

ORDINANCE NUMBER 2004 - 48

CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
TANGLEWOOD TRAILS

WHEREAS, Tanglewood Development Corporation has petitioned Kendall County for approval of a map amendment, concept plan, and preliminary plat for Tanglewood Trails 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 67.6 acres in area, generally located on the east side of Highpoint Road south of Legion Road in Sections 7, 8, 17, and 18 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 Lots 12, 13, 14, 24, 25, 28, 29, 30, 31, and 32 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, October 13, 2004 on the requested variance from the official controls of the Kendall County Zoning Ordinance; and

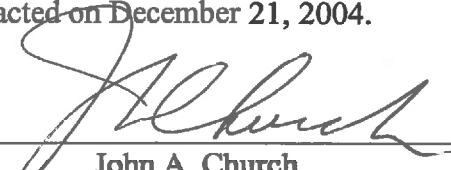
WHEREAS, the Kendall County Zoning Board of Appeals voted on October 13, 2004 to approve the requested variances from the official controls of the Kendall County Zoning Ordinance; and

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 "Tanglewood Trails".

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

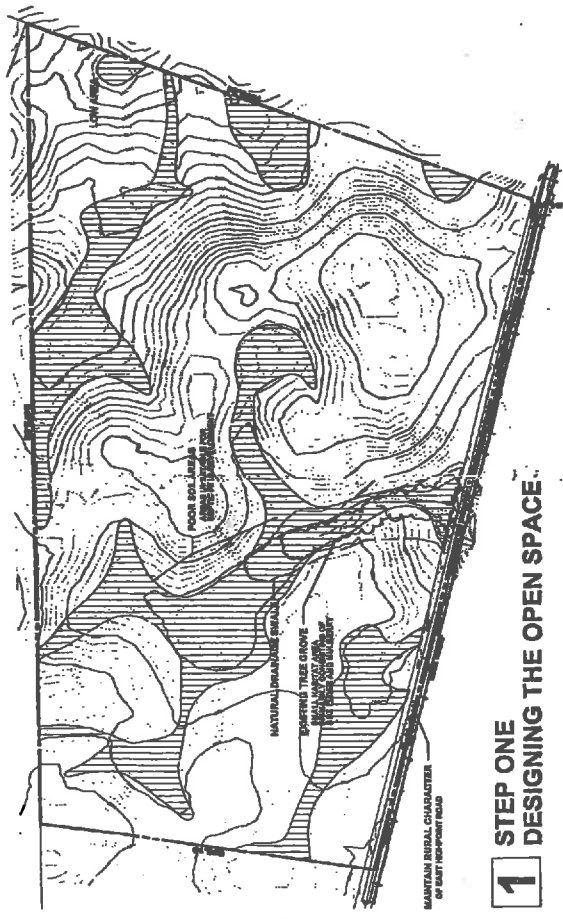
TANGLEWOOD TRAILS SUBDIVISION
LEGAL DESCRIPTION OF PROPERTY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, PART OF THE SOUTHWEST QUARTER OF SECTION 8, PART OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, WOODLAND ACRES, AS SHOWN BY THE PLAT RECORDED SEPTEMBER 23, 1971 AS DOCUMENT 71-3652; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID WOODLAND ACRES, 920.58 FEET TO THE CENTER LINE OF LEGION ROAD; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 18012" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 495.72 FEET FOR A POINT OF BEGINNING, THIS LINE HEREINAFTER REFERRED TO AS LINE "A;" THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 8037" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 995.19 FEET TO THE CENTER LINE OF HIGHPOINT ROAD; THENCE SOUTHERLY ALONG SAID HIGHPOINT ROAD CENTER LINE, WHICH FORMS AN ANGLE OF 9502" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 2074.64 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 146 WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 54.12 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 12908" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 1615.82 FEET TO LINE "A" EXTENDED FROM THE NORTH; THENCE NORTHERLY ALONG SAID EXTENDED LINE "A," 2472.93 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

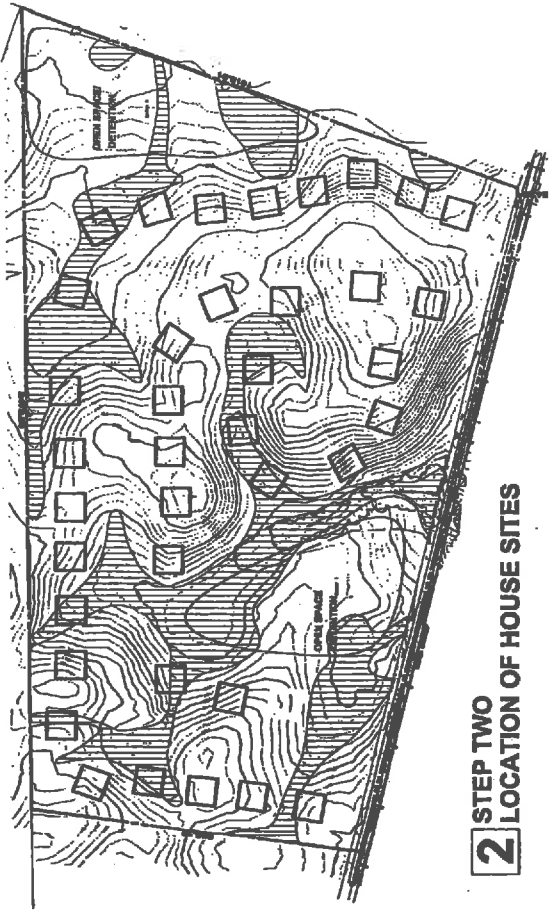
OF / LOT
FOUR-STEP CONCEPTUAL DESIGN PROCESS
TANGLEWOOD TRAILS
 TANGLEWOOD DEVELOPMENT
 KENDALL COUNTY, ILLINOIS

03-47
 REZONE FROM A-1 TO RPD-2

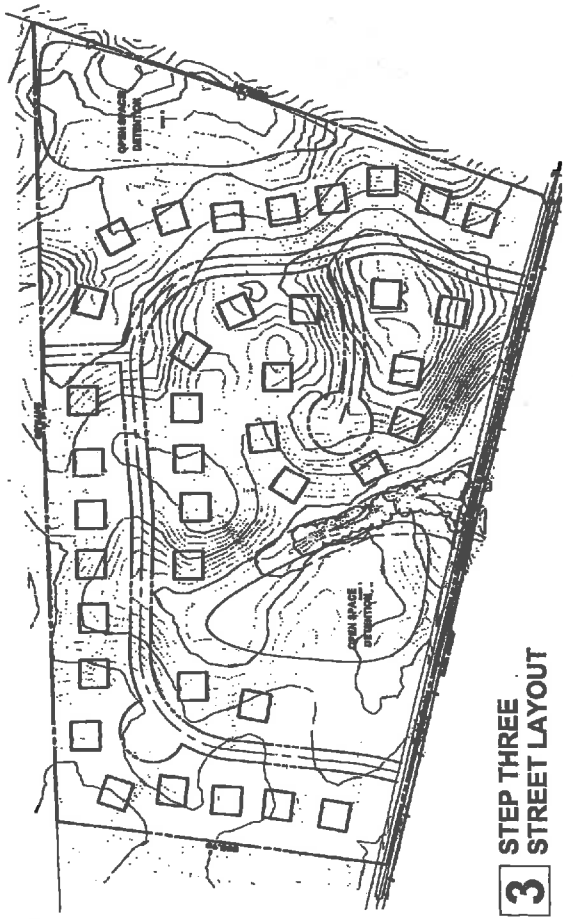
PRECEDENT APPROVAL



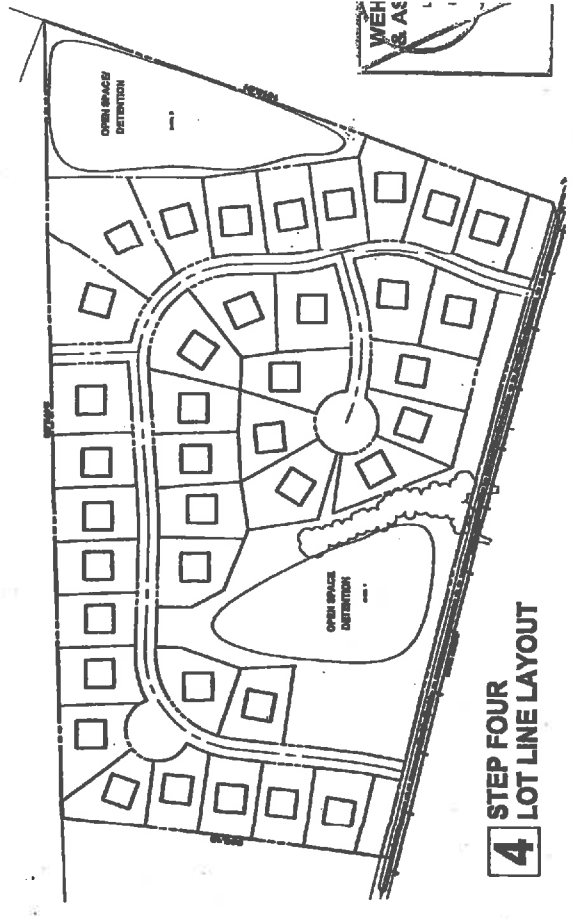
1 STEP ONE
DESIGNING THE OPEN SPACE.



2 STEP TWO
LOCATION OF HOUSE SITES



3 STEP THREE
STREET LAYOUT



4 STEP FOUR
LOT LINE LAYOUT

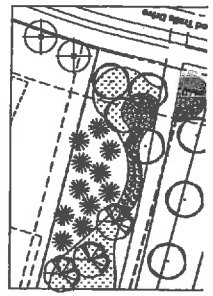
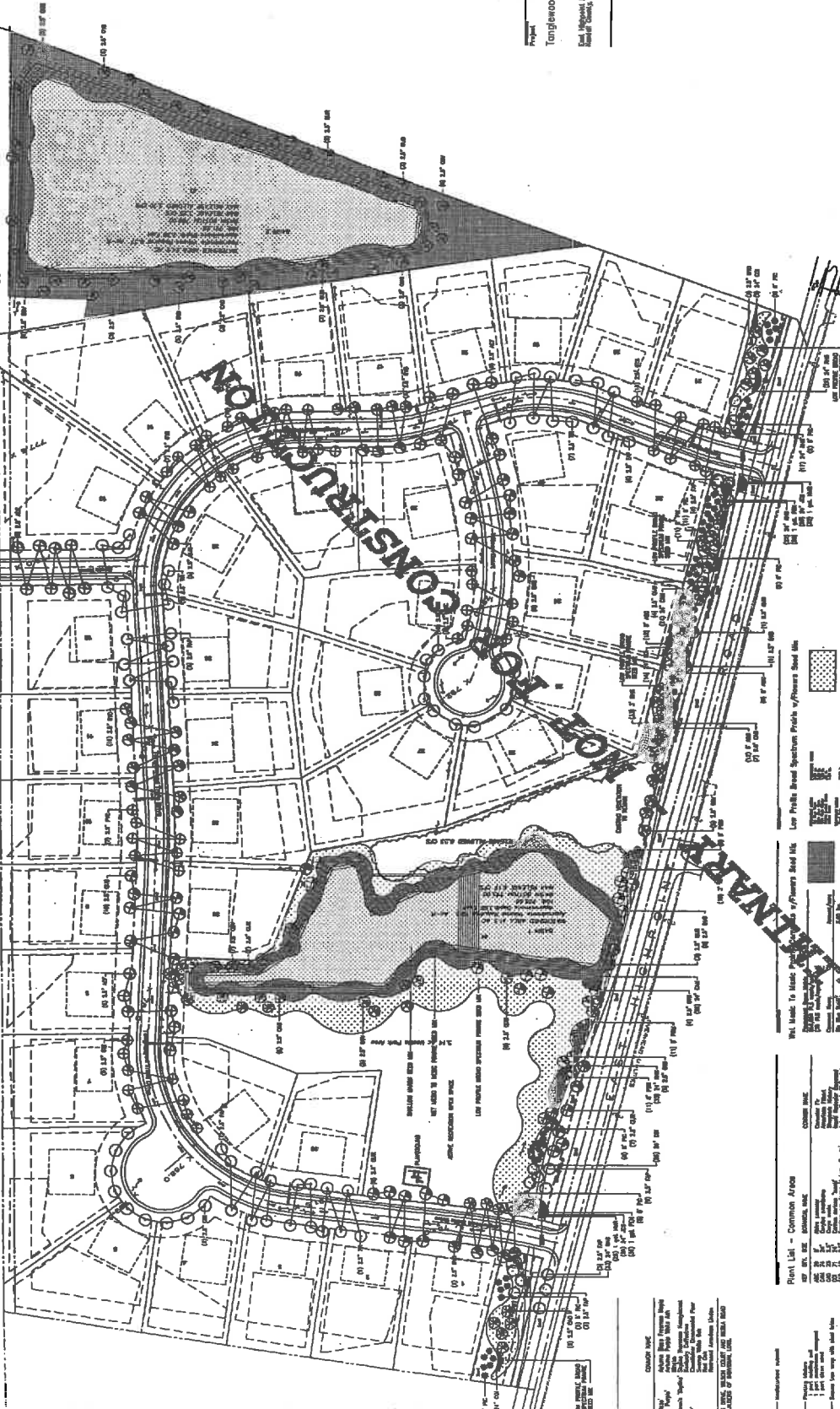
WEH
 & AS

10/28/

DAVID R. MCCULLY
Landscape Architect
2000 W. 10th St.
Tulsa, Oklahoma 74106
918.438.1234

Project
Tanglewood Trails
East Wagonwheel Road
North of Tulsa, Oklahoma

Landscape Development
Plan
DATE: 08/14/14
DRAWN: [Signature]



Low Profile Broad Spectrum Profile w/Power Seed Mix

Plant	Quantity
1.00' x 1.00' x 1.00' (1) 1.00' x 1.00' x 1.00'	100
2.00' x 2.00' x 2.00' (1) 2.00' x 2.00' x 2.00'	50
3.00' x 3.00' x 3.00' (1) 3.00' x 3.00' x 3.00'	25
4.00' x 4.00' x 4.00' (1) 4.00' x 4.00' x 4.00'	15
5.00' x 5.00' x 5.00' (1) 5.00' x 5.00' x 5.00'	10
6.00' x 6.00' x 6.00' (1) 6.00' x 6.00' x 6.00'	5
7.00' x 7.00' x 7.00' (1) 7.00' x 7.00' x 7.00'	5
8.00' x 8.00' x 8.00' (1) 8.00' x 8.00' x 8.00'	5
9.00' x 9.00' x 9.00' (1) 9.00' x 9.00' x 9.00'	5
10.00' x 10.00' x 10.00' (1) 10.00' x 10.00' x 10.00'	5

Plant List - Common Area

Plant	Quantity
1.00' x 1.00' x 1.00' (1) 1.00' x 1.00' x 1.00'	100
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Shading Material Seed Mix
To be used as a seed mix in grasses 1:1 ratio

Plant List - Common Area

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