

ORDINANCE NUMBER 2007 - 42
CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
MATLOCK SUBDIVISION

WHEREAS, JoAnne Matlock as owner under the Matlock Trust did file a petition for approval of a concept plan, and preliminary plat for the "Matlock Subdivision" as required under the provisions of the RPD-3 (Residential Planned Development – Three) District of the Kendall County Zoning Ordinance; and

WHEREAS, said petition did pertain to a tract of land approximately 17.76 acres generally located on the south side of Illinois Route 71 just east of Pavillion Road in Section 7 of Kendall Township which represents a portion of a larger 99.61 acre tract of land with a property identification number of 05-07-201-004 in area; 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-3 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-3 zoning district; and

WHEREAS, the petitioner desires to develop a 12 lot residential subdivision that will provide 10 lots for new single-family homes and two open space outlots with a density of 0.6649 dwelling units per buildable acre as permitted in the RPD-3 district; and

WHEREAS, Lot 10 of the proposed development exceeds the maximum lot size requirement of 45,000 sq. ft. in the RPD-3 District as set forth in Sections 8.03.D and 8.05.C of the Kendall County Zoning Ordinance; and

WHEREAS, the petitioner requested a variance from said maximum lot size requirement of Section 8.03.D of the Kendall County Zoning Ordinance; and

WHEREAS, the development standards of Sections 8.03.O.1 and 8.05.C of the RPD District regulations which further require existing wetlands to be retained and included as part of the primary open space areas of an RPD development; and

WHEREAS, the petitioner requested a variance from Sections 8.03.O.1 and 8.05.C of the Kendall County Zoning Ordinance to allow said wetland to be eliminated and contained within the dedicated road R.O.W. of proposed Matlock Lane; and

WHEREAS, the Zoning Board of Appeals has reviewed the requested variances and has recommended approval; and

WHEREAS, all procedures required by Sections 8.05, 8.06 and 13.04 of 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 Planning, Building and Zoning Committee determined that the Concept Plan and Preliminary Plat did meet the intent or requirements of the RPD-3 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 "Matlock Subdivision".

IN WITNESS OF, this ordinance has been enacted on September 18, 2007.


John A. Church
Kendall County Board Chairman

Attest:



Paul Anderson
Kendall County Clerk

Legal Description

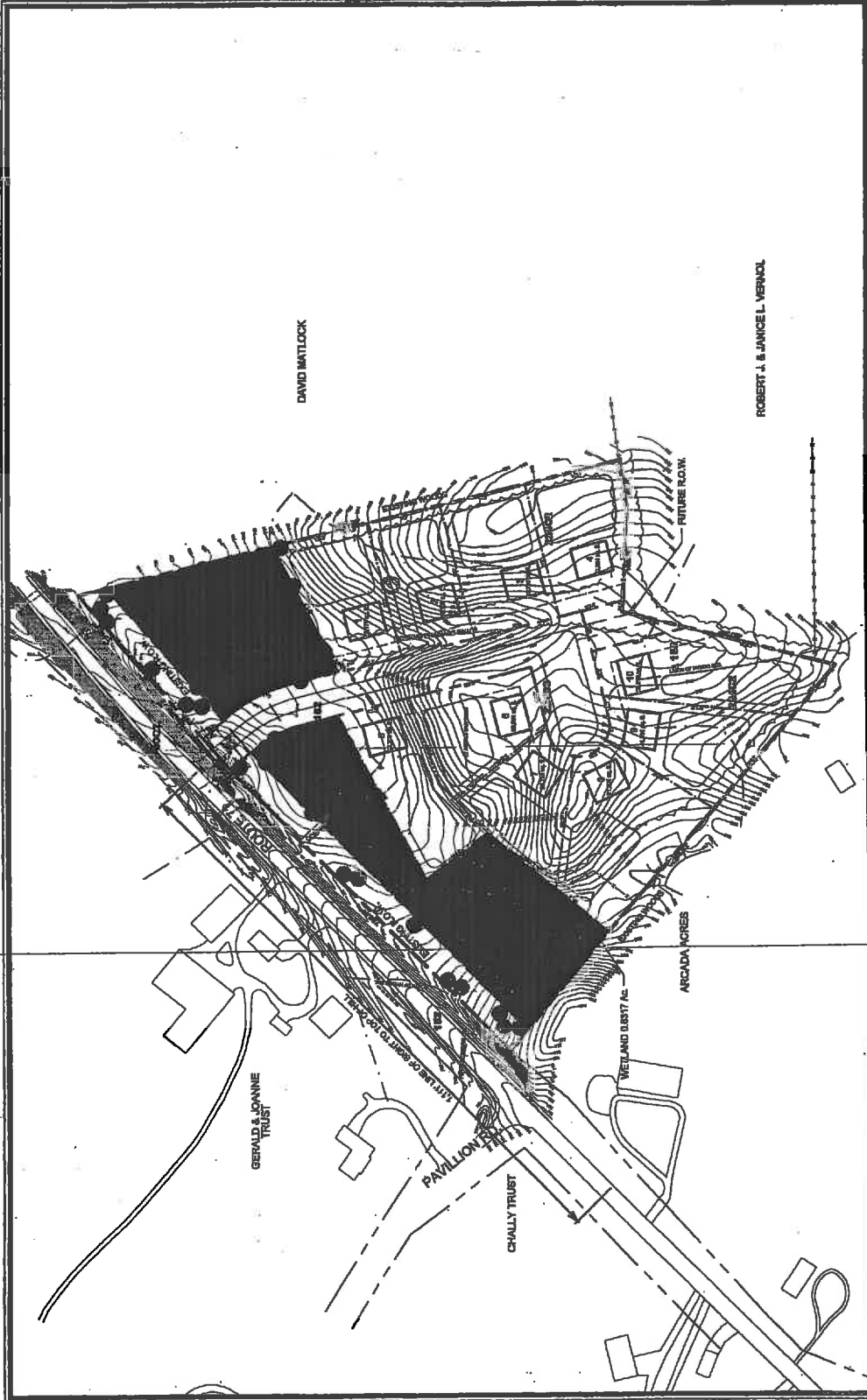
Exhibit "A"

THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF "ARCADIA ACRES" RECORDED AS DOCUMENT #78-3111, IN THE OFFICE OF THE KENDALL COUNTY RECORDER OF DEED FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE #71, 732.00 FEET TO A POINT OF BEND IN SAID RIGHT OF WAY LINE; THENCE NORTH 48 DEGREES 54 MINUTES 51 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 329.72 FEET TO A POINT OF CURVATURE IN SAID SOUTH LINE; THENCE NORTHEASTERLY ALONG SAID CURVATURE HAVING A RADIUS OF 4458.44 FEET BEING CONCAVE TO THE NORTHWEST, A DISTANCE OF 131.75 FEET TO A POINT WHOSE CHORD BEARS NORTH 50 DEGREES 00 MINUTES 03 SECONDS EAST, 131.74 FEET TO A POINT ON AN OLD CLAIM LINE; THENCE SOUTH 14 DEGREES 02 MINUTES 50 SECONDS EAST ALONG SAID OLD CLAIM LINE, 1056.89 FEET; THENCE SOUTH 82 DEGREES 31 MINUTES 22 SECONDS WEST, 96.06 FEET; THENCE NORTH 86 DEGREES 50 MINUTES 10 SECONDS WEST, 198.75 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF "PAVILLION WOODS" SUBDIVISION; THENCE SOUTH 14 DEGREES 57 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE EXTENDED NORTHERLY, 407.65 FEET TO THE NORTHEAST CORNER OF SAID "PAVILLION WOODS" SUBDIVISION; THENCE NORTH 50 DEGREES 13 MINUTES 09 SECONDS WEST ALONG THE NORTHLINE OF "PAVILLION WOODS" AND "ARCADIA ACRES" A DISTANCE OF 954.62 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

MATLOCK PROPERTY

Kendall County, Illinois

LOCATION MAP



SITE DATA:

Land Use	Land Area	Percent
Total Area	17.78 Ac.	100.0%
Single Family Lots - 10 Lots	9.88 Ac.	55.7%
Minimum Lot Sizes - 30,000 (125' x 240')		
Open Space	5.88 Ac.	33.7%
<small>Excluding Conservation Area</small>		
<small>EMUL</small>		
R.O.W. Dedication	1.88 Ac.	10.6%
Total	17.78	100.0%
Gross Density	0.55 Dbl./Ac.	

SOILS - From S.C.S. Soil Map
 1S2 - DRILLNER, SILTY CLAY LOAM
 224C2 - STRAWN, SILT LOAM 4-7% SLOPES
 224D3 - STRAWN, SILT LOAM 7-12% SLOPES

LOT DATA:

Lot #	Lot Size	Lot #	Lot Size
1	40,176 Sq. Ft.	7	35,735 Sq. Ft.
2	37,100 Sq. Ft.	8	61,207 Sq. Ft.
3	43,725 Sq. Ft.	9	41,518 Sq. Ft.
4	43,284 Sq. Ft.	10	50,213 Sq. Ft.
5	39,786 Sq. Ft.		
6	38,094 Sq. Ft.		

Minimum Lot Size = 30,000 S.F.
 Minimum Lot Size = 61,207 S.F.

Owner:
 JoAnne Matlock
 11228 RT. 71
 Yorkville, Illinois 60550



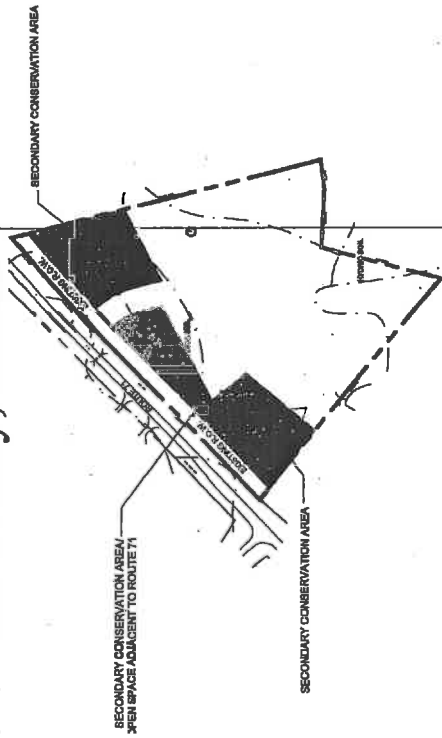
PRELIMINARY DEVELOPMENT PLAN



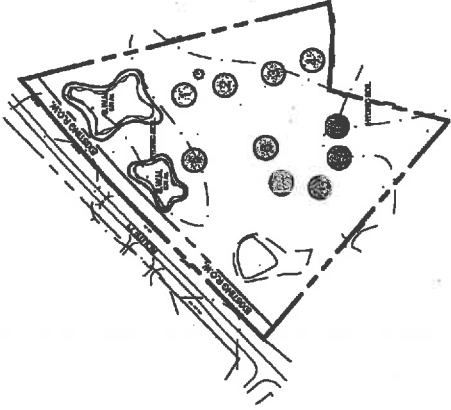
SCHOPPE DESIGN ASSOCIATES INC.
 Landscape Architecture and Land Planning
 P.O. Box 100
 126 S. MAIN STREET
 OSWEGO, IL 60543
 PH. (630) 551-3555
 FAX (630) 551-3639

MATLOCK PROPERTY

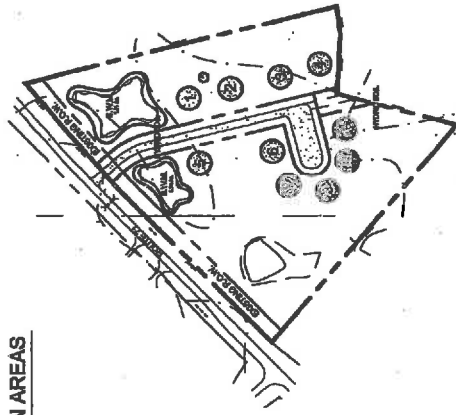
Kendall County, Illinois



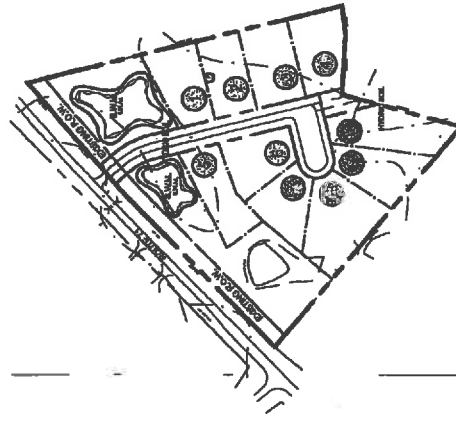
① SECONDARY CONSERVATION AREAS
SCALE: 1" = 200'-0"



② POTENTIAL HOME SITE LOCATION
SCALE: 1" = 200'-0"



③ STREET AND LOT LAYOUT
SCALE: 1" = 200'-0"



④ LOT LINES
SCALE: 1" = 200'-0"

FOUR-STEP DESIGN PROCESS



Owner:
JoAnne Mallock
11228 RT. 71
Yorkville, Illinois 60560

SCHOPPE DESIGN ASSOCIATES INC.
Landscape Architecture and Land Planning
126 S. MAIN STREET
OSWEGO, IL 60543
PH: (630) 551-3935
FAX: (630) 551-3639

PRELIMINARY PLAT OF SUBDIVISION MATLOCK SUBDIVISION

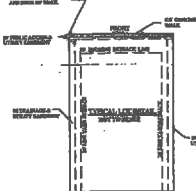
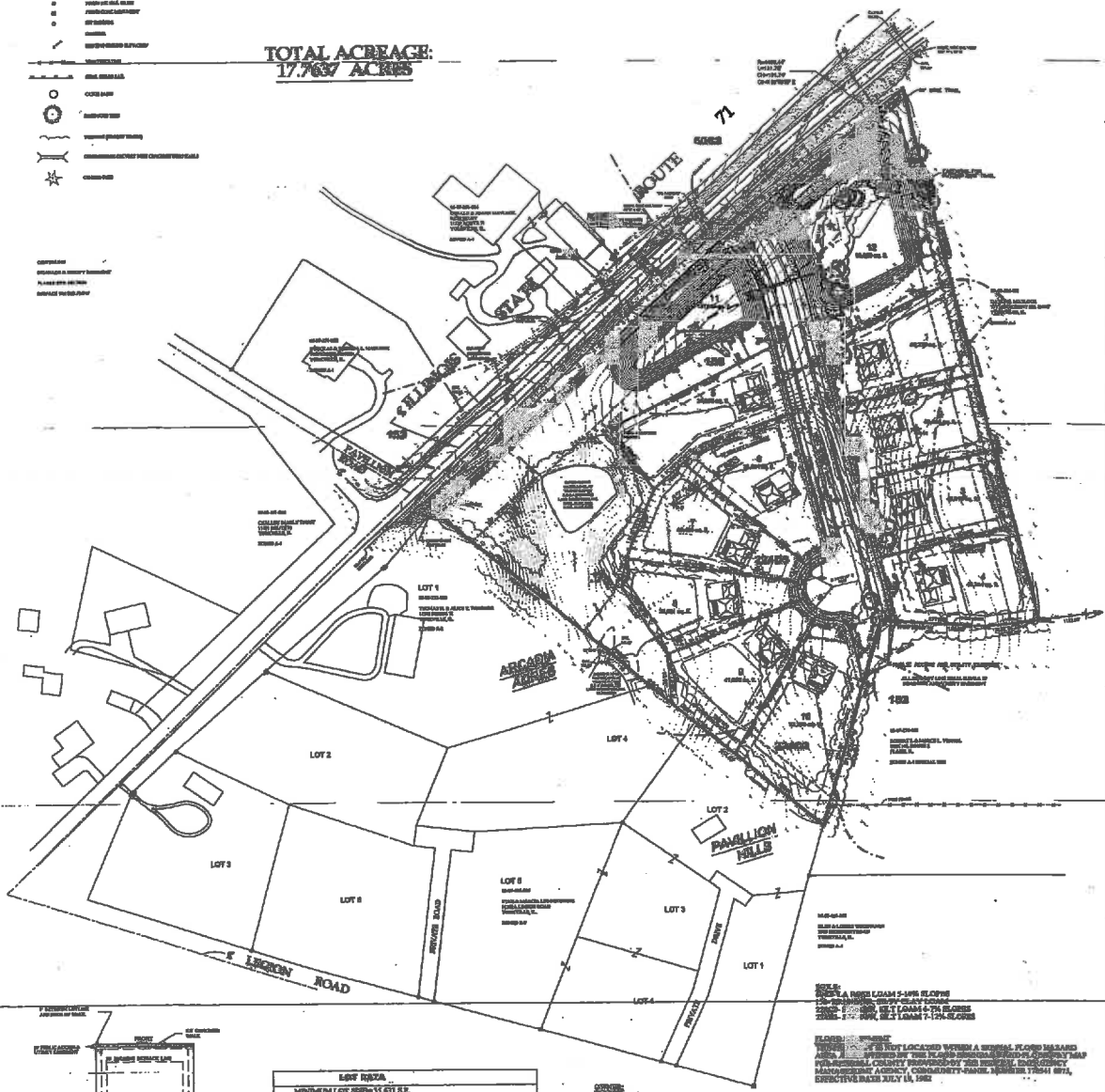


Scale: 1" = 100'

LEGEND

- ▬ Proposed
- ▬ Existing
- ▬ Easement
- ▬ Right-of-Way
- ▬ Boundary
- ▬ Survey
- ▬ Utility
- ▬ Obstruction
- ▬ Easement
- ▬ Right-of-Way
- ▬ Boundary
- ▬ Survey
- ▬ Utility
- ▬ Obstruction

TOTAL ACREAGE:
17.7637 ACRES



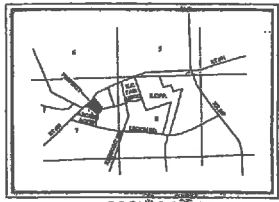
LOT DATA	
MINIMUM LOT AREA - 35,000 S.F.	
MINIMUM LOT DEPTH - 100 FT.	
17.7637 TOTAL ACREAGE	
0.77 ACRES WHEN WETLANDS REVERTED TO PRIMARY OPEN SPACE	
0.08 ACRES OF WETLANDS IN FUTURE B.O.W. NOT PRESERVED	
1.00 ACRES WETLANDS AND ADJACENT WETLANDS	
1.17 ACRES SECONDARY OPEN SPACE WITHIN 50 FT. WETLAND BUFFER	
4.00 ACRES SECONDARY OPEN SPACE OUTSIDE WETLAND BUFFER	
6.64 ACRES TOTAL PRIMARY AND SECONDARY OPEN SPACE	
37.8% OF BUILDABLE ACREAGE DEVOTED TO OPEN SPACE	
26.5% OF TOTAL ACREAGE DEVOTED TO OPEN SPACE	

LOT DETAIL	
LOT	TOTAL ACRES
LOT 1	0.9238
LOT 2	0.9166
LOT 3	0.9260
LOT 4	0.9202
LOT 5	0.9110
LOT 6	0.9149
LOT 7	0.9210
LOT 8	0.9188
LOT 9	0.9265
LOT 10	1.2884
LOT 11	4.3884
LOT 12	1.1349

PREPARED MARCH 06, 2006
 REVISION MARCH 06, 2006
 REVISION NOVEMBER 11, 2006
 REVISION DECEMBER 14, 2006
 REVISION JANUARY 17, 2007
 REVISION MARCH 12, 2007
 REVISION APRIL 09, 2007
 REVISION MAY 11, 2007
 REVISION JUNE 04, 2007
 REVISION NOVEMBER 21, 2007

PRELIMINARY DEVELOPMENT PLAN PROVIDED BY:
 SOUTH CENTRAL ASSOCIATES INC.
 LANDSCAPE ARCHITECTURE AND LAND PLANNING
 (610) 991-3355

PRELIMINARY ENGINEERING PROVIDED BY:
 AMERICAN SURVEYING CONSULTANTS, P.C.
 (713) 444-8810



R B & ASSOCIATES
LAND SURVEYORS, INC.
 4 West 9th Street
 Plano, Illinois 60545
 (630) 552-0282
 DESIGN FILE NO. 199-004573
 DATE SUBMITTED 06/20/07