

ORDINANCE NUMBER 2006 - 04
CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
EQUESTRIAN ESTATES AT LEGACY FARM

WHEREAS, Legacy Farm, LLC has petitioned Kendall County for approval of a map amendment, concept plan, preliminary plat, and final plat for Equestrian Estates at Legacy Farm as required under the provisions of the RPD-1 (Residential Planned Development – One) District; and

WHEREAS, said petition did pertain to a tract of land approximately 52.59 acres in area, generally located on the west side of Ashe Road north of Galena Road in Section 6 of Bristol Township and Section 1 of Little Rock 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-1 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-1 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 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 “Equestrian Estates at Legacy Farm”, excepting that the County Board considers the proposed building pad locations as illustrative and not controlling as to distance from lot lines.

IN WITNESS OF, this ordinance has been enacted on February 21, 2006.



John A. Church
Kendall County Board Chairman

Attest:



Paul Anderson
Kendall County Clerk

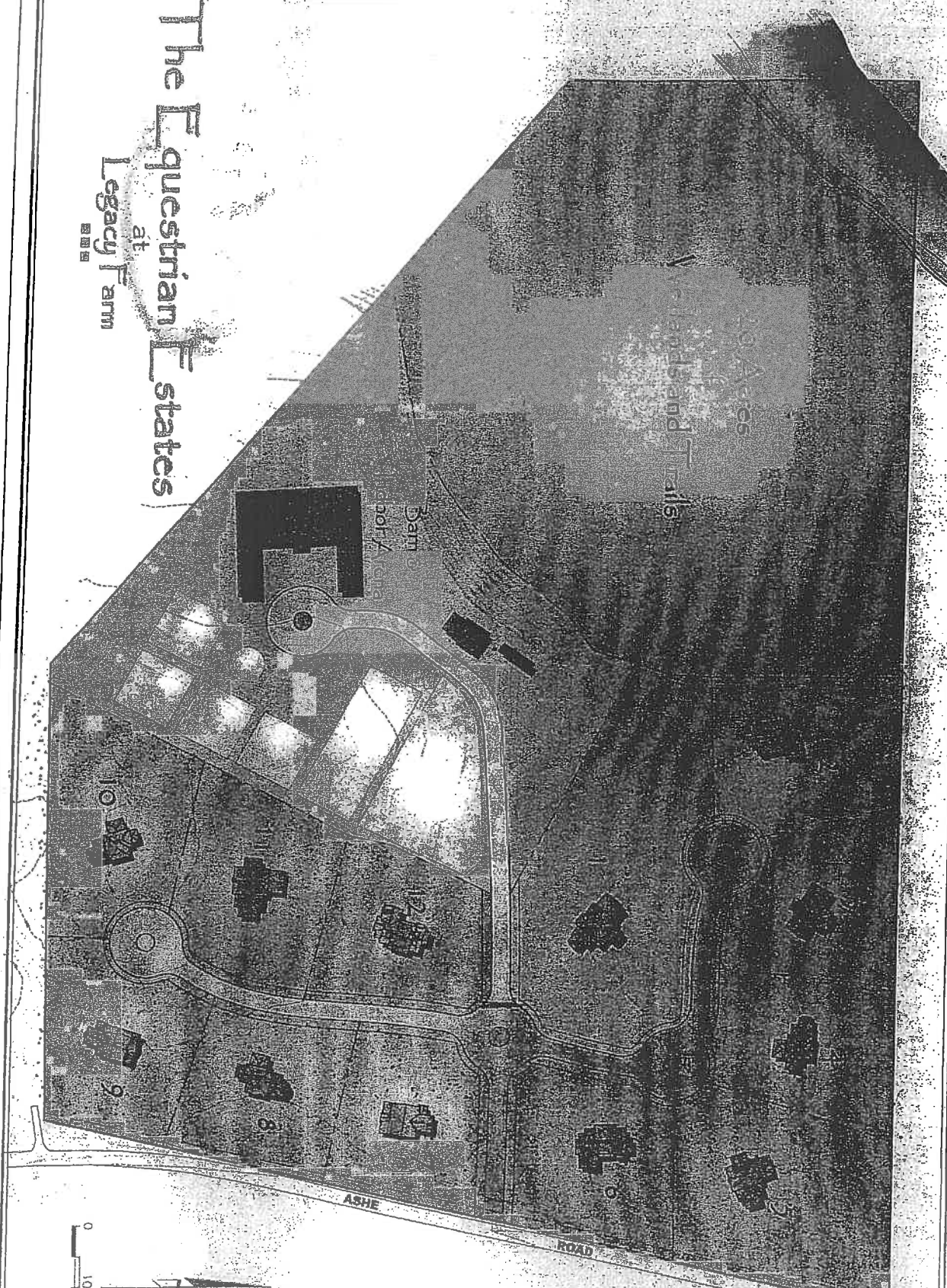
EXHIBIT

A
DATE 2-8-06

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6, THENCE EASTERLY, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1,287.53 FEET; THENCE SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST, 1,427.42 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST, 776.85 FEET; THENCE NORTH 49 DEGREES 35 MINUTES 00 SECONDS WEST, 1,280.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 49 SECONDS EAST, 572.35 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH, 89 DEGREES 54 MINUTES 11 SECONDS EAST ALONG SAID NORTH LINE, 775.84 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THAT PART CONVEYED TO THE COUNTY OF KENDALL BY QUIT CLAIM DEED RECORDED SEPTEMBER 27, 2002 AS DOCUMENT 200200022514, IN LITTLE ROCK AND BRISTOL TOWNSHIPS, KENDALL COUNTY, ILLINOIS. ALSO, THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST QUARTER OF SAID SECTION 6, AND RUNNING THENCE EASTERLY, ALONG THE NORTH LINE OF SAID QUARTER, (1,287.53 FEET RECORD) 1,287.48 FEET MEASURED; THENCE (SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST, 1,427.60 FEET MEASURED; THENCE (SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST, 776.85 FEET RECORD) SOUTH 89 DEGREES 25 MINUTES 11 SECONDS WEST, 776.65 FEET MEASURED, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 25 MINUTES 11 SECONDS WEST, 77.37 FEET; THENCE NORTH 49 DEGREES 35 MINUTES 19 SECONDS WEST, 829.10 FEET; THENCE NORTH 40 DEGREES 24 MINUTES 41 SECONDS EAST, 50.75 FEET; THENCE (SOUTH 49 DEGREES 35 MINUTES 00 SECONDS EAST RECORD), SOUTH 49 DEGREES 35 MINUTES 19 SECONDS EAST, 887.49 FEET MEASURED, TO THE POINT OF BEGINNING IN LITTLE ROCK AND BRISTOL TOWNSHIPS, KENDALL COUNTY, ILLINOIS. SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 1.000 ACRES MORE OR LESS.

The Equestrian Estates
at
Legacy Farm



EXHIBIT

Group B

DATE 2-10-06

BASE LINE ROAD

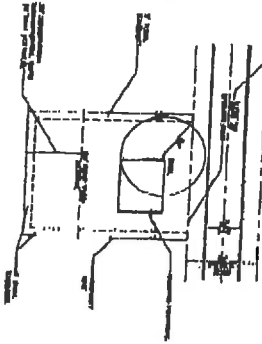
NTTECH CONSULTANTS, INC.
 4000 MARKET AVENUE, SUITE 200, CHICAGO, ILL. 60641
 ENGINEERING
 SURVEYING
 DESIGN WRITER
 A HYDRAULIC ENGINEER
 AND LAND SURVEYOR
 ENGINEERING ESTIMATOR
 AT LEASCO'S FARM
 RURAL COUNTRY
 PRELIMINARY PLAT
 AND SHOWINGS

DATE	BY	CHKD	APP'D
11/11/08	WJ	WJ	WJ
11/11/08	WJ	WJ	WJ

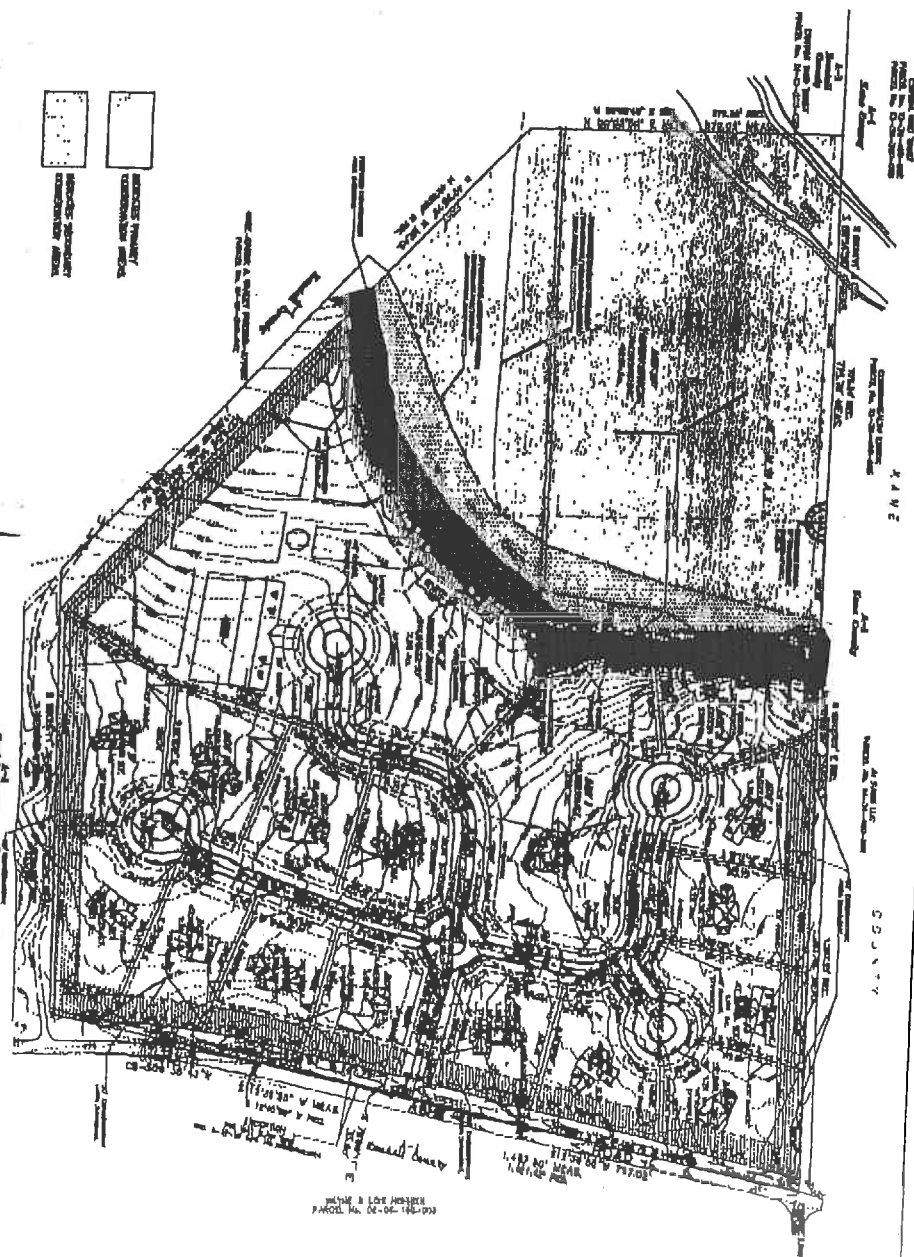
LOCAL STREET SECTION
 NOT TO SCALE



TYPICAL LOT DETAIL
 NOT TO SCALE



PRELIMINARY PLAT & ENGINEERING PLAN
 SCALE: 1" = 100'



STATE & LOCAL RECORDS
 PARCEL No. 08-04-100-000