

**ORDINANCE 2000 - 53**  
Approving a Preliminary & Final Plat of Subdivision  
**REGAL OAK ESTATES SUBDIVISION**

WHEREAS, Doug Overstreet did petition Kendall County for preliminary and final plat approval for the Regal Oak Estates (formerly Overstreet Acres) Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 24.42 acres in area, located on the west side of IL Route 71, approximately ½ mile north of Oak Creek Drive in Oswego Township; and

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

WHEREAS, said petition generally conforms to the Subdivision Control Ordinance, except for detention requirements; and

WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and

WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary and final plat of subdivision for said tract of land entitled "Regal Oak Estates Subdivision," and attached as Exhibit "B", with the following conditions that:

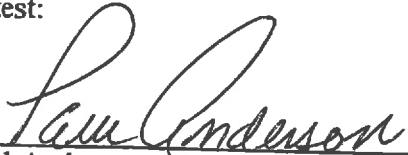
1. All stormwater detention requirements are waived.
2. The required 150 foot scenic route setback is reduced to 150 feet from the centerline of IL Route 71.
3. A clear delineation of the tree line shall be submitted prior to recording of the plat. Said delineation shall clearly indicate trees in areas where homes are to be placed.
4. A wetland delineation shall be required for lots 1 and 2 if the homesite is proposed within 50 feet of the possible wetland areas.
5. All parkway trees proposed on Overstreet Court shall be located on private property outside the right-of-way in compliance with the engineering plans by Ruettiger, Tonelli & Associates, last revised 12/5/2000, sheets 1 through 4. Additional trees shall be planted along Lot 1 in compliance with the subdivision regulations.
6. Parkway trees shall be planted by the developer prior to issuance of a certificate of occupancy for each lot.
7. The development shall be subject to the IL Route 71 landscaping and berming plan, as indicated in Exhibit "C".
8. The conservation easement language shall be included on the final plat and shall be enforceable by the Kendall County Forest Preserve District.
9. No additional trees over six (6) caliper inches that are not dead or diseased may be removed without the prior approval of the Planning, Building and Zoning Committee

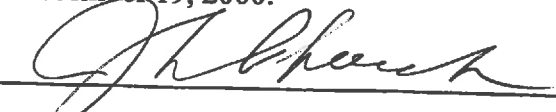
of the County Board.

10. The petitioner shall replace 512 caliper inches of trees, to be located on Lot 1 according to a site plan to be provided by the petitioner, prior to issuance of a certificate of occupancy. 2.5 caliper inches can be replaced by one (1)-ten (10) foot tall pine tree. The tree species shall be mixed in accordance with the ratio provided by the November 27, 2000 letter from Arbor Care, Inc. Trees shall not be used as required parkway trees, nor shall they be used as part of the berm landscaping along IL Route 71. Alternative species and locations for trees may be approved by the County staff.

IN WITNESS OF, this ordinance has been enacted on December 19, 2000.

Attest:

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

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

## EXHIBIT "A" Legal Description

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 26; THENCE NORTH 14°36'46" EAST, 1795.23 FEET TO THE CENTER OF THE TOP OF A CONCRETE FENCE POST FOR THE POINT OF BEGINNING; THENCE SOUTH 14°36'46" WEST, 525.0 FEET TO A POINT WHICH IS 1270.22 FEET TO THE CENTER OF SAID SECTION 26; THENCE SOUTH 60°45'08" EAST 849.44 FEET TO AN IRON STAKE WHICH IS NORTH 52°30'59" EAST 1337.83 FEET FROM THE CENTER OF SAID SECTION 26; THENCE NORTH 32°24'21" EAST ALONG A WESTERLY LINE OF TRACT OF LAND CONVEYED TO NOEL D. AND DIANE L. CRYDER BY AN ADMINISTRATOR'S DEED RECORDED FEBRUARY 2, 1976 AS DOCUMENT NO. 76-492 422.08 FEET; THENCE SOUTH 62°34'56" EAST ALONG THE NORTHERLY LINE OF SAID TRACT, 231.58 FEET; THENCE SOUTH 32°54'16" WEST ALONG AN EASTERLY LINE OF SAID TRACT, 84.35 FEET; THENCE SOUTH 61°16'04" EAST, ALONG A NORTHERLY LINE OF SAID TRACT, 513.13 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE NORTH 32°11'00" EAST ALONG SAID CENTER LINE, 718.42 FEET TO A LINE DRAWN SOUTH 78°10'06" EAST, FROM THE POINT OF BEGINNING; THENCE NORTH 78°10'06" WEST, 1866.91 FEET TO THE POINT OF BEGINNING IN OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Overstreet Builders Inc.  
Doug Overstreet  
2069 Brookwood Court  
South Elgin, IL 60177

RE: Tree order

11/27/00

Dear Doug,

It was a pleasure meeting with you and discussing your plans for the Oswego project. This is a confirmation of your order for up to 120 various trees to be planted at the site. Varieties to include the following;

|    |                  |              |              |
|----|------------------|--------------|--------------|
| 33 | Pin Oaks         | 18'-20' tall | 5" caliper   |
| 50 | White Pines      | 8'-12' tall  | 4" caliper   |
| 18 | Swamp White Oaks | 14' tall     | 4.5" caliper |
| 12 | Hawthorns        | 15' tall     | 4" caliper   |
| 09 | Amur Maples      | 10' tall     | 4" caliper   |

If you have any questions or if I can be of further assistance please do not hesitate to call.

Sincerely,



Paul M. Beebe, President  
Certified Arborist (#385)  
ARBOR CARE, INC.

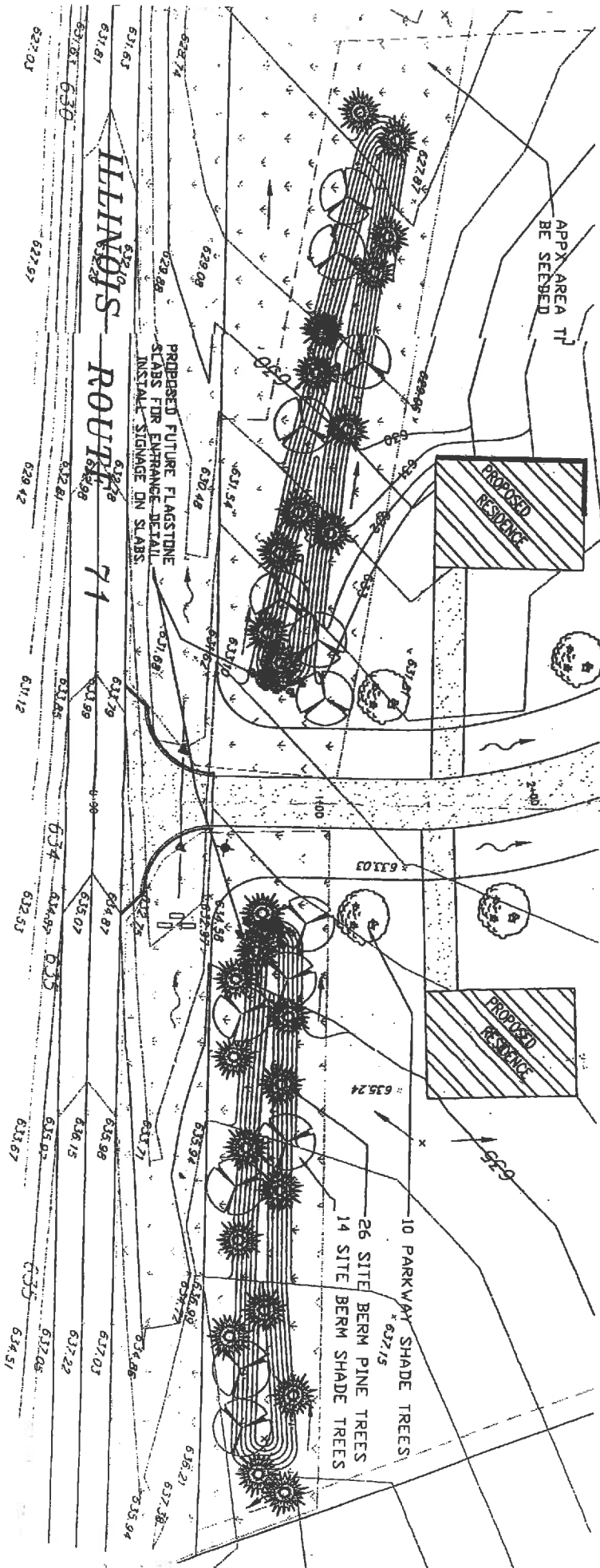
W.E. MUNDY LANDSCAPING  
 P.O. BOX 1462 AURORA, IL. 60507  
 718 N. HIGHLAND AVE. AURORA, IL. 60506  
 (630) 946-6400

BY LANDSCAPING hereby reserves  
 its name and copyright in these plans.  
 No part of these plans shall be  
 reproduced, stored in a retrieval  
 system, or transmitted in any form  
 or by any means, electronic, mechanical,  
 photocopying, recording, or by any  
 information storage and retrieval  
 system, without the prior written  
 permission of W.E. MUNDY LANDSCAPING.

DWG NO: S2acres3  
 DATE: 10/16/00  
 DWG BY: WEM  
 SCALE: 1"=30'



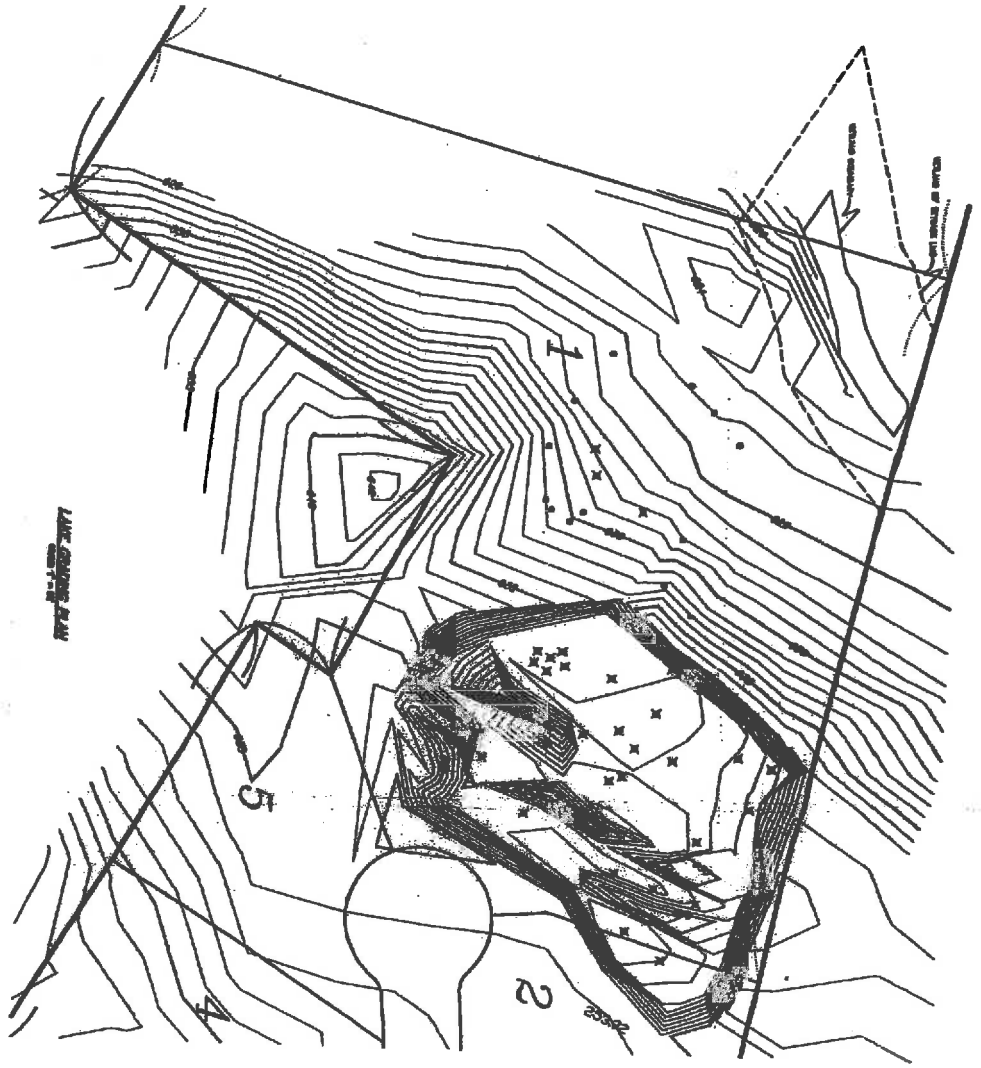
*A Landscape Development for:*  
**OVERSTREET ACRES**  
 IL ROUTE 71 OSWEGO, ILLINOIS



| QTY                | UNIT PRICE | TOTAL           |
|--------------------|------------|-----------------|
| 10                 | \$270      | \$2,700         |
| 26                 | \$270      | \$7,020         |
| 14                 | \$270      | \$3,780         |
| 50                 | \$270      | \$13,500        |
| <b>TOTAL TREES</b> |            | <b>\$31,000</b> |

OTHER ITEMS:  
 SEED AREA SHOWN 7900 S.Y. @ \$0.70 = \$ 5,530  
 FLAGSTONE AS SHOWN LUMP SUM = \$ 5,600





DATE: 12/07/00  
 DRAWN BY: JB  
 CHECKED BY: JB  
 PROJECT NO: N0337  
 SHEET NO: 1 OF 1

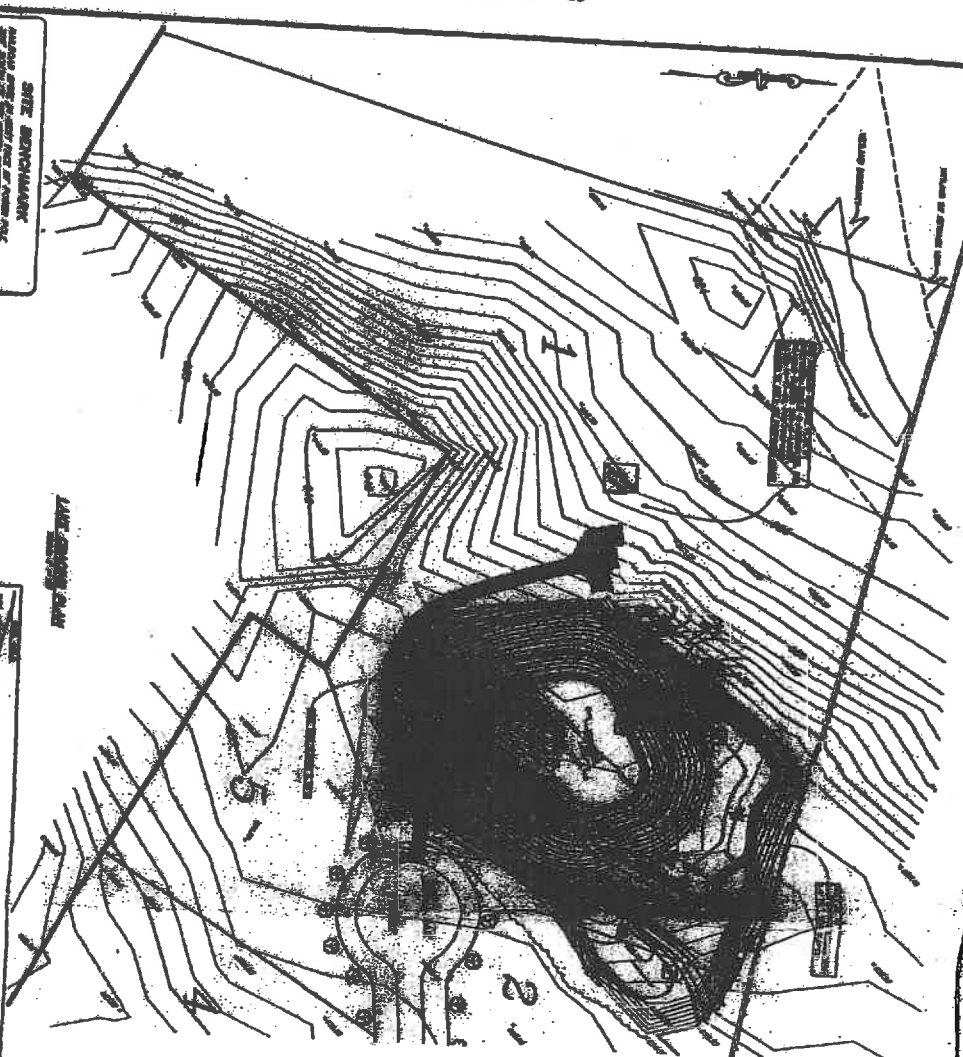
**LEGEND**  
 --- ADJACENT CONTINUM  
 --- BOUNDARY LINE  
 X EXISTING TREE REMOVAL MARKERS

**SITE BENCHMARK**  
 64.0000 SITE BENCHMARK AT THE CORNER OF THE NORTH PROPERTY LINE AND THE EAST PROPERTY LINE.  
**SITE BENCHMARK**  
 64.0000 SITE BENCHMARK AT THE CORNER OF THE NORTH PROPERTY LINE AND THE EAST PROPERTY LINE.  
 (SEE PLAN FOR LOCATION OF BENCHMARK)

**REGAL OAK ESTATES  
 KENDALL COUNTY, ILLINOIS**

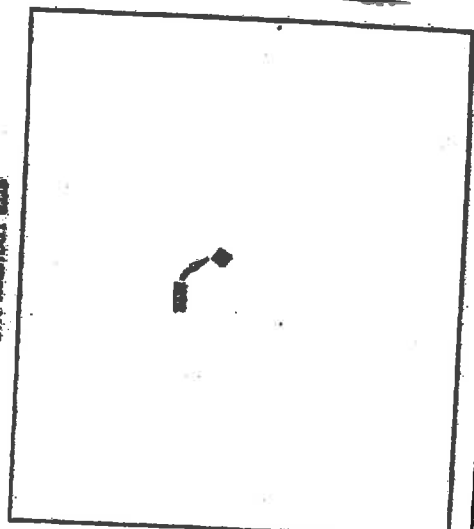
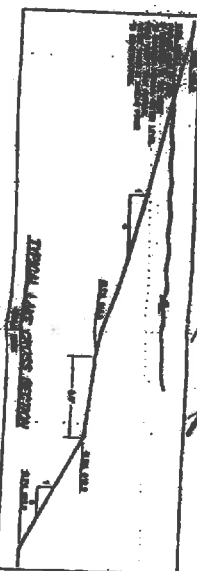
**PREVIOUSLY REMOVED  
 TREE LOCATIONS  
 LOT 1**

**SHEET 1 OF 1**



**NOTE: BENCHMARK**  
 BENCHMARK MARKERS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL BENCHMARK MARKERS AND FOR OBTAINING THE NEAREST BENCHMARK MARKERS TO THE SITE OF THE PROPOSED WORK.

| NO. | DATE | DESCRIPTION | BY | CHECKED | DATE | CONSTRUCTION | NO. | DATE | DESCRIPTION | BY | CHECKED |
|-----|------|-------------|----|---------|------|--------------|-----|------|-------------|----|---------|
|     |      |             |    |         |      |              |     |      |             |    |         |



- LEGEND**
- Utility Easement
  - Easement
  - Property Boundary
  - Proposed Grading
  - Existing Grading
  - Utility Lines
  - Lake Shoreline
  - Building Footprint

PROJECT TITLE  
**REAL OAK ESTATES**  
**KENDALL COUNTY, ILLINOIS**

DRAWING TITLE  
**LAKE GRADING PLAN**  
**LOT 1**

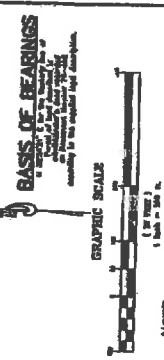
SHEET 1 OF 1

**RULE 1-800-682-0123 TOLL FREE**  
 JOINT UTILITY LOCATING  
 INFORMATION FOR EXCAVATORS  
**Call 48 hours before you dig**  
 INCLUDE FOLLOWING INFORMATION:  
 - Call to locate  
 - Mark with color  
 - Use of paint  
 - Use of flags  
 - Use of markers

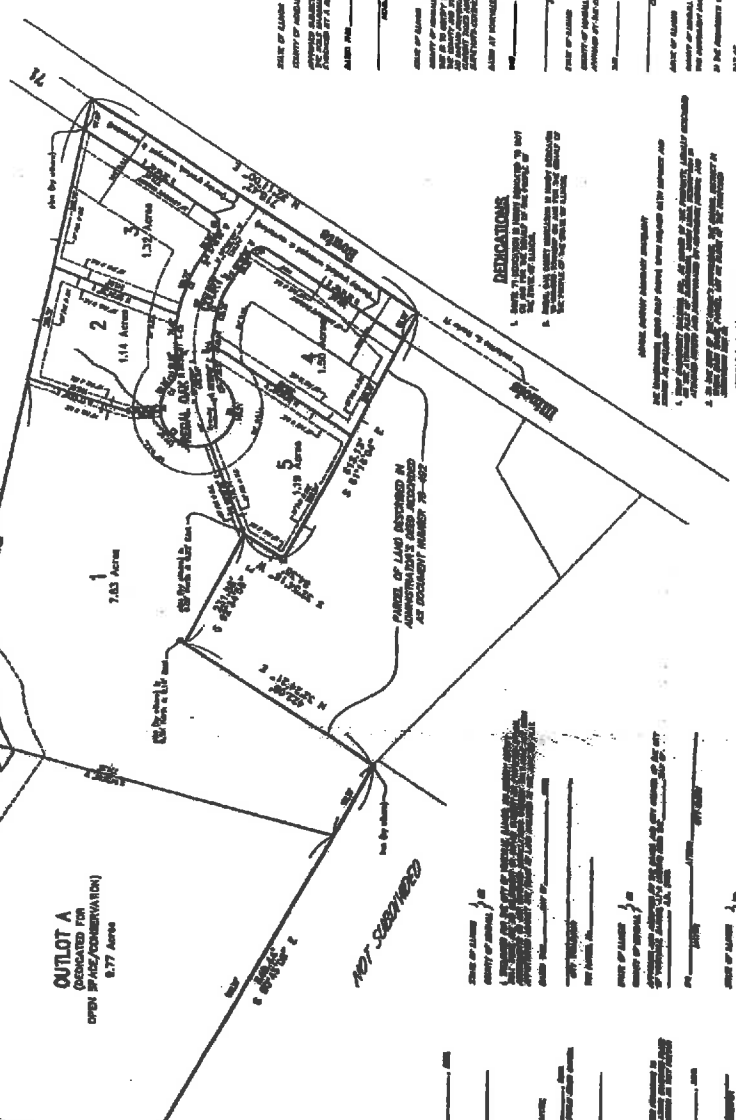
1. THIS PLAN SHOWS THE PROPOSED GRADING PLAN FOR THE PROPOSED DEVELOPMENT. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL BENCHMARK MARKERS AND FOR OBTAINING THE NEAREST BENCHMARK MARKERS TO THE SITE OF THE PROPOSED WORK.
2. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE APPROPRIATE UTILITIES COMPANIES.
4. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONVEYANCE INFORMATION FROM THE APPROPRIATE RECORDERS.
5. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING INFORMATION FROM THE APPROPRIATE SURVEYORS.
6. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING INFORMATION FROM THE APPROPRIATE ENGINEERS.
7. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL INFORMATION FROM THE APPROPRIATE ARCHITECTS.
8. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE ARCHITECTURE INFORMATION FROM THE APPROPRIATE LANDSCAPE ARCHITECTS.
9. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOTECHNICAL INFORMATION FROM THE APPROPRIATE GEOTECHNICAL ENGINEERS.
10. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION FROM THE APPROPRIATE ENVIRONMENTAL ENGINEERS.
11. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CIVIL ENGINEERING INFORMATION FROM THE APPROPRIATE CIVIL ENGINEERS.
12. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ELECTRICAL ENGINEERING INFORMATION FROM THE APPROPRIATE ELECTRICAL ENGINEERS.
13. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MECHANICAL ENGINEERING INFORMATION FROM THE APPROPRIATE MECHANICAL ENGINEERS.
14. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PLUMBING ENGINEERING INFORMATION FROM THE APPROPRIATE PLUMBING ENGINEERS.
15. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STRUCTURAL ENGINEERING INFORMATION FROM THE APPROPRIATE STRUCTURAL ENGINEERS.

A Subdivision in the Northwest Quarter of Section 24, Township 37 North Range 7 East of the Third Principal Meridian, in the County of Joliet, Illinois.

NOT SUBMITTED  
 1.14.2000  
 1.14.2000



**NOTE:**  
 1. THIS PLAN SHALL BE VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF RECORDATION.  
 2. THIS PLAN SHALL BE VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF RECORDATION.



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 1.14.2000  
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 1.14.2000  
 1.14.2000

**LEGEND**

— = Boundary Line  
 --- = Easement Line  
 --- = Right of Way Line  
 --- = Proposed Right of Way Line

**NOTE:**  
 1. THIS PLAN SHALL BE VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF RECORDATION.  
 2. THIS PLAN SHALL BE VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF RECORDATION.

**CURVE TABLE**

| Stationing | Curve Data |
|------------|------------|
| 1+00.00    | 100.00'    |
| 2+00.00    | 200.00'    |
| 3+00.00    | 300.00'    |
| 4+00.00    | 400.00'    |
| 5+00.00    | 500.00'    |
| 6+00.00    | 600.00'    |
| 7+00.00    | 700.00'    |
| 8+00.00    | 800.00'    |
| 9+00.00    | 900.00'    |
| 10+00.00   | 1000.00'   |

NOT SUBMITTED  
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