

ORDINANCE NUMBER 2005 - 08
CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
HIGHPOINT MEADOWS

WHEREAS, HRM Properties has petitioned Kendall County for approval of a map amendment, concept plan, preliminary plat, and final plat for Highpoint Meadows 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 40.27 acres in area, generally located on the north side of Highpoint Road south of Illinois Route 71 in Section 13 of Fox 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 developer has requested variances from Sections 8.04.C of the Kendall County Zoning Ordinance to allow for placement of access driveways on the proposed Lisbon Road, which is proposed to be a County Highway; and

WHEREAS, the Kendall County Zoning Board of Appeals, after due notice to adjacent property owners and publication in the Kendall County Record, a newspaper of general circulation in Kendall County, conducted a public hearing on Tuesday, August 24, 2004 on the requested variance from the official controls of the Kendall County Zoning Ordinance; and

WHEREAS, the Kendall County Zoning Board of Appeals voted on August 24, 2004 to approve the requested variances from the official controls of the Kendall County Zoning Ordinance; and

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 "Highpoint Meadows".

IN WITNESS OF, this ordinance has been enacted on February 15, 2005.



John A. Church
Kendall County Board Chairman

Attest:

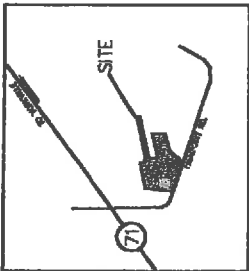


Paul Anderson
Kendall County Clerk

LEGAL DESCRIPTION

That part of the North Half of Section 13, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Southeast corner of Lot 20 in Cotswold Fen P.U.D., Phase Four, Fox and Kendall Townships, Kendall County, Illinois; thence South $77^{\circ}51'24''$ West along the South line of said Lot 20 and the South line of Lot 21 in Phase Five of said Cotswold Fen P.U.D., 594.78 feet for a point of beginning; thence South $00^{\circ}51'44''$ East 403.27 feet to a stone monument on the North line of Lot 19 in Phase Three of said Cotswold Fen P.U.D.; thence South $75^{\circ}29'04''$ West along said North line and the North line of Lot 17 in Phase Two of said Cotswold Fen P.U.D. 619.05 feet to the northerly corner of Lot 16 in said Phase Two; thence South $41^{\circ}42'55''$ West along the northwesterly line of said Lot 16 and said northwesterly line extended 616.96 feet to the center line of Highpoint Road; thence North $70^{\circ}57'05''$ West along said center line 986.36 feet to the South east corner of Highpoint View, Fox Township, Kendall County, Illinois; thence North $06^{\circ}18'09''$ East along the East line of said Highpoint View, 915.21 feet the Northeast corner thereof; thence North $78^{\circ}05'41''$ East along the extension of the North line of said Highpoint View, 888.26 feet; thence South $02^{\circ}02'48''$ East 164.63 feet; thence North $73^{\circ}04'16''$ East 72.91 feet; thence South $01^{\circ}16'15''$ East 54.56 feet; thence North $77^{\circ}31'47''$ East 1508.35 feet to the East line of said Section 13; thence South $00^{\circ}00'50''$ East along said East line 123.34 feet to the North line of said Lot 21; Phase Five, extended easterly; thence South $77^{\circ}45'49''$ West along said extended North line and said North line 1426.89 feet to the Northwest corner of said Lot 21; thence South $00^{\circ}18'47''$ West along the West line of said Lot 21, a distance of 272.63 feet to the Southwest corner thereof; thence North $77^{\circ}52'35''$ East along the South line of said Lot 21, a distance of 831.36 feet to the point of beginning in Fox Township, Kendall County, Illinois and containing 40.929 acres as shown by the plat hereon drawn which is correct representation of said survey.

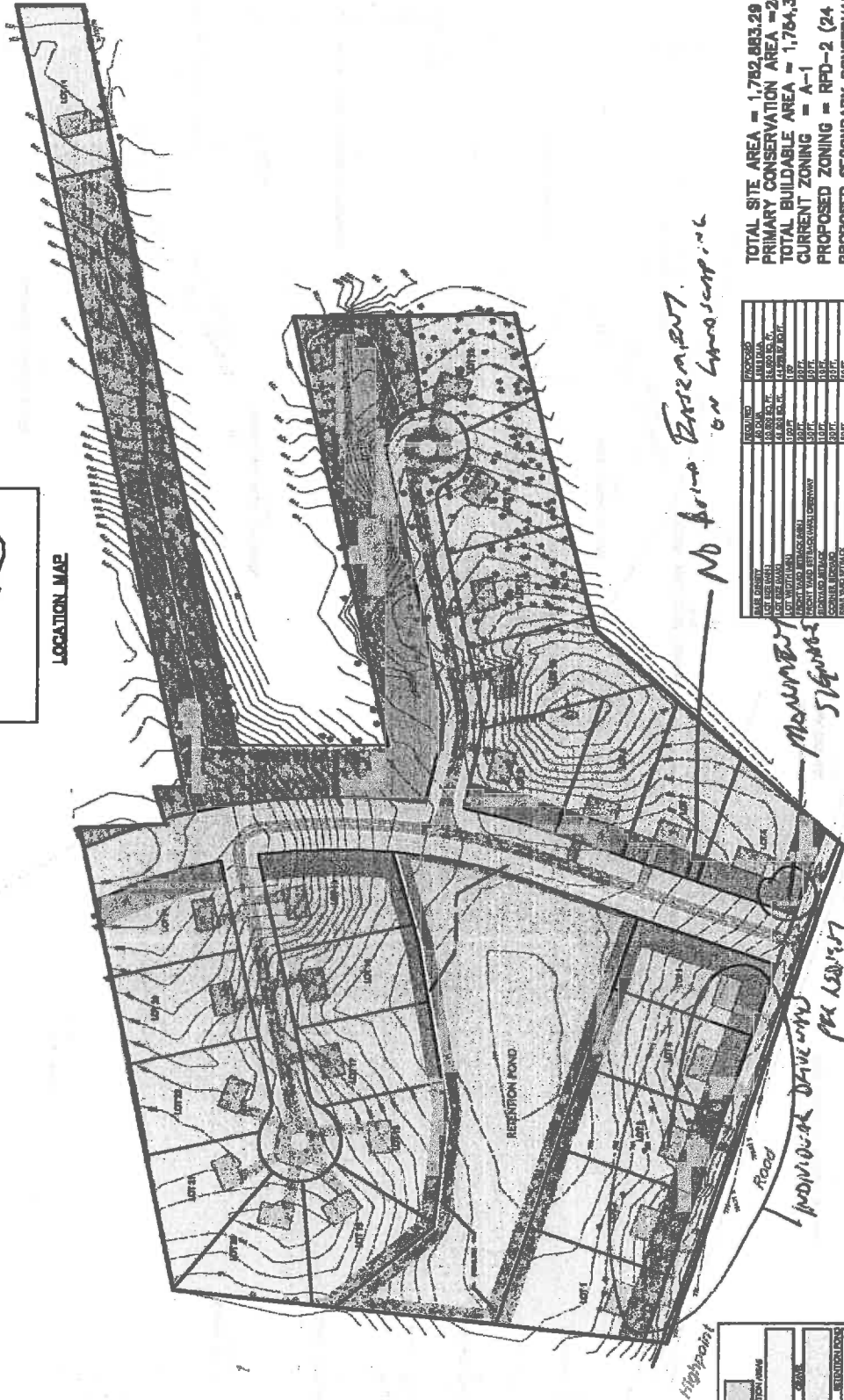
HIGH POINT MEADOWS CONCEPT PLAN



LOCATION MAP



- a. Indicate Area Under Dev
- b. Indicate Area Under Prop
- c. Indicate Other Owners
- d. Indicate Area of Other



NAME	ACRES	ACRES
1	42192.84	0.96
2	42192.84	0.96
3	42192.84	0.96
4	42192.84	0.96
5	42192.84	0.96
6	42192.84	0.96
7	42192.84	0.96
8	42192.84	0.96
9	42192.84	0.96
10	42192.84	0.96
11	42192.84	0.96
12	42192.84	0.96
13	42192.84	0.96
14	42192.84	0.96
15	42192.84	0.96
16	42192.84	0.96
17	42192.84	0.96
18	42192.84	0.96
19	42192.84	0.96
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22	42192.84	0.96
23	42192.84	0.96
24	42192.84	0.96

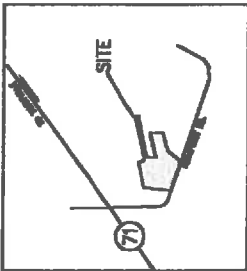
TOTAL SITE AREA = 1,792,863.26 SF (40.9294 AC)
 PRIMARY CONSERVATION AREA = 28,573.86 SF (0.656 AC) (ROW)
 TOTAL BUILDABLE AREA = 1,764,309.61 SF (40.2734 AC)
 CURRENT ZONING = A-1
 PROPOSED ZONING = RFD-2 (24 SINGLE FAMILY HOMES)
 PROPOSED SECONDARY CONSERVATION AREA =
 OPEN SPACE = 531,214.18 SQ. FT. (12.18 ACRES) = 30.25%
 WALKING PATH = 6,659.25 FT (1.261 MI)
 DENSITY = .5858 DWELLING UNITS/ACRE

PARCEL NO. 04-13-251-002

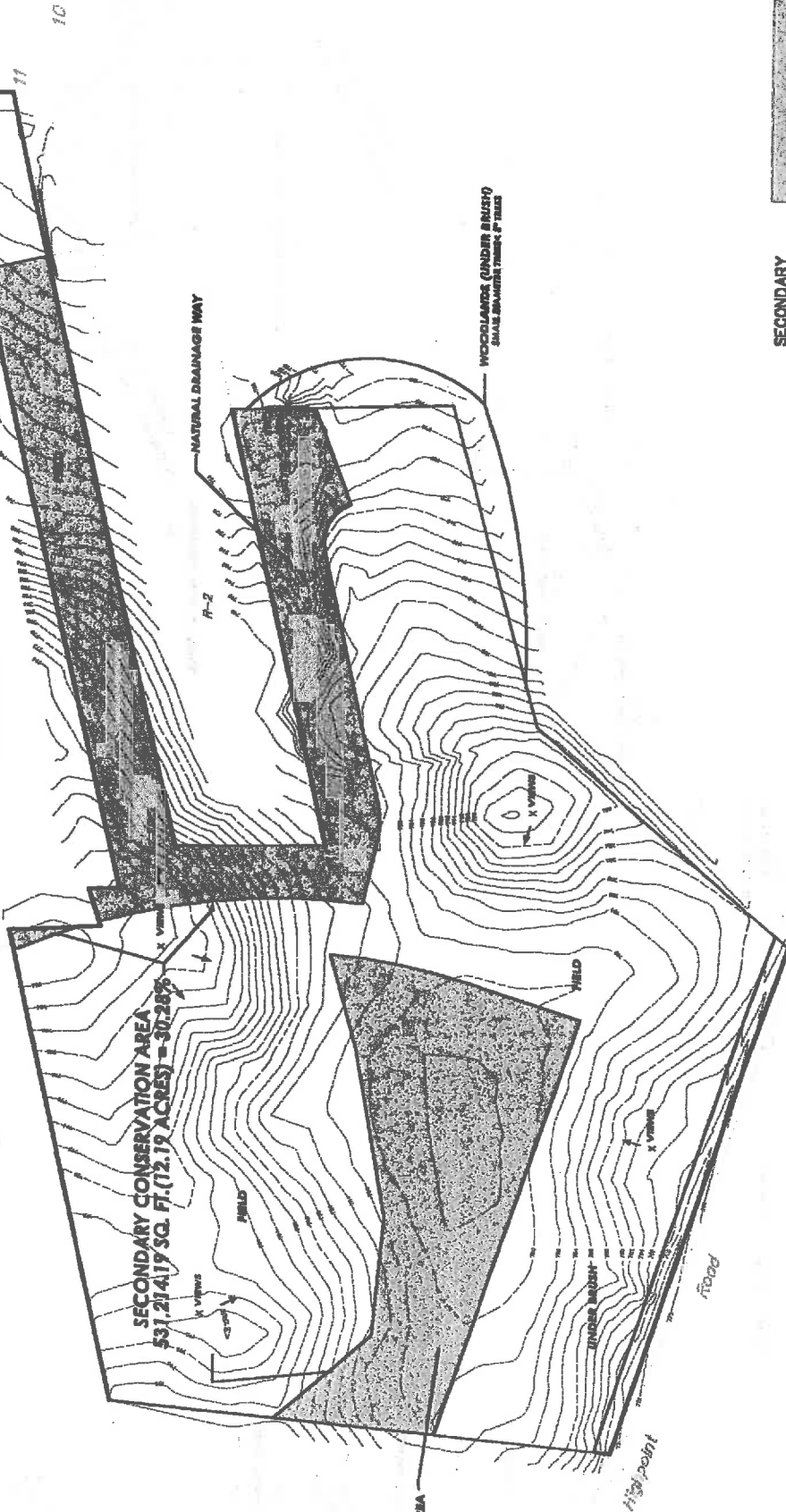
ACRES	ACRES	ACRES	ACRES
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2	42192.84	0.96	0.96
3	42192.84	0.96	0.96
4	42192.84	0.96	0.96
5	42192.84	0.96	0.96
6	42192.84	0.96	0.96
7	42192.84	0.96	0.96
8	42192.84	0.96	0.96
9	42192.84	0.96	0.96
10	42192.84	0.96	0.96
11	42192.84	0.96	0.96
12	42192.84	0.96	0.96
13	42192.84	0.96	0.96
14	42192.84	0.96	0.96
15	42192.84	0.96	0.96
16	42192.84	0.96	0.96
17	42192.84	0.96	0.96
18	42192.84	0.96	0.96
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22	42192.84	0.96	0.96
23	42192.84	0.96	0.96
24	42192.84	0.96	0.96

HIGH POINT MEADOWS
 KENDALL COUNTY ILLINOIS
 PARCEL NO. 04-13-251-002
 PREPARED BY: [Signature]
 DATE: [Date]
 SCALE: [Scale]
 SHEET NO. [Number] OF [Total]
 PROJECT NO. [Number]

HIGH POINT MEADOWS SECONDARY CONSERVATION AREA



LOCATION MAP



SECONDARY CONSERVATION AREA

TOTAL SITE AREA = 1,782,883.26 SF (40.9284 AC)
 PROPOSED SECONDARY CONSERVATION AREA =
 OPEN SPACE = 537,214.19 SQ. FT. (12.19 ACRES)) = 30.28%

HIGH POINT MEADOWS KENDALL COUNTY, ILLINOIS

A-1

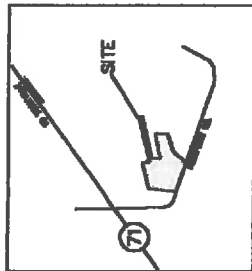
A-1



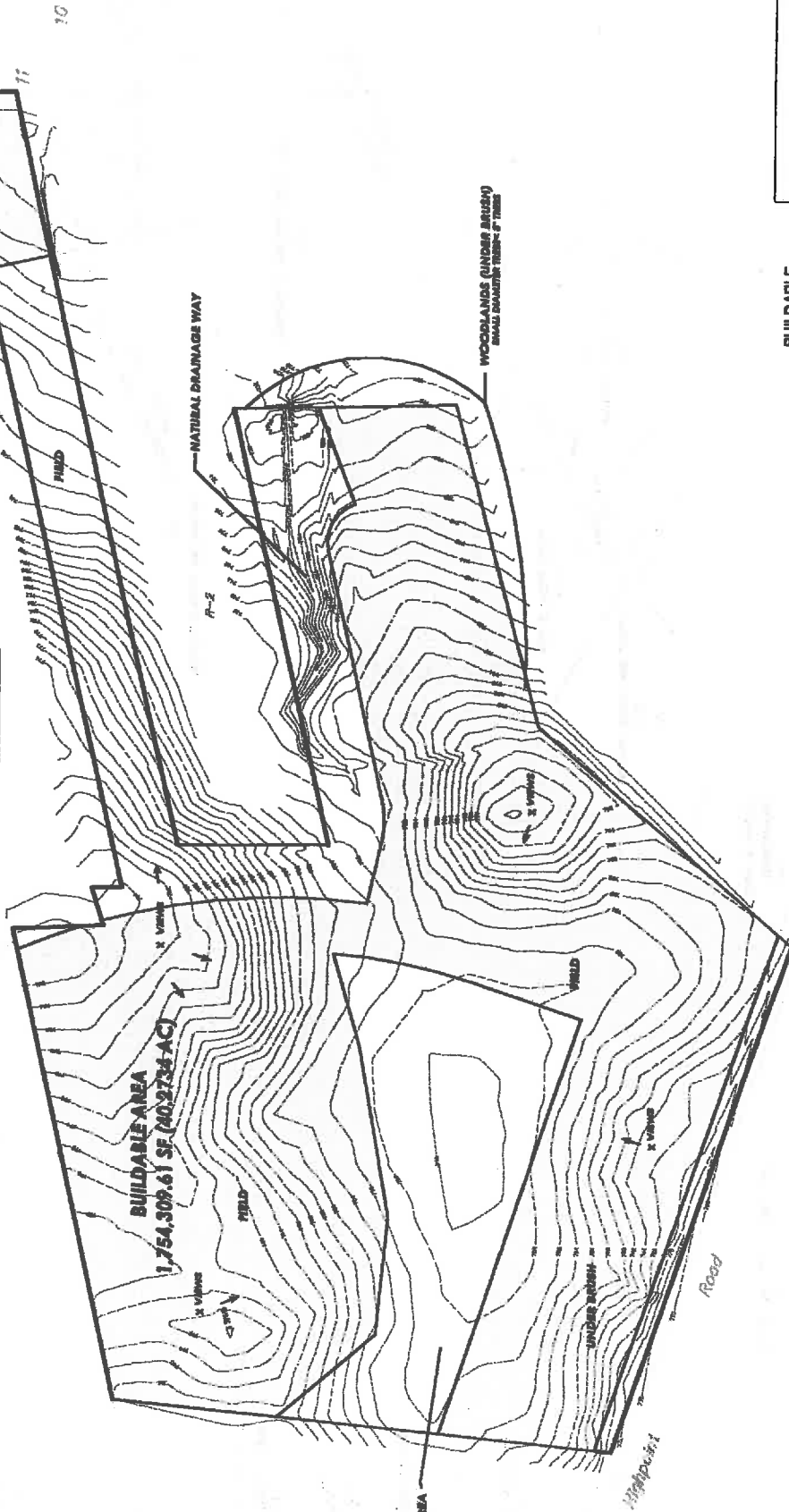
KOZOL ENGINEERING SERVICES
 Professional Engineers
 1019 SCHOOL STREET
 LITTLE ROCK, ARKANSAS
 72202-4500
 (501) 663-8800
 CIVIL / CONSULTING ENGINEERS

HBM PROPERTIES AND DEVELOPMENT
 2000 W. LINCOLN STREET
 MONTICELLO, ILLINOIS
 61868-1044

HIGH POINT MEADOWS BUILDABLE AREA



LOCATION MAP



BUILDABLE AREA

TOTAL SITE AREA = 1,782,883.28 SF (40.9294 AC)
TOTAL BUILDABLE AREA = 1,754,309.61 SF (40.2734 AC)

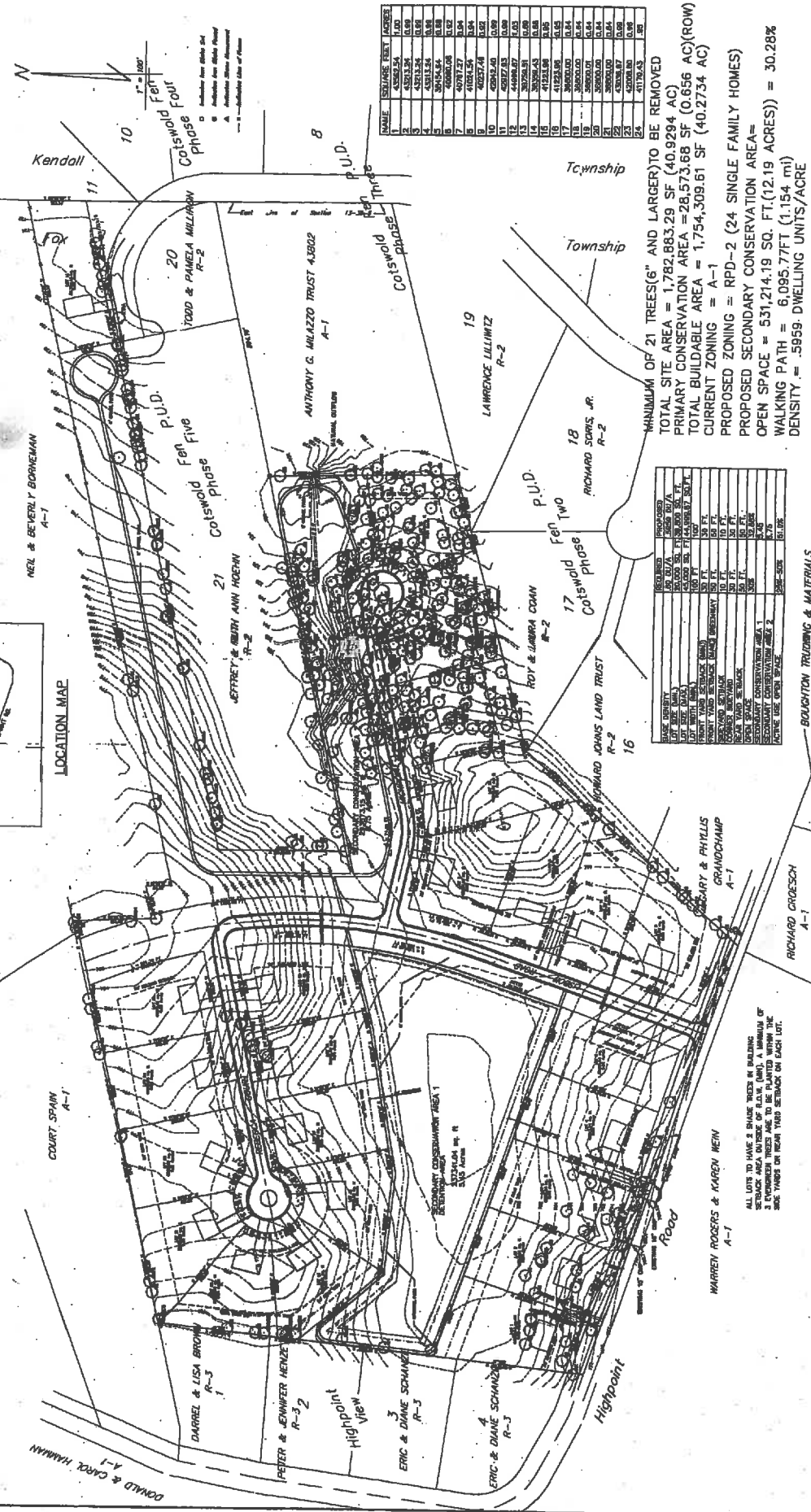
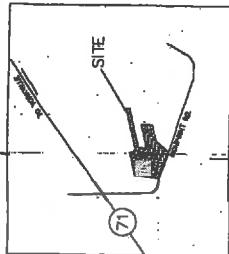
HIGH POINT MEADOWS
KENDALL COUNTY, ILLINOIS

REGISTERED PROFESSIONAL ENGINEER
ROZAL ENGINEERING SERVICES
Professional Engineer
1018 SCHOOL STREET
LIBERTY, IL 60531
CIVIL CONSULTING ENGINEERS



REGISTERED LAND DEVELOPER
HIGH PROPERTIES AND DEVELOPMENT
500 N. WINE ST.
MONTGOMERY, ILLINOIS 60538
630/667-1644

HIGH POINT MEADOWS PRELIMINARY PLAT OPTION A



LOT	ACRES	FEET	FEET	FEET
1	4.5242	14.0	14.0	14.0
2	4.5242	14.0	14.0	14.0
3	4.5242	14.0	14.0	14.0
4	4.5242	14.0	14.0	14.0
5	4.5242	14.0	14.0	14.0
6	4.5242	14.0	14.0	14.0
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21	4.5242	14.0	14.0	14.0
22	4.5242	14.0	14.0	14.0
23	4.5242	14.0	14.0	14.0
24	4.5242	14.0	14.0	14.0

DESCRIPTION	NO.	DATE
PRELIMINARY PLAT	1	3/17/03
PRELIMINARY PLAT	2	7/10/03

MINIMUM OF 21 TREES (6" AND LARGER) TO BE REMOVED
 TOTAL SITE AREA = 1,782,883.29 SF (40,929.84 AC)
 PRIMARY CONSERVATION AREA = 28,573.68 SF (0.656 AC) (ROW)
 TOTAL BUILDABLE AREA = 1,754,309.61 SF (40,273.4 AC)
 CURRENT ZONING = A-1
 PROPOSED ZONING = RPD-2 (24 SINGLE FAMILY HOMES)
 PROPOSED SECONDARY CONSERVATION AREA =
 OPEN SPACE = 531,214.19 SQ. FT. (12.19 ACRES) = 30.28%
 WALKING PATH = 6,095.77 FT (1.154 MI)
 DENSITY = .5959 DWELLING UNITS/ACRE

PARCEL NO. 04-13-251-002
 HIGH POINT MEADOWS
 KENDALL COUNTY, ILLINOIS
 FILE NAME: 020882-2-03-03
 DATE: 7/10/03
 SCALE: 1" = 40'

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	3/17/03	PRELIMINARY PLAT	1	3/17/03	PRELIMINARY PLAT
2	7/10/03	PRELIMINARY PLAT	2	7/10/03	PRELIMINARY PLAT

PREPARED BY:
ARCADIA ENGINEERING SERVICES
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 www.arcadia-engineering.com

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