

ORDINANCE NUMBER 2006 - 42A
CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
HIGHGROVE

WHEREAS, Beane Homestead, LLC has petitioned Kendall County for approval of a map amendment, concept plan, preliminary plat, and final plat for Highgrove 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 107.95 acres in area, generally located on the west side of Grove Road south of Plattville Road in Sections 7 of Seward 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 48-lot 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 “Highgrove”.

IN WITNESS OF, this ordinance has been enacted on June 20, 2006.


John A. Church
Kendall County Board Chairman

Attest:


Paul Anderson
Kendall County Clerk

LEGAL DESCRIPTION

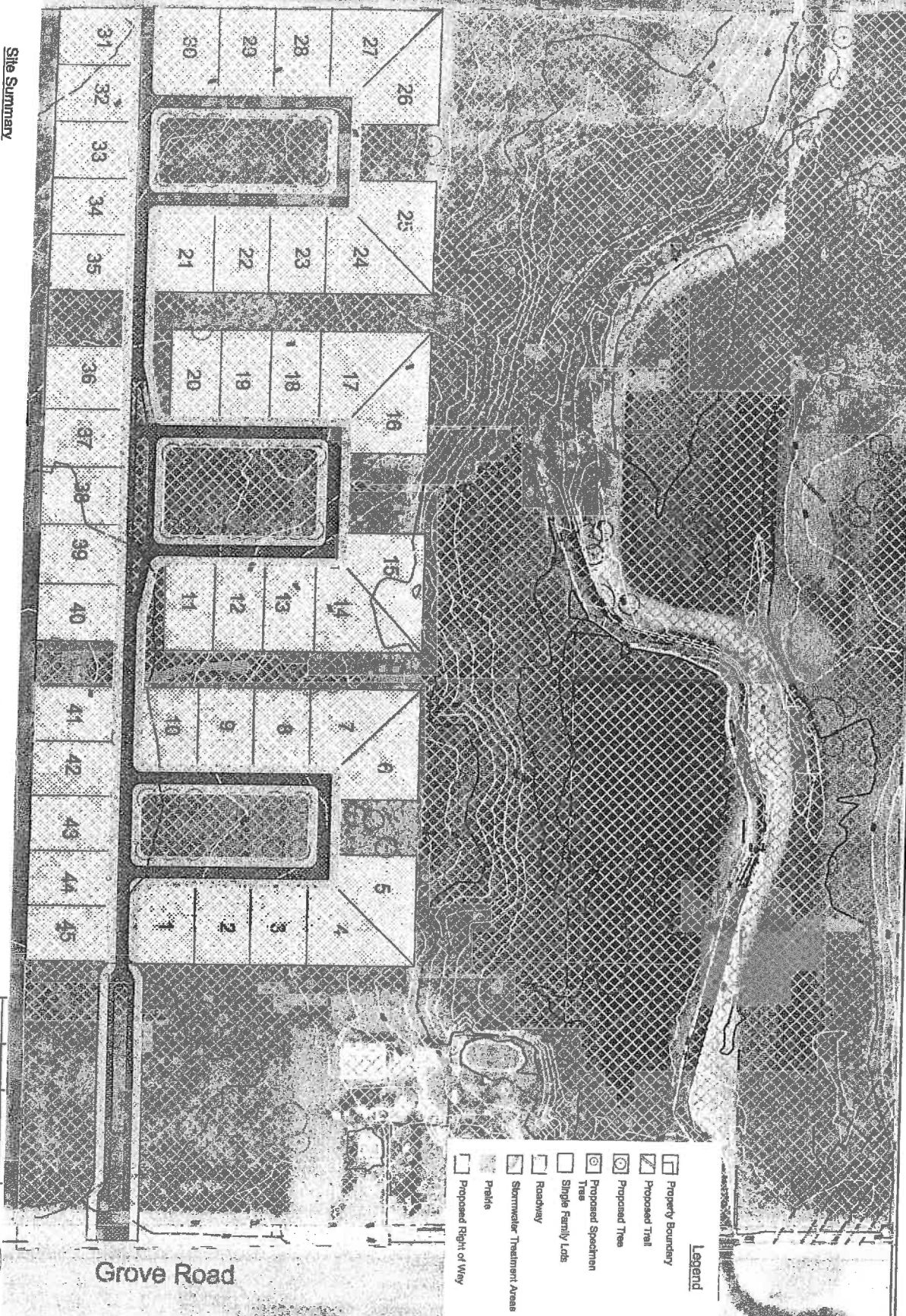
EXHIBIT

A
DATE 6-20-06

The Northeast Quarter of Section 7, Township 35 North, Range 8 East of the Third Principal Meridian (except the South 50 acres thereof and except that part thereof described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 00°35'24" West along the East line of said Northeast Quarter, being also along the center line of Grove Road, 1376.0 feet for the point of beginning; thence South 89°24'36" West at right angles to the last described course 441.18 feet; thence North 00°31'24" West 580.83 feet; thence South 89°51'39" West 882.06 feet; thence North 06°31'20" East 370.89 feet; thence North 89°53'56" East 1276.66 feet to said East line; thence South 00°36'24" East along said East line 944.91 feet to the point of beginning) in Seward Township, Kendall County, Illinois and containing 94.527 acres more or less.

Site Summary
 Gross Tract Area = 113.3 AC
 Total Units = 42

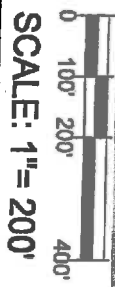
Average Size of Lot = 20,000 sq. ft.
 Gross Density = .37 DU/AC



- Legend**
- Property Boundary
 - Proposed Trail
 - Proposed Tree
 - Proposed Specimen Tree
 - Single Family Lots
 - Roadway
 - Stormwater Treatment Areas
 - Prairie
 - Proposed Right of Way

90-02-090 E1VD
 # 9

LIBHX3



Grove Road

High Grove
 Minooka, Illinois
Tom and Suzanne Casey
 13161 Grove Road
 Minooka, Illinois

Residential Development

| | |
|------------------|--------------------------|
| Drawn By: J.c.e. | AES Project No.: 04-0849 |
| Checked: | File Name: bmp092204.dwg |
| Approved: | Date: 03-11-2005 |

| Revisions: | No. | By | Date | Description |
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Coordinate System
 Zone
 Datum
 Units
 Sheet Number
 1 of 1

LEGAL DESCRIPTION

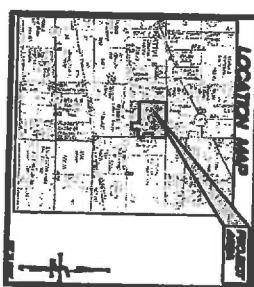
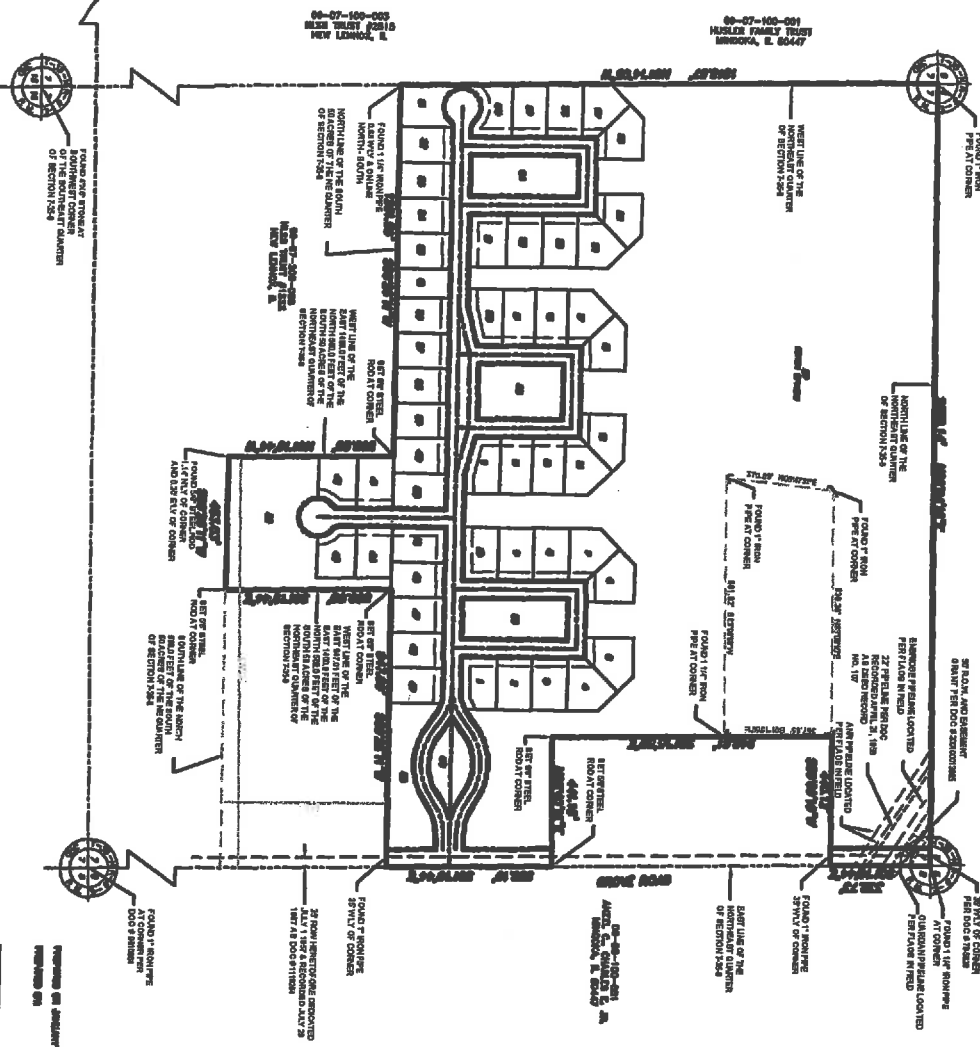
BEANE DEVELOPMENT, L.L.C. is a limited liability company organized under the laws of the State of Illinois. The legal description of the property is as follows: ...

GENERAL ENGINEERING CONSULTANTS
 13161 GROVE ROAD
 MINOOKA, ILLINOIS 60447
 PHONE: (815) 478-7315
 FAX: (815) 478-7318
 PROJECT CONTACT:
 MS. SUZANNE CASEY

RECORDING INFORMATION
 COUNTY OF KENDALL
 RECORDING DATE
 RECORDING BOOK
 RECORDING PAGE

PRELIMINARY PLAT OF HIGHGROVE SUBDIVISION

Seward Township, Kendall County
 Section 7, Township 35 North, Range 8 East
 BEANE DEVELOPMENT, L.L.C.
 13161 GROVE ROAD
 MINOOKA, ILLINOIS 60447
 PHONE: (815) 478-7315
 FAX: (815) 478-7318
 PROJECT CONTACT:
 MS. SUZANNE CASEY



NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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LAND AREA SUMMARY

| Lot No. | Area (Ac.) | Area (Sq. Ft.) |
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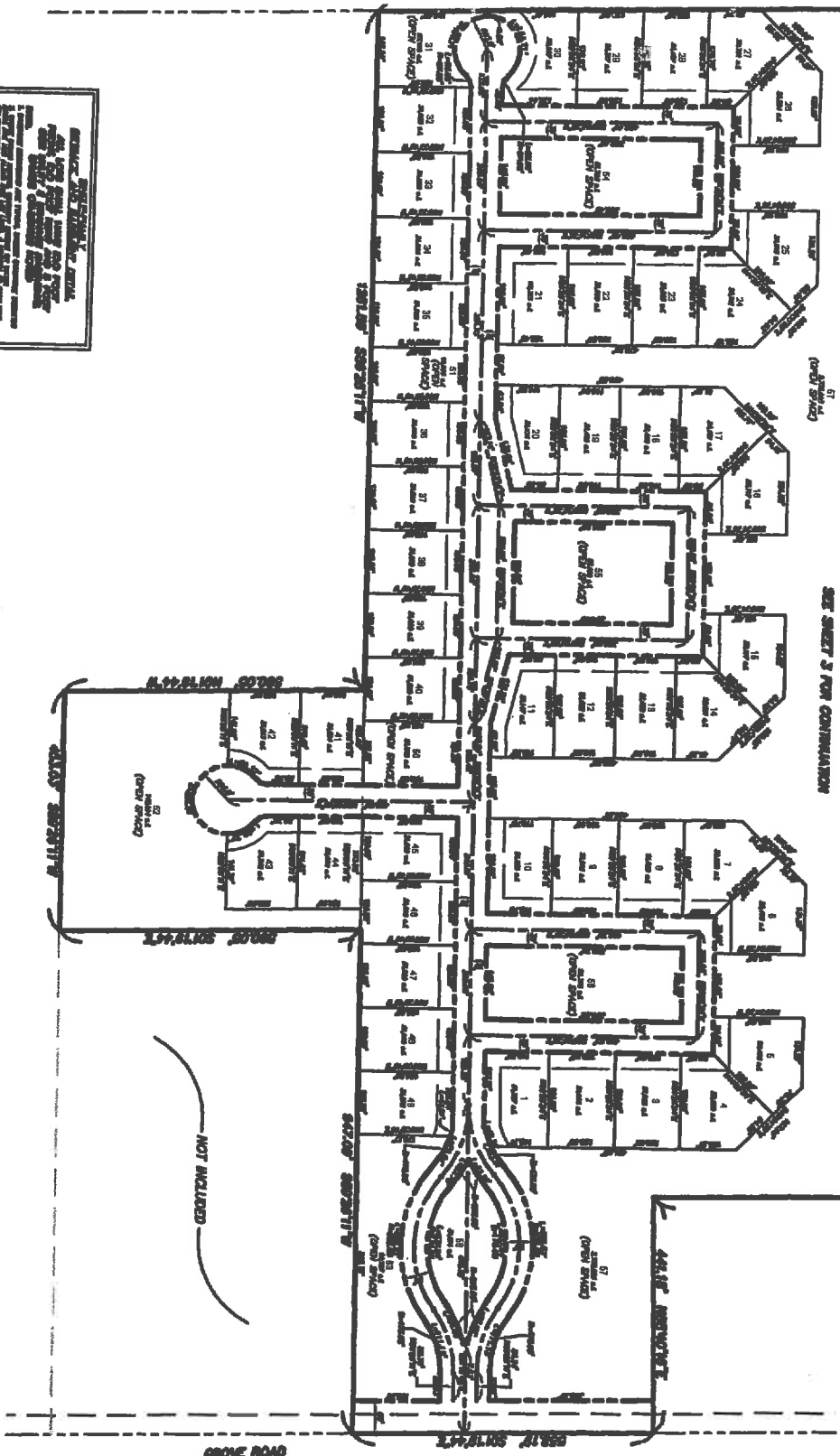


PRELIMINARY PLAT

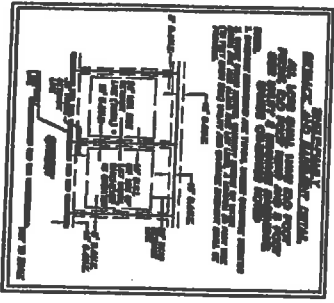
HIGHGROVE SUBDIVISION
 KENDALL COUNTY, ILLINOIS

| Lot No. | Area (Ac.) | Area (Sq. Ft.) |
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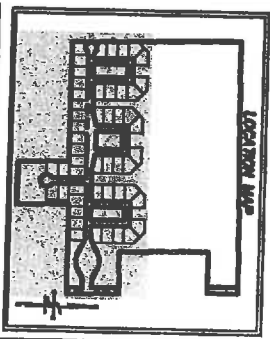
PRELIMINARY PLAT OF HIGHGROVE SUBDIVISION



SEE SHEET 3 FOR CONTINUATION



SMITH ENGINEERING CONSULTANTS, INC.
 12707 1st Street
 Dallas, Texas 75244
 (214) 343-1111
 FAX (214) 343-1112



HIGHGROVE SUBDIVISION
REBALL COUNTY, MISSOURI

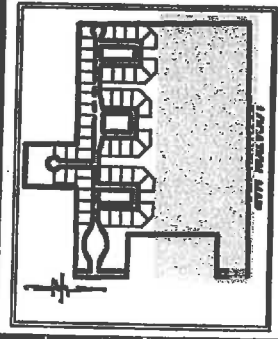
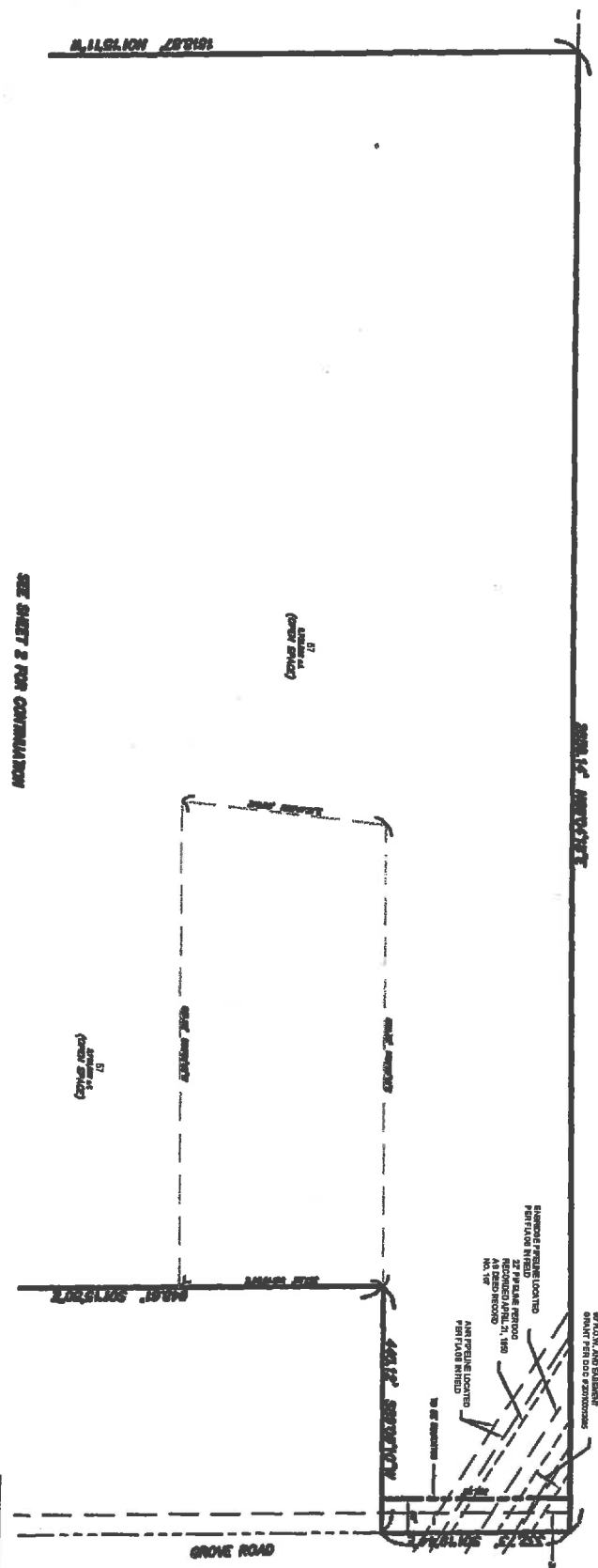
PRELIMINARY PLAT

| NO. | DATE | DESCRIPTION | BY | CHECKED |
|-----|---------|------------------|----------|----------|
| 1 | 10/1/88 | PRELIMINARY PLAT | J. SMITH | J. SMITH |
| 2 | 10/1/88 | REVISION | J. SMITH | J. SMITH |
| 3 | 10/1/88 | REVISION | J. SMITH | J. SMITH |
| 4 | 10/1/88 | REVISION | J. SMITH | J. SMITH |
| 5 | 10/1/88 | REVISION | J. SMITH | J. SMITH |
| 6 | 10/1/88 | REVISION | J. SMITH | J. SMITH |
| 7 | 10/1/88 | REVISION | J. SMITH | J. SMITH |
| 8 | 10/1/88 | REVISION | J. SMITH | J. SMITH |
| 9 | 10/1/88 | REVISION | J. SMITH | J. SMITH |
| 10 | 10/1/88 | REVISION | J. SMITH | J. SMITH |

2 OF 3

PRELIMINARY PLAT OF HIGHGROVE SUBDIVISION

SUNSHINE ENGINEERING CONSULTANTS, INC.
 1000 W. 10th Street
 Oklahoma City, Oklahoma 73106
 Phone: (405) 233-1111
 Fax: (405) 233-1112
 E-mail: sunshineng@sunshineng.com



PRELIMINARY PLAT

HIGHGROVE SUBDIVISION
 OKMUL COUNTY, OKLAHOMA

| LOT NO. | ACRES | OWNER | STATUS |
|---------|-------|-------|--------|
| 1 | 0.10 | ... | ... |
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3 OF 3