

ORDINANCE 2006 - 44
Approving a Final Plat of Subdivision
HIGHGROVE

WHEREAS, Beane Homestead, LLC, as owner of the subject property, did petition Kendall County for final plat approval for the Highgrove Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 107.95 acres in area generally on the west side of Grove Road south of Plattville Road in Section 7 of Seward Township, Kendall County, Illinois (PIN's 09-07-200-003, 09-07-200-012, pt. of 09-07-200-007, 09-07-200-010, 09-07-200-013, 09-07-200-002); and

WHEREAS, said property is legally described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said petition conforms to the requirements of the Kendall County Subdivision Control Ordinance; 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, including an approval for a variance from the minimum right-of-way and pavement width requirements that was approved by the Planning, Building, and Zoning Committee;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Highgrove" and further described as "Group Exhibit B" subject to the review and approval of the supporting covenants, documents and agreements by the Director of Planning, Building, and Zoning, the Kendall County State's Attorney, and any appropriate agencies; and

BE IT FURTHER ORDAINED, pursuant to the authority vested in it by § 8.06.A.5.b of the Kendall County Zoning Ordinance, that the Kendall County Board approves a house site for Lot 15 in this subdivision to be located within fifty (50) feet of the limit of the 100-year floodplain as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel Number 170341 0090C as revised to reflect the FEMA Letter of Map Revision dated March 27, 2006, and as indicated on the approved Final Plat.

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


John A. Church
Kendall County Board Chairman


Paul Anderson
Kendall County Clerk

LEGAL DESCRIPTION

EXHIBIT

A
DATE 6-20-06

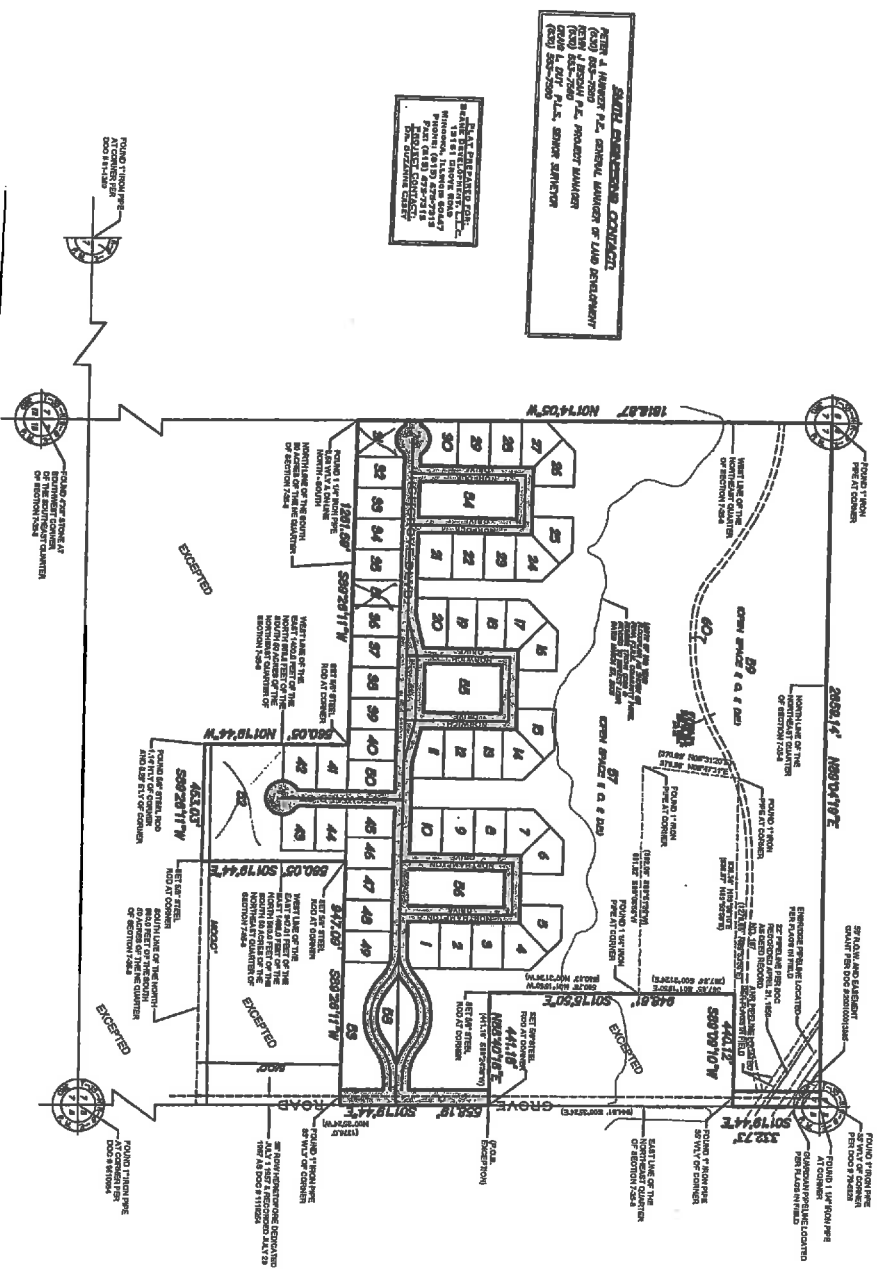
The Northeast Quarter of Section 7, Township 35 North, Range 8 East of the Third Principal Meridian (except the South 50 acres thereof and except that part thereof described as follows: Commencing at the Southeast corner of said Northeast Quarter, thence North 00°35'24" West along the East line of said 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.

EXHIBIT

B
DATE 6-20-06



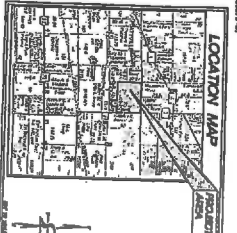
FINAL PLAT OF HIGHGROVE SUBDIVISION PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE 3RD P.M., SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS



SAUNDERS ENGINEERING CONSULTANTS
 JOHN J. SAUNDERS, P.E., ENGINEER
 1000 S. WASHINGTON ST., SUITE 100
 CHICAGO, ILL. 60605
 (773) 555-1100

THIS IS A PRELIMINARY PLAT
 AND THE BOUNDARIES AND
 DISTANCES SHOWN HEREON
 ARE SUBJECT TO THE
 FINAL SURVEY AND
 THE RECORDING OFFICE

1. All dimensions and distances are in feet and inches.
2. All bearings are true bearings.
3. The area of the subdivision is 1.2345 acres.
4. The subdivision is subject to the easements shown hereon.
5. The subdivision is subject to the covenants shown hereon.
6. The subdivision is subject to the conditions shown hereon.
7. The subdivision is subject to the restrictions shown hereon.
8. The subdivision is subject to the limitations shown hereon.
9. The subdivision is subject to the encumbrances shown hereon.
10. The subdivision is subject to the claims shown hereon.



SAUNDERS ENGINEERING CONSULTANTS, INC.
 1000 S. WASHINGTON ST., SUITE 100
 CHICAGO, ILL. 60605
 (773) 555-1100

LAND AREA SUMMARY

LAND USE	ACRES	PERCENT
TOTAL	1.2345	100.00
RESIDENTIAL	0.8765	70.99
COMMERCIAL	0.1234	10.00
INDUSTRIAL	0.2345	19.01

**FINAL PLAT OF
HIGHGROVE SUBDIVISION
SEWARD TOWNSHIP
KENDALL COUNTY, ILLINOIS**

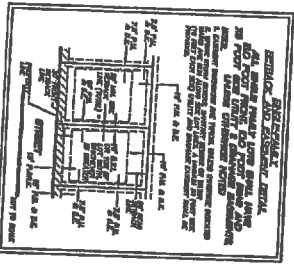
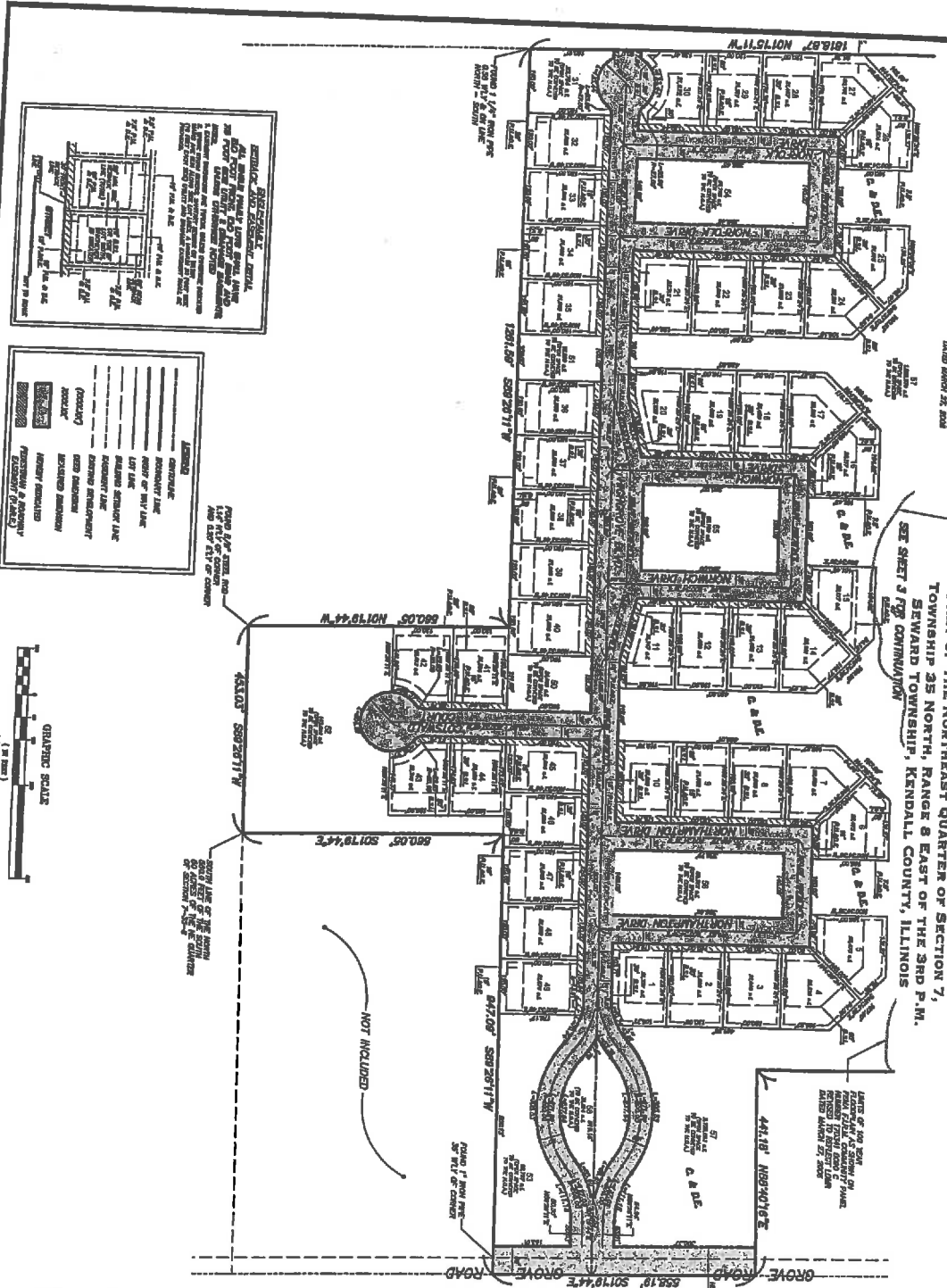
1 OF 4

FINAL PLAT OF HIGHGROVE SUBDIVISION PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 25 NORTH, RANGE 8 EAST OF THE 3RD P.M., SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS

DATE OF THE 1ST
PLAT: 1925
DATE OF THE 2ND
PLAT: 1925
DATE OF THE 3RD
PLAT: 1925

SEE SHEET 3 FOR CONTINUATION

DATE OF THE 1ST
PLAT: 1925
DATE OF THE 2ND
PLAT: 1925
DATE OF THE 3RD
PLAT: 1925

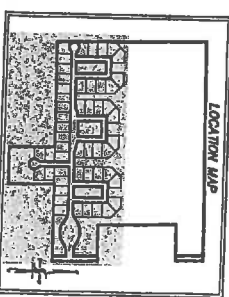


SYMBOL	DESCRIPTION
(Symbol)	STREET
(Symbol)	LOT
(Symbol)	CORNER
(Symbol)	BOUNDARY LINE
(Symbol)	ADJACENT PROPERTY
(Symbol)	ADJACENT PROPERTY (RETRACTED)



NO.	DATE	BY	REVISION
1	1925		
2	1925		
3	1925		
4	1925		

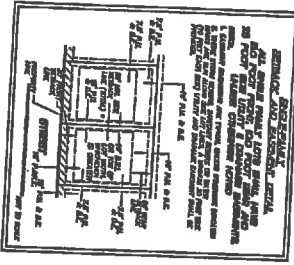
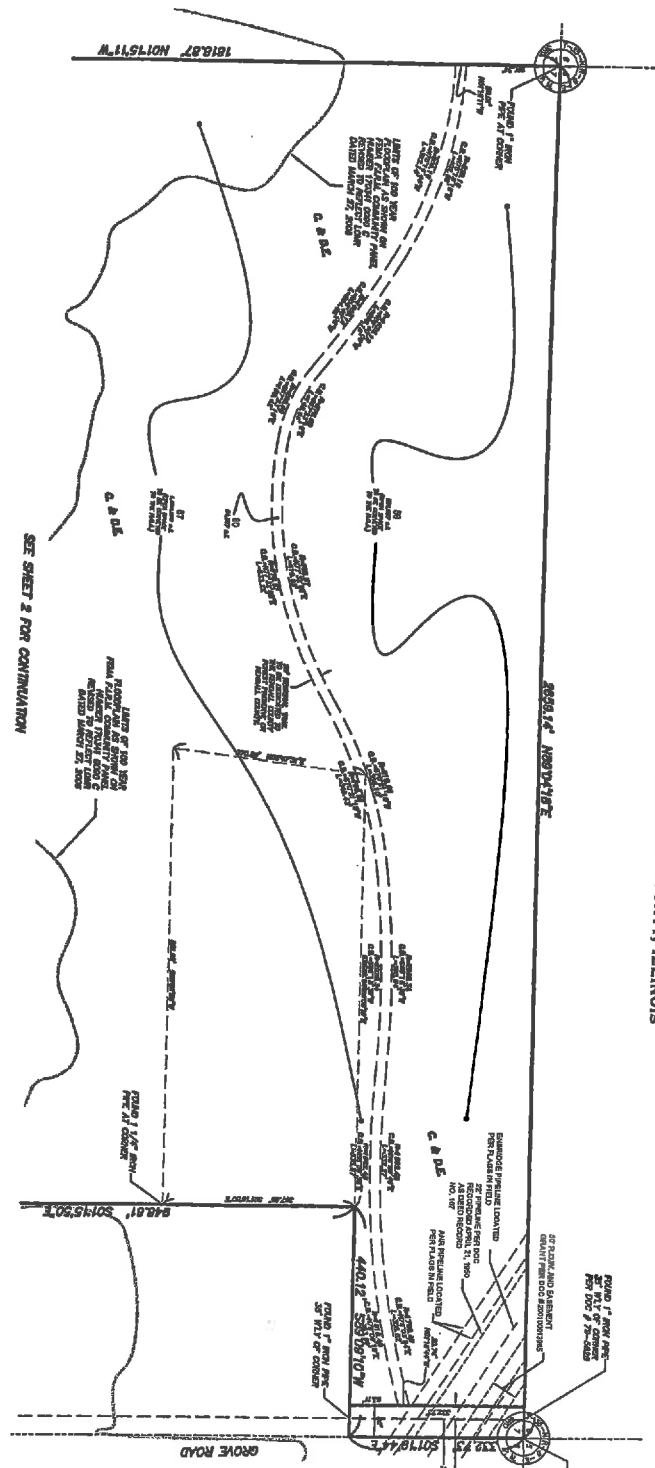
FINAL PLAT OF
HIGHGROVE SUBDIVISION
SEWARD TOWNSHIP
KENDALL COUNTY, ILLINOIS



SALVE ENGINEERING CONSULTANTS, INC.
1000 N. W. 10th St.
Tulsa, Oklahoma 74103
Tel. 485-2222
Fax 485-2222

FINAL PLAT OF HIGHGROVE SUBDIVISION PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE 3RD P.M., SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS

SMITH ENGINEERING CONSULTANTS, INC.
 1100 N. WASHINGTON ST.
 CHICAGO, ILL. 60610
 PHONE (312) 462-1000
 TELETYPE (312) 462-1000
 FACSIMILE (312) 462-1000
 WWW.SMITH-ENGINEERS.COM



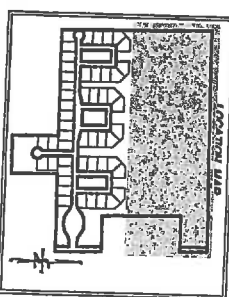
LEGEND

	DRIVEWAY
	BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	UTILITY LINE
	CENTERLINE
	PROPOSED DRIVEWAY
	PROPOSED EASEMENT
	PROPOSED UTILITY LINE

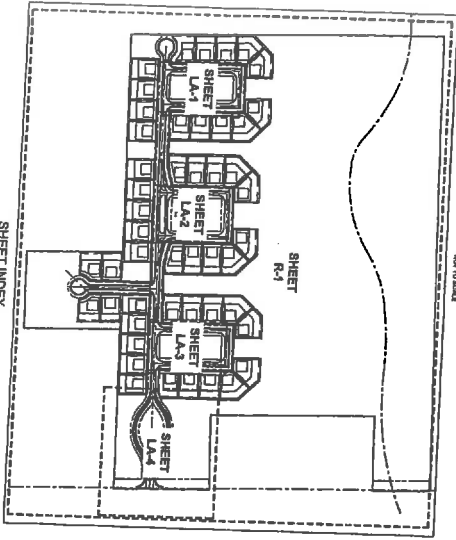
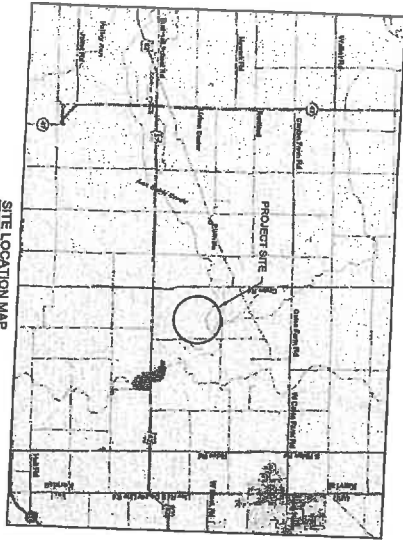


**FINAL PLAT OF
HIGHGROVE SUBDIVISION
SEWARD TOWNSHIP
KENDALL COUNTY, ILLINOIS**

NO.	ACRES	PERCENT	TOTAL ACRES
1	1.00	100.00	1.00
2	1.00	100.00	1.00
3	1.00	100.00	1.00
4	1.00	100.00	1.00
5	1.00	100.00	1.00
6	1.00	100.00	1.00
7	1.00	100.00	1.00
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39	1.00	100.00	1.00
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42	1.00	100.00	1.00
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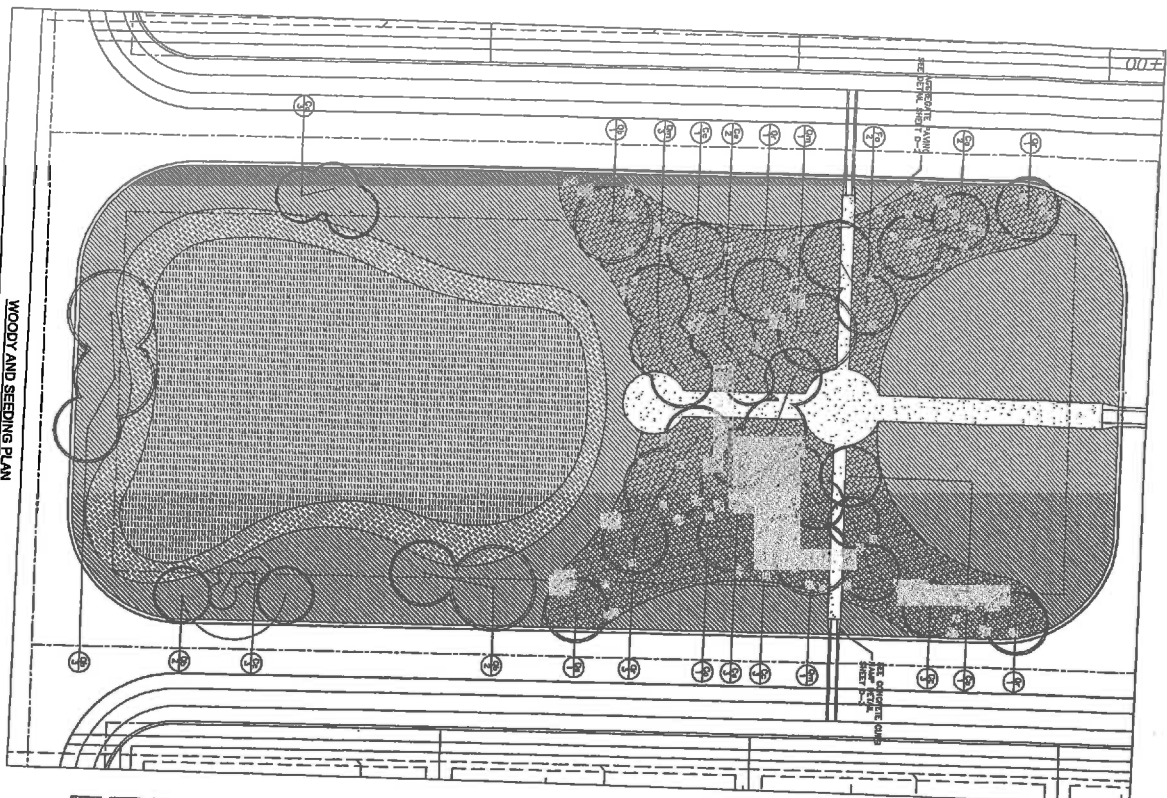
HIGHGROVE CONSERVATION DEVELOPMENT MINOOKA, ILLINOIS



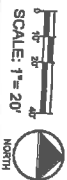
Sheet No.	Title
T-1	Title Sheet
LA-1	Restoration Plan
LA-2	Woodland and Wildflower Garden Landscape Plan
LA-3	Walled and Arboretum Garden Landscape Plan
LA-4	College Garden Landscape Plan
D-1	Entry Landscape Plan
D-2	Planting Details
	Handscape Details

Drawing Index

	<p>HIGHGROVE Minooka, Illinois Beane Development LLC 13161 Grove Road Minooka, Illinois</p>	<p>Title Sheet</p>	<p>Revisions:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>By</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>rsj</td> <td>03/20/08</td> <td>Handscape revision, added trees in garden</td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	No.	By	Date	Description	1	rsj	03/20/08	Handscape revision, added trees in garden	2				3				4				5				6				7				8				9			
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<p>Drawn By: l.e.g. AES Project No.: 04-0849</p> <p>Checked: File Name: rsl011706rev1.dwg</p> <p>Approved: Date: 03-31-2008</p>																																											



WOODY AND SEEDING PLAN



SCALE: 1" = 20'

Legend

	Mature Perforia 0.81 Ac.		Wild Perforia 0.14 Ac.
	Severing 0.41 Ac.		Open Water 0.28 Ac.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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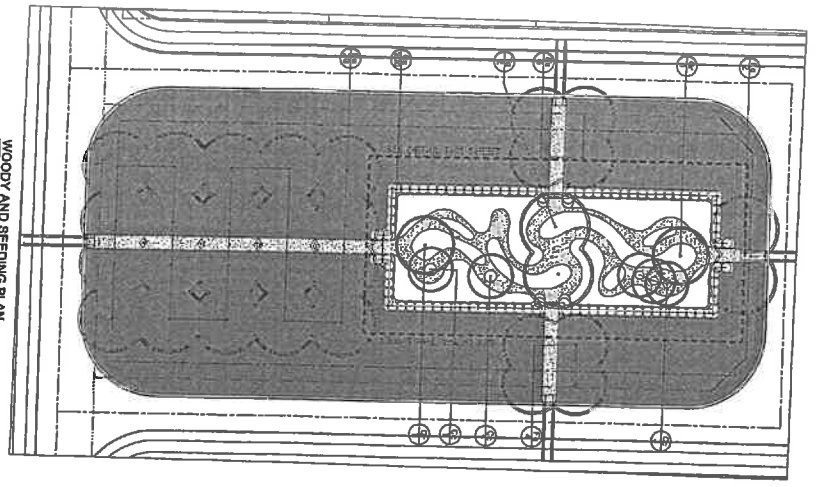
Sheet Number
LA-1

HIGHGROVE
Minooka, Illinois
Beane Development LLC
13161 Grove Road
Minooka, Illinois

Woodland and Wildflower Garden Landscape Plan

Drawn By: t.e.g.	AES Project No.: 04-0649
Checked:	File Name: rst011705rev1.dwg
Approved:	Date: 04-31-2006

Revisions:	By	Date	Description
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2			
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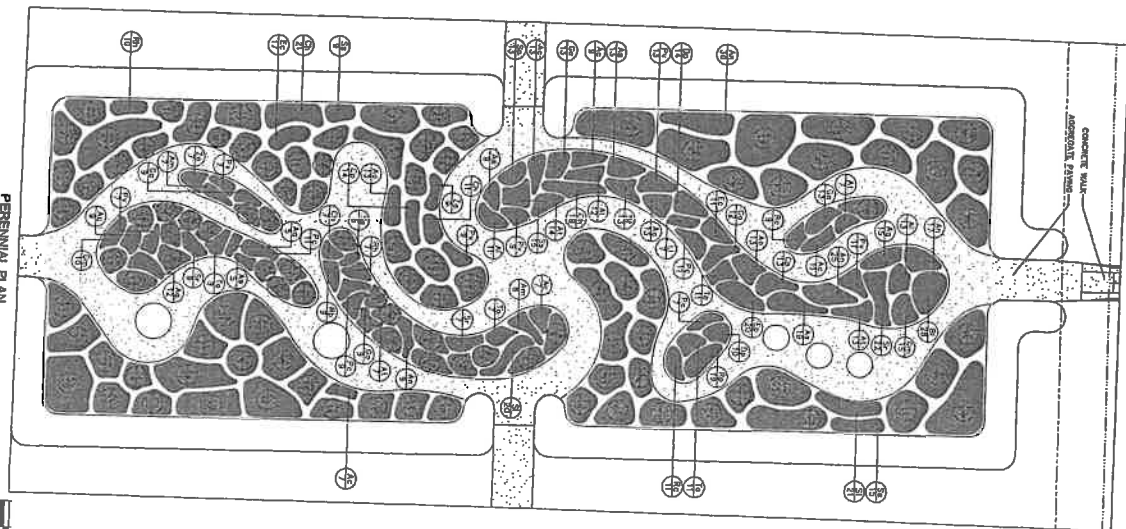
WOODY AND SEEDING PLAN

Legend
 No. 1000
 1.0000

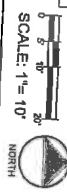


SCALE: 1" = 30'

NO.	DESCRIPTION	PLANT	QUANTITY	DATE
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PERENNIAL PLAN



SCALE: 1" = 10'

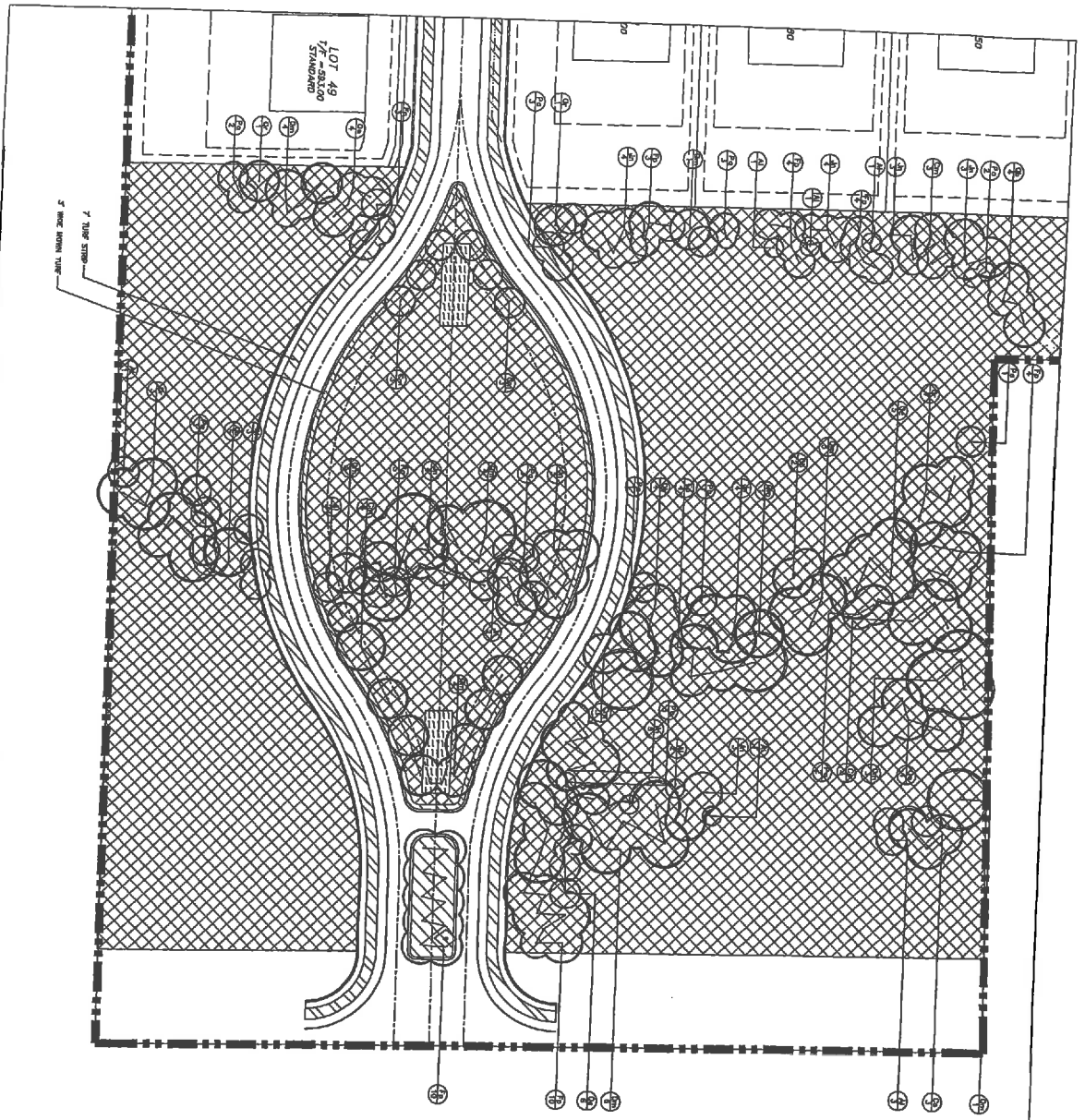
Sheet Number
 LA-3

HIGHGROVE
 Minooka, Illinois
 Beane Development LLC
 13161 Grove Road
 Minooka, Illinois

Cottage Garden
 Landscape Plan

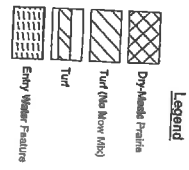
Drawn By: l.e.g. AES Project No.: 04-0849
 Checked: File Name: rsl011706rev1.dwg
 Approved: Date: 03-31-2008

Rev.	By	Date	Description
1			
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10			



Legend

1	Grass	2	Grass
3	Grass	4	Grass
5	Grass	6	Grass
7	Grass	8	Grass
9	Grass	10	Grass
11	Grass	12	Grass
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83	Grass	84	Grass
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97	Grass	98	Grass
99	Grass	100	Grass



Sheet Number
LA-4

HIGHGROVE
Minooka, Illinois
Beane Development LLC
13161 Grove Road
Minooka, Illinois

Entry Landscape Plan

Drawn By: I.e.g. AES Project No: 04-0649
Checked: File Name: rst011705rev1.dwg
Approved: Date: 03-31-2006

Revisions:

No	By	Date	Description
1			
2			
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STATE TREES ONLY ARE APPLICABLE TO THE LANDSCAPE. TREE SPECIES SHOULD BE SELECTION OF THE LANDSCAPE AND TREE PLANTING SHOULD BE SELECTION OF THE LANDSCAPE. SETTING PLANTS IN PLANTING AND PLANTING PLANTS IN PLANTING ARE APPLICABLE TO BE SELECTION OF THE LANDSCAPE.

SET TOP OF ROOT BALL FLUSH TO GRADE

2"-3" BARK MULCH, AS SPECIFIED SOIL TO BE KEPT BELOW TOP OF CORN 1"-2"

DO NOT PLACE MULCH IN CONTACT WITH THE TRUNK

PLANTING PLANTS IN PLANTING ARE APPLICABLE TO BE SELECTION OF THE LANDSCAPE. SETTING PLANTS IN PLANTING AND PLANTING PLANTS IN PLANTING ARE APPLICABLE TO BE SELECTION OF THE LANDSCAPE.

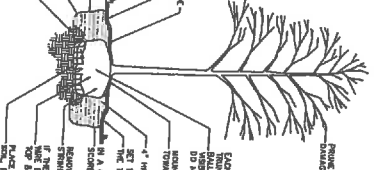
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DO NOT PLACE MULCH IN CONTACT WITH THE TRUNK

2"-3" BARK MULCH, AS SPECIFIED SOIL TO BE KEPT BELOW TOP OF CORN 1"-2"

DO NOT PLACE MULCH IN CONTACT WITH THE TRUNK

PLANTING PLANTS IN PLANTING ARE APPLICABLE TO BE SELECTION OF THE LANDSCAPE. SETTING PLANTS IN PLANTING AND PLANTING PLANTS IN PLANTING ARE APPLICABLE TO BE SELECTION OF THE LANDSCAPE.



TREE PLANTING DETAIL
NOT TO SCALE

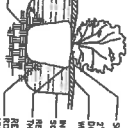
SET TOP OF ROOT BALL FLUSH TO GRADE

2"-3" BARK MULCH, AS SPECIFIED SOIL TO BE KEPT BELOW TOP OF CORN 1"-2"

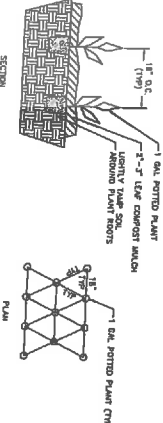
DO NOT PLACE MULCH IN CONTACT WITH THE TRUNK

PLANTING PLANTS IN PLANTING ARE APPLICABLE TO BE SELECTION OF THE LANDSCAPE. SETTING PLANTS IN PLANTING AND PLANTING PLANTS IN PLANTING ARE APPLICABLE TO BE SELECTION OF THE LANDSCAPE.

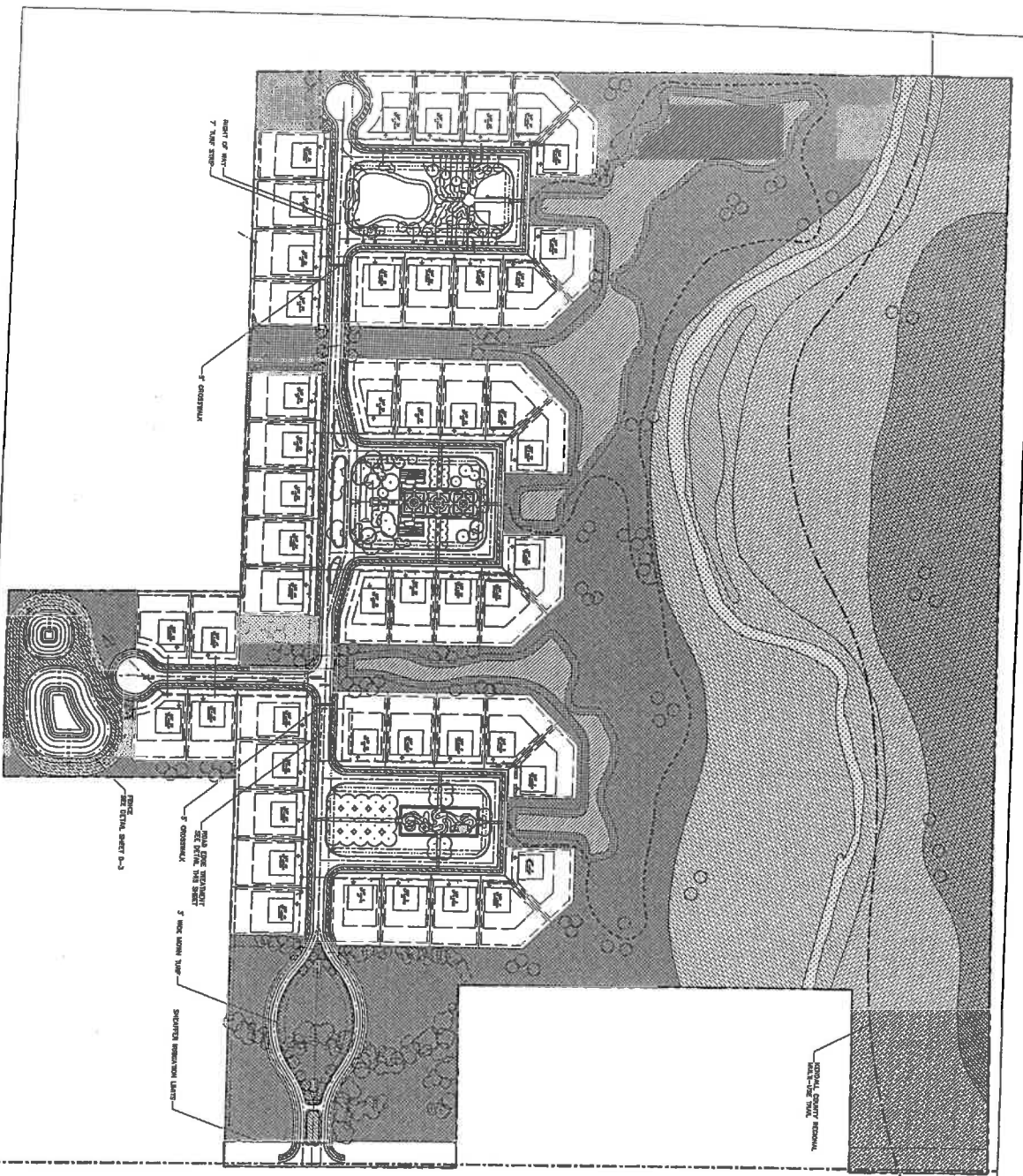
PLANTING PLANTS IN PLANTING ARE APPLICABLE TO BE SELECTION OF THE LANDSCAPE. SETTING PLANTS IN PLANTING AND PLANTING PLANTS IN PLANTING ARE APPLICABLE TO BE SELECTION OF THE LANDSCAPE.



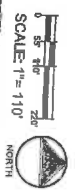
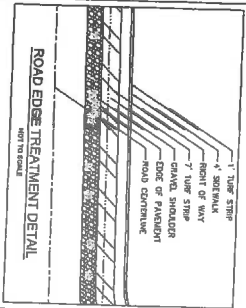
SHRUB PLANTING DETAIL
NOT TO SCALE



PERENNIAL PLANTING DETAIL
NOT TO SCALE



- Legend**
- Meadow Creek
 - Sloped Detention Area (Stormwater Management)
 - Medicinal Prairie
 - Diphascic Prairie Enhancement
 - Native Prairie
 - Turf (300 sq ft)
 - Turf (120 sq ft)
 - Turf (30 sq ft)
 - Entry Water Feature



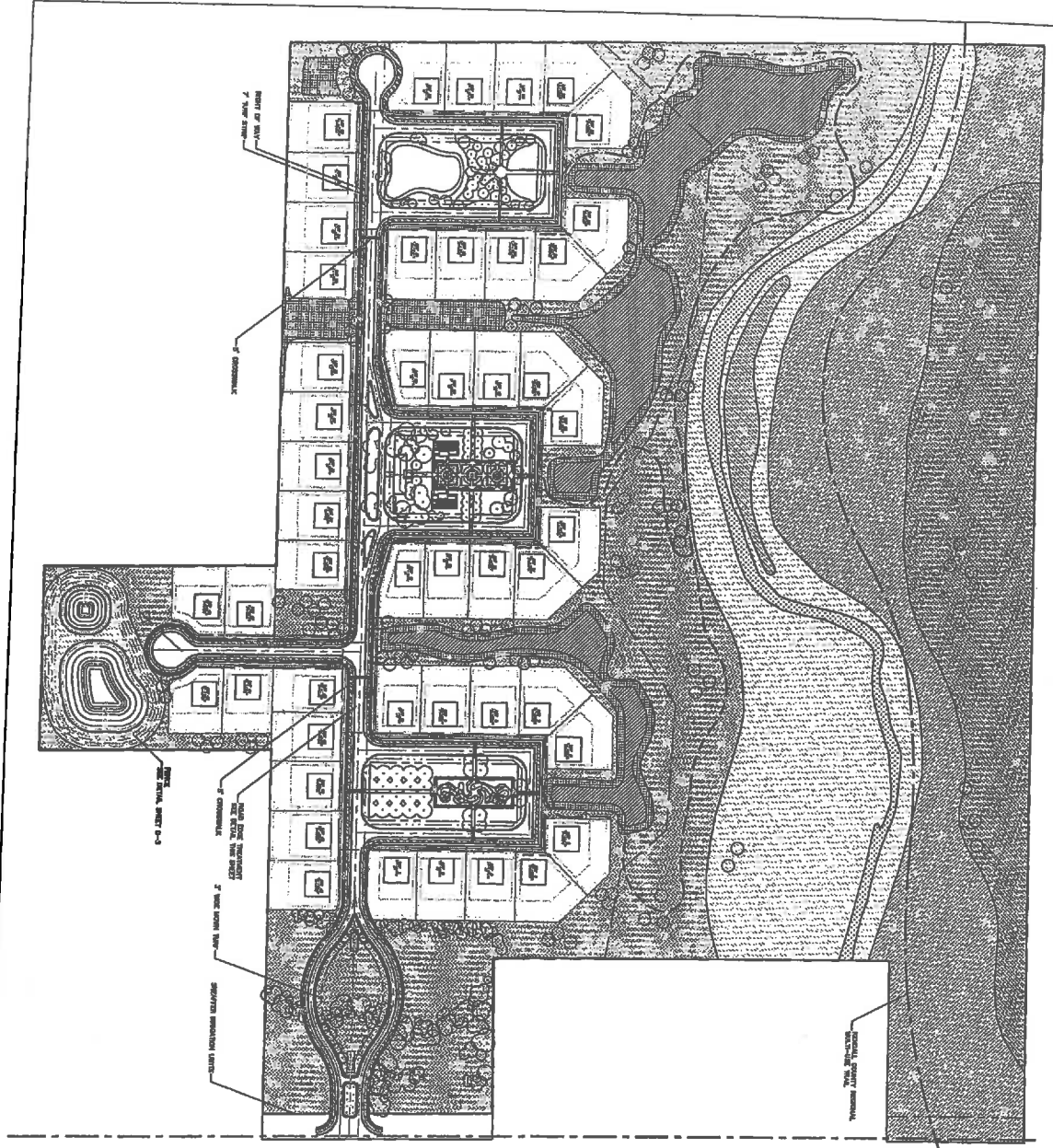
Restoration Plan

Revisions:	No.	By	Date	Description

Drawn By: L.a.g. AES Project No.: 04-0849
 Checked: File Name: rs011706rev1.dwg
 Approved: Date: 03-31-2006

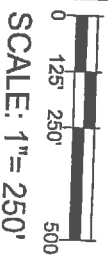
HIGHGROVE
 Minooka, Illinois
 Beane Development LLC
 13161 Grove Road
 Minooka, Illinois

Sheet Number
R-1



Legend

- Aux Sable Creek
- Vegetated Detention Area (Stormwater Management) 3.42 Ac.
- Wet Mesic Riparian Woodland 0.84 Ac.
- Open Water Detention (Stormwater Management) 4.25 Ac.
- Wet Mesic Prairie 13.16 Ac.
- Wet Mesic Prairie Enhancement 13.79 Ac.
- Dry-Mesic Prairie 22.81 Ac.
- Dry-Mesic Prairie Enhancement 9.95 Ac.
- Trail 4,447 L.F.
- Swamp White Oak
- Bur Oak
- White Oak
- Red Oak



Sheet Number
1 of 1

HIGHGROVE
Minooka, Illinois
Beane Development LLC
13161 Grove Road
Minooka, Illinois

**Exhibit 3.
Restoration Plan**

Drawn By: L.e.g. AES Project No.: 04-0649
 Checked: File Name: rs1011706rev1.dwg
 Approved: Date: 03-31-2006

Revisions:		
No.	Date	Description
1		
2		
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