

ORDINANCE NUMBER 2006 - 11
CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
OAK GROVE

WHEREAS, Ron Tucek has petitioned Kendall County for approval of a map amendment, concept plan, preliminary plat, and final plat for Oak Grove 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 51.204 acres in area, generally located on the west side of Highpoint Road south of Legion Road in Sections 7 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

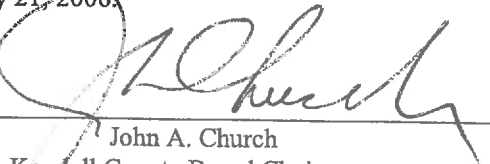
WHEREAS, all procedures required by Sections 8.04 and 8.06 the Kendall County Zoning Ordinance and the requirements of the Kendall County Subdivision Control Ordinance were followed;

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 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;

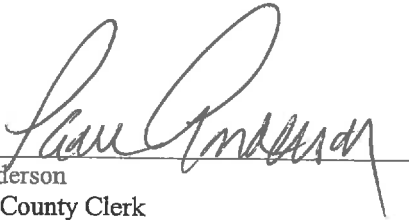
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a concept plan and preliminary plat of subdivision for said tract of land entitled “Oak Grove”.

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 2-7-06

LEGAL DESCRIPTION

This is to certify that we, James M. Olson Associates, Ltd., Illinois Professional Land Surveyors have surveyed and located improvements on that part of the Southeast Quarter of Section 7, and part of the Northeast Quarter of Section 18, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of Lot 18 in Timber Creek Subdivision; thence southwesterly along the easterly line of said lot, 33.97 feet to an angle point in said easterly line for a point of beginning; thence southwesterly along said easterly line, 6.73 feet to the northernmost corner of Maple Grove, Kendall Township, Kendall County, Illinois; thence South $37^{\circ}31'49''$ East along a northeasterly line of said subdivision, 1351.26 feet to an angle point in said line; thence South $64^{\circ}46'33''$ East along said northeasterly line, 561.0 feet to the center line of Highpoint Road; thence North $21^{\circ}20'04''$ East along said center line, 859.0 feet to an angle point in said center line; thence North $15^{\circ}37'26''$ East along said center line, 771.40 feet to a point which is 400.0 feet, as measured along said center line, southwesterly of the point of intersection of said center line with the southerly line of premises conveyed to Edward Metge by a deed recorded November 30, 1953 in Deed Record Book 111 on page 306; thence North $83^{\circ}45'01''$ West parallel with said southerly line, 700.0 feet; thence North $15^{\circ}37'26''$ East, parallel with said center line, 400.0 feet to said southerly line; thence North $83^{\circ}45'01''$ West along said southerly line, 724.0 feet to said easterly line of Timber Creek Subdivision; thence South $35^{\circ}04'05''$ West along said easterly line, 937.72 feet to the point of beginning in Kendall Township, Kendall County, Illinois and containing 51.204 acres as shown on the plat hereon drawn which is a correct representation of said survey.

