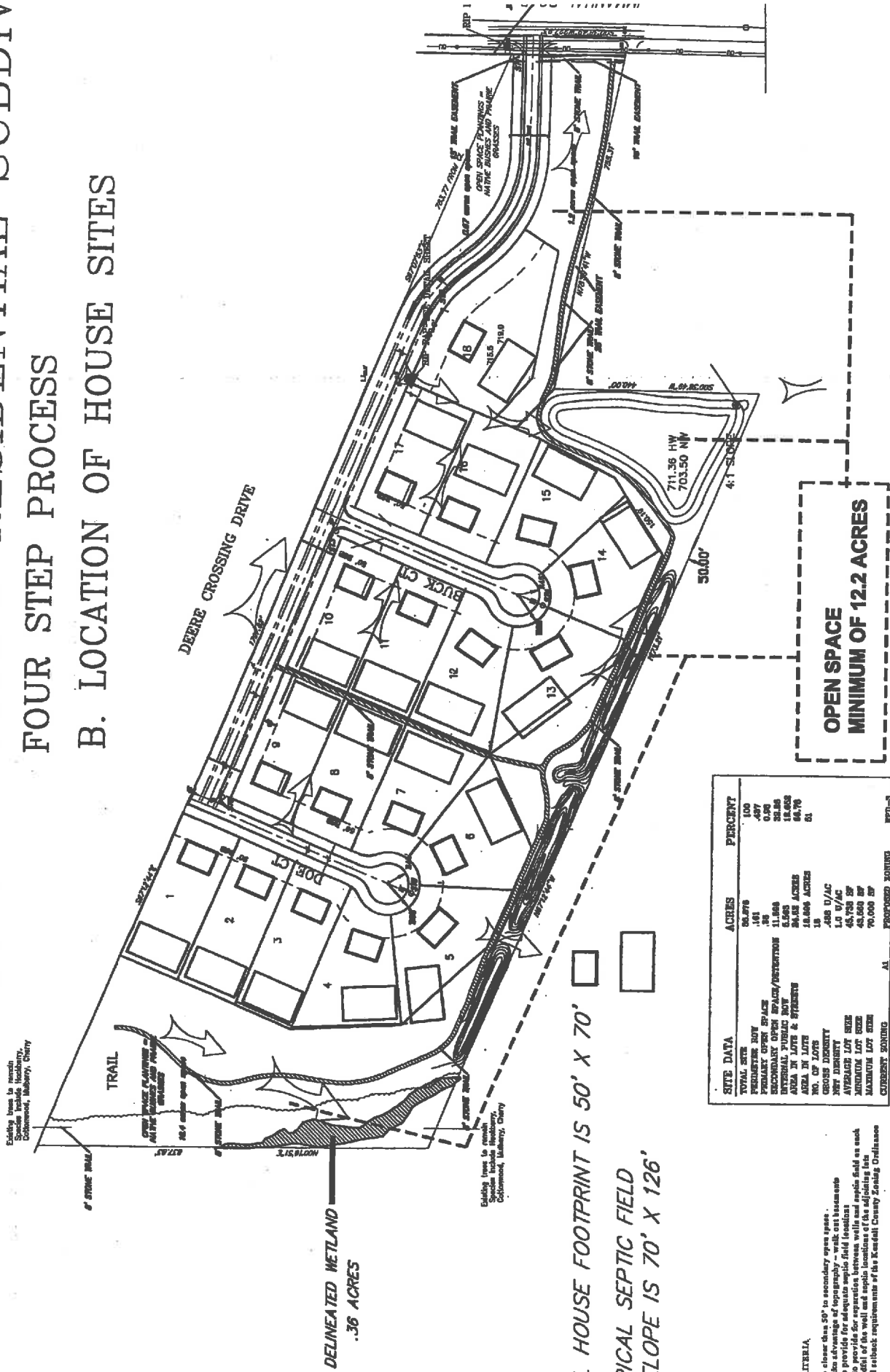
Prep:  
James A.  
107 W.  
Yorkville



# DEERE CROSSING RESIDENTIAL SUBDIVISION

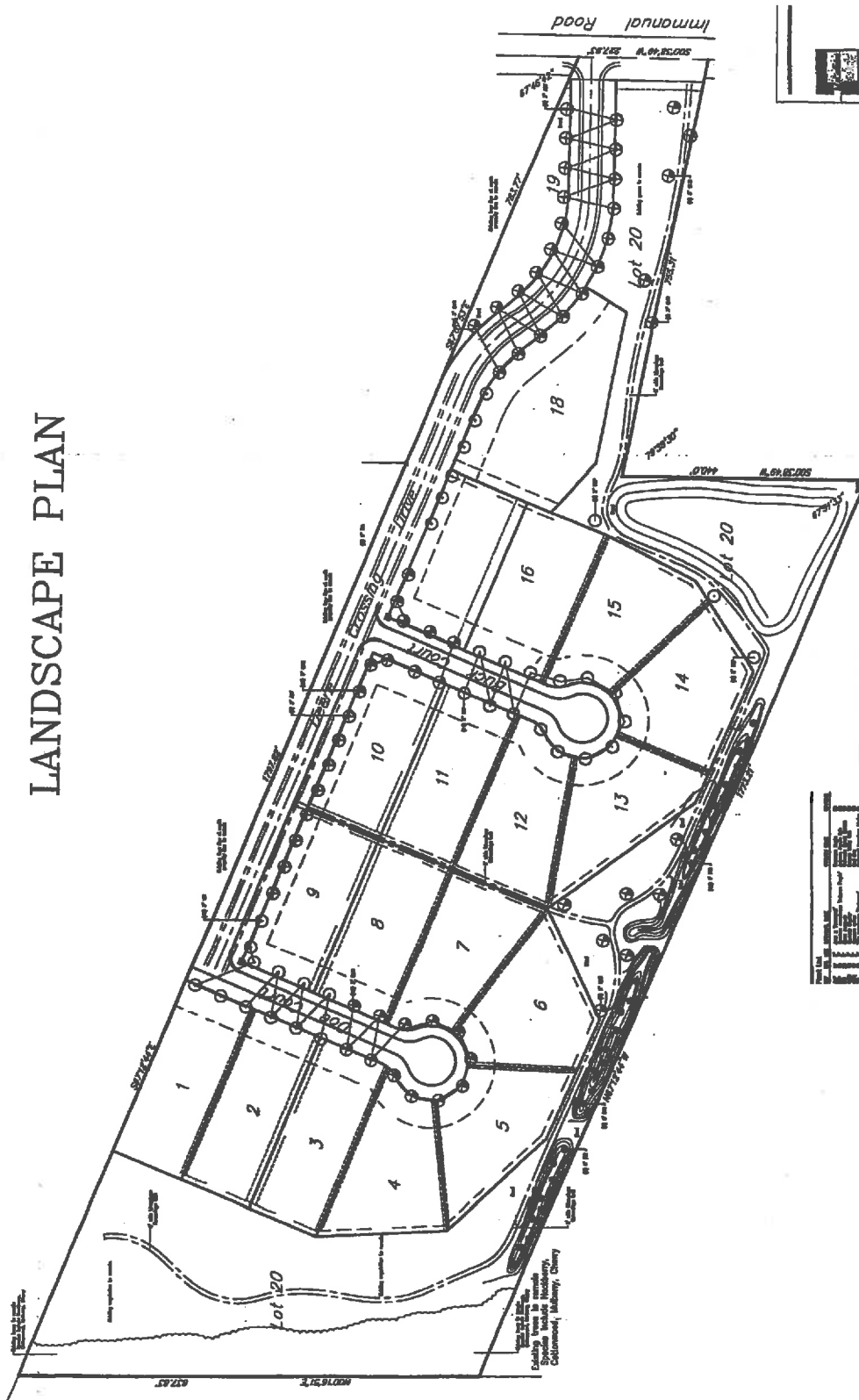
## FOUR STEP PROCESS

### B. LOCATION OF HOUSE SITES



# DEERE CROSSING RESIDENTIAL SUBDIV

## LANDSCAPE PLAN



NOTES:  
 1. ALL PLANTINGS TO BE INSTALLED BY THE HOMEOWNER.  
 2. ALL PLANTINGS TO BE INSTALLED BY THE HOMEOWNER.  
 3. ALL PLANTINGS TO BE INSTALLED BY THE HOMEOWNER.  
 4. ALL PLANTINGS TO BE INSTALLED BY THE HOMEOWNER.  
 5. ALL PLANTINGS TO BE INSTALLED BY THE HOMEOWNER.

NO.	DESCRIPTION	QUANTITY	UNIT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...

**DAVID R. MCCAI**  
 Landscape Architect  
 200 West  
 Lincoln Street  
 Chicago, Illinois 60601  
 Telephone  
 (312) 467-1111  
 Fax  
 (312) 467-1112  
 E-mail  
 david@dmccai.com  
 Website  
 www.dmccai.com

Prepared for  
**B-B Land Dev**

Final Plat of  
Deere Crossing Subdivision  
Kendall Township Kendall County Illinois

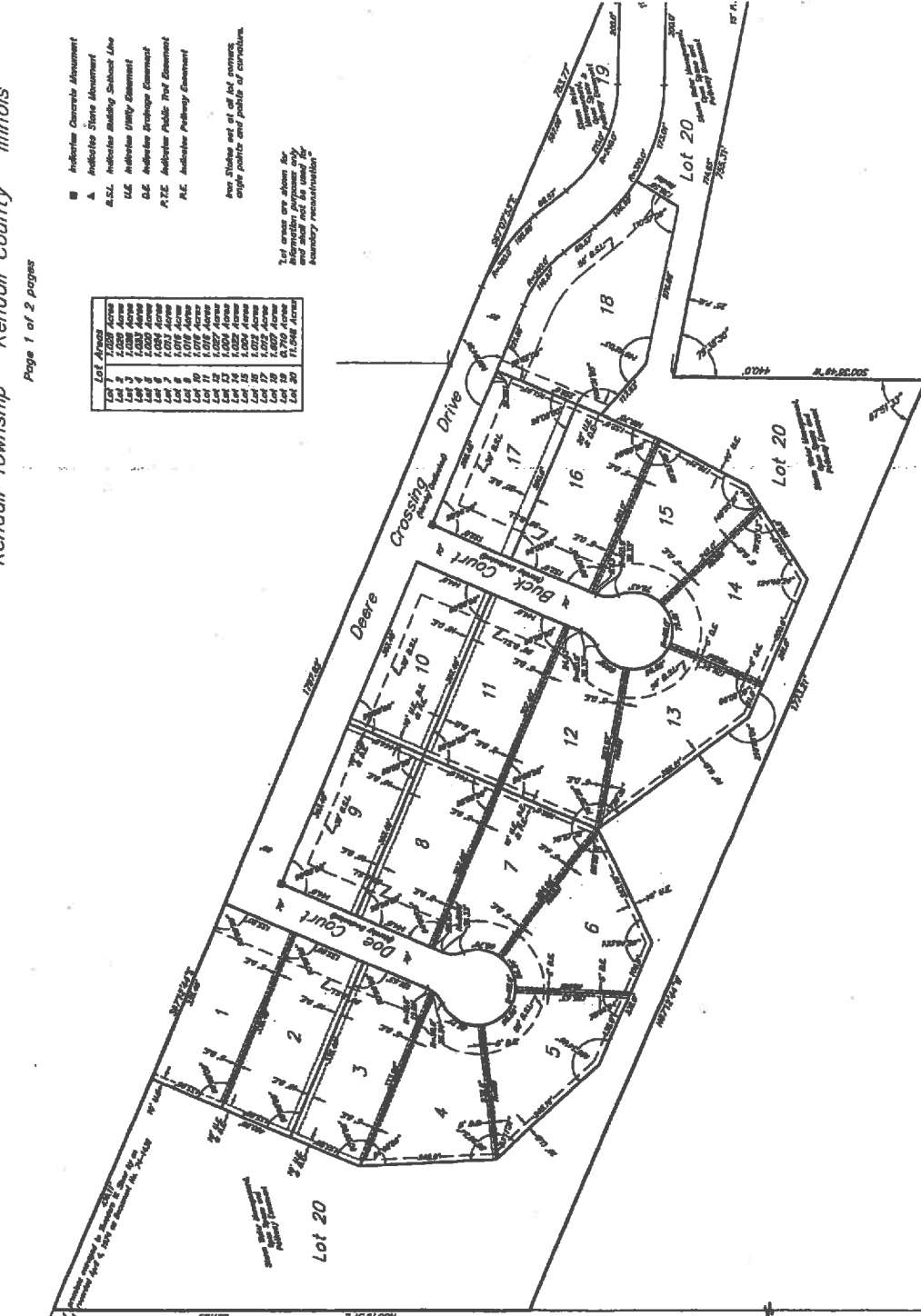
Page 1 of 2 pages

- Indicate Concrete Measurement
- A Indicate Stone Measurement
- Indicate existing Sublot Line
- Indicate Utility Easement
- Indicate Strategic Easement
- Indicate Public Trail Easement
- Indicate Pathway Easement

Area Shaded red is off lot easement  
single points and points of curvature.

Lot areas are shown for  
information purposes only.  
Boundary measurements  
boundary measurement.

LOT	Area
Lot 1	2.0233 Acres
Lot 2	2.0233 Acres
Lot 3	2.0233 Acres
Lot 4	2.0233 Acres
Lot 5	2.0233 Acres
Lot 6	2.0233 Acres
Lot 7	2.0233 Acres
Lot 8	2.0233 Acres
Lot 9	2.0233 Acres
Lot 10	2.0233 Acres
Lot 11	2.0233 Acres
Lot 12	2.0233 Acres
Lot 13	2.0233 Acres
Lot 14	2.0233 Acres
Lot 15	2.0233 Acres
Lot 16	2.0233 Acres
Lot 17	2.0233 Acres
Lot 18	2.0233 Acres
Lot 19	2.0233 Acres
Lot 20	11.5068 Acres



Notes of Deed:  
All lots on exhibited in the plat herein shown are subject to  
the provisions of the Deed of Gift, dated and recorded in the  
Kendall County records as administered by the Kendall County Building  
and Zoning Office, and in a convenient meeting with the said  
A reasonable release will be issued upon payment of said fees.  
Copies to other meeting areas.

Kendall County has a long, rich tradition in agriculture and respects the role  
that farming continues to play in shaping the community. The county has  
a long history of supporting agriculture and the rural lifestyle. All  
at Kendall County. Anytime constructing a residence or facility near the county  
should be aware that normal agricultural practices may result in occasional  
noise and odors. The county's goal is to ensure the future of agriculture that are not  
impacted in other meeting areas.

State of Illinois : 55  
County of Kendall :

I, James M. Olson, Notary Public in and for the State of Illinois, do hereby certify that I have surveyed and platted the part of the Southeast Quarter of  
Section 17, Township 38 North, Range 10 East, of the 1st and 2nd Southwest Quarter Deere  
North 82°54'50" East along the East line of said Southwest Quarter, 1118.0 feet to an  
iron stake for a point of beginning, thence North and west, measured double  
meridian, 255.31 feet to an iron stake, thence South 82°54'50" West along a line which  
bears an angle of 29°28'27" with the prolongation of the above line, the whole course an angle of  
67°21'51" with the East described course, measured double-meridian, 1728.17  
feet to a line drive North 82°54'50" East from Station of corner of said  
Southwest Quarter, to an iron stake on the westerly line of previous survey to the  
Monitors M. Stone by an Administrator's deed recorded June 1, 1974 in said County, the  
South 82°54'50" West along said line 232.83 feet to the point of beginning in Kendall  
Township, Kendall County Illinois, and containing 36.829 acres as shown by the plat herein  
shown which is a portion of the same. I further certify that the above described  
property is within 1/2 mile of the corporate limits of the United City of Yorkville,  
which has notified the Federal Emergency Management Agency.

Dated at Yorkville, Illinois

James M. Olson  
Notary Public in and for the State of Illinois  
107 West Madison Street  
Yorkville, Illinois 62458  
(618)335-6625

18

17

19

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Subdivision map of  
Deere Crossing Subdivision  
of Section 17-38-12

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