

ORDINANCE NUMBER 2005 - 54
CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
SCHAEFER GLEN

WHEREAS, Gary Thomas and James Perkins have petitioned Kendall County for approval of a map amendment, concept plan, preliminary plat, and final plat for Schaefer Glen 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 11.112 acres in area, generally located on the south side of Schaefer Road west of Eldamain Road and east of Blackhawk Road in Section 25 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-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 “Schaefer Glen”.

IN WITNESS OF, this ordinance has been enacted on September 20, 2005.



John A. Church
Kendall County Board Chairman

Attest:



Paul Anderson
Kendall County Clerk

LEGAL DESCRIPTION

EXHIBIT

A
DATE 7-27-05

PARCEL ONE:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 49 MINUTES, .17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 259.0 FEET; THENCE NORTH 01 DEGREES, 26 MINUTES, 23 SECONDS WEST, 993.27 FEET TO THE EAST, ALONG SAID CENTERLINE, 1,219.85 FEET; THENCE SOUTH 03 DEGREES, 01 MINUTES, 35 SECONDS EAST, 577.15 FEET TO A POINT ON THE SOUTH LINE OF TRACT CONVEYED TO WADE H. AND EDITH R. BENNETT BY A WARRANTY DEED RECORDED OCTOBER 25, 1978 AS DOCUMENT NO. 78-7028, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 473.55 FEET TO A LINE DRAWN NORTH 88 DEGREES, 12 MINUTES, 44 SECONDS EAST FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 995.00 FEET EASTERLY OF SAID SOUTHWEST CORNER; THENCE SOUTH 88 DEGREES, 12 MINUTES, 44 SECONDS WEST, 491.00 FEET; THENCE NORTH 15 DEGREES, 10 MINUTES, 31 SECONDS EAST, 487.33 FEET TO THE SOUTH LINE OF SAID TRACT CONVEYED TO WADE H. AND EDITH R. BENNETT; THENCE NORTH 86 DEGREES, 58 MINUTES, 25 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT, 338.71 FEET TO THE POINT OF BEGINNING IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 49 MINUTES, 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 259.00 FEET; THENCE NORTH 01 DEGREES, 26 MINUTES, 23 SECONDS WEST, 993.27 FEET TO THE CENTER LINE OF SCHAEFER ROAD; THENCE NORTH 86 DEGREES, 42 MINUTES, 41 SECONDS EAST ALONG SAID CENTER LINE, 1,219.85 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES, 01 MINUTES, 35 SECONDS EAST, 1,050.70 FEET TO A LINE DRAWN NORTH 88 (PER SURVEY, 86 RECORDED) DEGREES, 12 MINUTES, 44 SECONDS EAST FROM A POINT ON SAID SOUTH LINE WHICH IS 995.00 FEET EASTERLY OF SAID SOUTHWEST CORNER; THENCE NORTH 88 (PER SURVEY, 86 RECORDED) DEGREES, 12 MINUTES, 44 SECONDS EAST, 442.13 FEET TO THE WEST LINE OF LOT 8 AS SHOWN IN PLAT BOOK 4 ON PAGE 36; THENCE NORTH 00 DEGREES, 10 MINUTES, 42 SECONDS WEST ALONG SAID WEST LINE, 1,063.84 FEET TO SAID CENTER LINE, 494.89 FEET TO THE POINT OF

BEGINNING; (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 49 MINUTES, 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 259.00 FEET; THENCE NORTH 01 DEGREES, 26 MINUTES, 23 SECONDS WEST, 993.27 FEET TO THE CENTER LINE OF SCHAEFER ROAD; THENCE NORTH 86 DEGREES, 42 MINUTES, 41 SECONDS EAST ALONG SAID CENTER LINE, 1,219.85 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES, 01 MINUTES, 35 SECONDS EAST, 492.32 FEET; THENCE NORTH 88 DEGREES, 03 MINUTES, 30 SECONDS EAST, 470.07 FEET TO THE WEST LINE OF LOT 8 AS SHOWN IN PLAT BOOK 4 ON PAGE 36; THENCE NORTH 00 DEGREES, 10 MINUTES, 42 SECONDS WEST ALONG SAID WEST LINE, 504.10 FEET TO SAID CENTER LINE; THENCE SOUTH 86 DEGREES, 42 MINUTES, 41 SECONDS WEST ALONG SAID CENTER LINE, 494.89 FEET TO THE POINT OF BEGINNING); ALL IN THE LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL THREE:

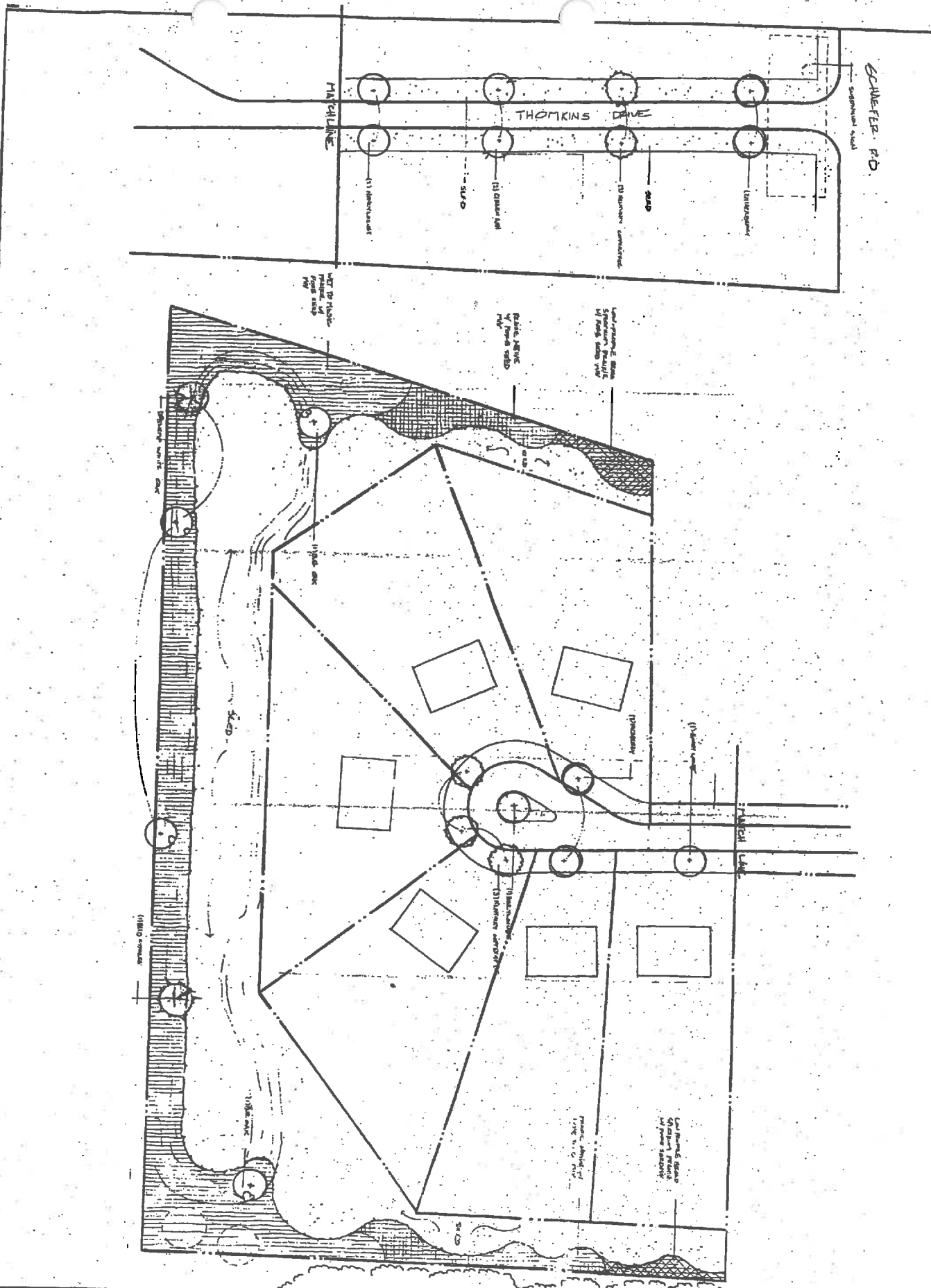
THE WESTERLY 70 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST $\frac{1}{4}$; THENCE SOUTH 89 DEGREES 49 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$; THENCE SOUTH 89 DEGREES 49 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$, 259.0 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 23 SECONDS WEST, 993.27 FEET TO THE CENTERLINE OF SCHAEFER ROAD; THENCE NORTH 86 DEGREES 42 MINUTES 41 SECONDS EAST, ALONG SAID CENTERLINE, 1219.85 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 01 MINUTES 35 SECONDS EAST, 492.32 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 30 SECONDS EAST, 470.07 FEET TO THE WEST LINE OF LOT 8 AS SHOWN IN PLAT BOOK 4 ON PAGE 36; THENCE NORTH 00 DEGREES 10 MINUTES 42 SECONDS WEST, ALONG SAID WEST LINE, 504.10 FEET TO SAID CENTERLINE; THENCE SOUTH 86 DEGREES 42 MINUTES 41 SECONDS WEST, ALONG SAID CENTERLINE, 494.89 FEET TO THE POINT OF BEGINNING IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.



PT 2 of 8

EXHIBIT

Group B

DATE 7-27-05



	LANDSCAPE PLAN FOR: SCHAEFER GLEN <small>54.95 DIVERSIFIED</small>		REVISIONS JMA 8-1-05 JMA 3-7-09	NOTES
	SCALE: 1" = 40'	DATE: 3.3.05	DESIGNER: JMA	
<small>This plan is an hour product of services provided by TWIN OAKS LANDSCAPING, Inc. It may not be utilized or reproduced by any other party without purchasing the plan from TWIN OAKS LANDSCAPING, Inc.</small>				SHEET
<small>977 Harvey Rd. Chicago, IL 60643 630-244-3299 Fax 630-244-1814 www.twinokslandscaping.com</small>				

PT 3 of 8

EXHIBIT
Group B
DATE 7-20-05

NOTE: THIS PLAN IS FOR THE LANDSCAPE DESIGN ONLY. IT DOES NOT INCLUDE THE INSTALLATION OF PLANTS OR MATERIALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PLANT SPECIFICATIONS: ALL PLANTS SHALL BE INSTALLED AS SPECIFIED IN THE SCHEDULE. PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE DESIGN AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE PLAN.

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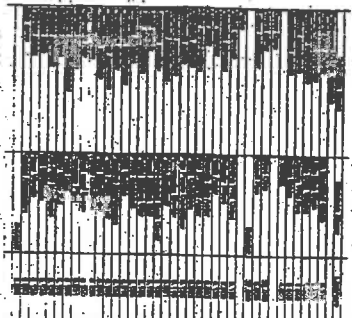
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LANDSCAPE MAINTENANCE PLAN

- Plant materials shall be grown and added to the landscape in accordance with the maintenance plan. All plants shall be installed in accordance with the maintenance plan.
- The requirements for maintenance, including but not limited to, watering, fertilizing, and pruning, shall be as specified in the maintenance plan.
- Landscaping shall include all plants, trees, shrubs, and ground cover specified in the maintenance plan. All plants shall be installed in accordance with the maintenance plan.
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	LANDSCAPE PLAN FOR:		REVISIONS	NOTES
	SCHAEFER GLEN Subdivision		JMC - 5.17.05	
SCALE:	DATE: 3.17.05	DRAWN BY: JMC	<p>This plan is an instrument of service provided by TWIN OAKS LANDSCAPING, INC. It may not be altered or modified in any way without the written consent of TWIN OAKS LANDSCAPING, INC.</p>	
			<p>997 Harvey Rd. Covington, IL 60543 63025-0289 Fax: 630254-1854 www.twinokslandscaping.com</p>	

SHEET
L.2

EXHIBIT
Group B
DATE 7-22-05

PTA of 8

ENGINEERING PLANS FOR SCHAEFER GLEN SUBDIVISION

MAY, 2005

LITTLE ROCK TOWNSHIP
KENDALL COUNTY, IL

INDEX TO SHEETS

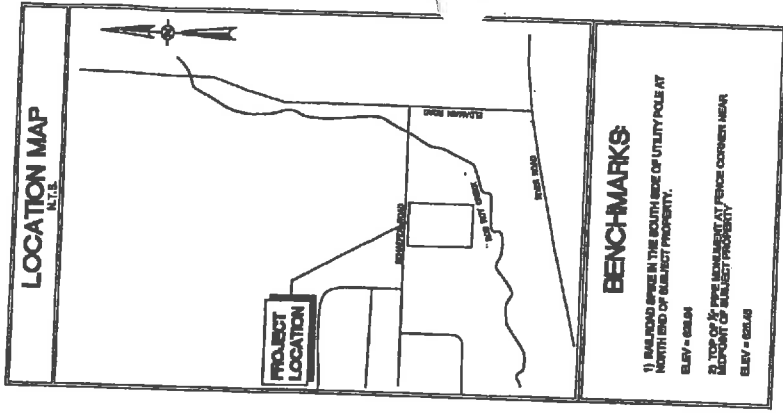
1. COVER SHEET
2. DIMENSION AND DOCUMENTATION CONTROL PLAN
3. SITE GRADING AND UTILITY PLAN
4. THOUSAND DRAINAGE PLAN AND PROFILE
5. GENERAL NOTES AND DETAILS

LANDSCAPING PLAN PREPARED BY:
TWIN OAKS LANDSCAPING
SOIL REPORT & MAP PREPARED BY:
Bruce R. Pulmon
CSPC (ARCPACS & ISCA)

PLAN OF SURVEY AND TOPOGRAPHY BY
Philip D. Young and Associates, Inc.
11078 South Bridge Street
Yorkville, Illinois 60590
Telephone (630)933-1560



LEGEND	
	PROPERTY BOUNDARY
	EXISTING CONTOUR LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
	PROPOSED CONTOUR LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER LINE
	EXISTING FENCELINE
	PROPOSED BELT FENCE
	EXISTING SPOT SHOT
	PROPOSED SPOT GRADE
	E-BOX
	HYDRANT
	VALVE
	VALVE VAULT
	SILT-CURB
	SILT ON MANHOLE
	PLANNED BID SECTION
	CLEANOUT
	MANHOLE
	E&M MONUMENT
	PROPERTY PIN
	CENTER MARK
	BENCHMARK
	NAIL & TICK
	SOIL BORING
	OVERLAND RELIEF
	POLE LOCATION
	POLE VALUE
	UTILITY POLE
	CITY WIRE LINE
	UTILITY CABINET
	OIL PEDESTAL
	LIGHT POLE
	TRAFFIC SIGNAL
	EXISTING VAULT
	POLE LOCATION
	POLE VALUE



BENCHMARKS

1. BENCHMARK ON THE SOUTH SIDE OF UTILITY POLE AT NORTH END OF SUBJECT PROPERTY.
ELEV = 628.4
2. TOP OF 4" PIPE MANHOLE AT FENCE CORNER NEAR MOUNTAIN OF SUBJECT PROPERTY.
ELEV = 628.4

PROFESSIONAL ENGINEER'S CERTIFICATE
STATE OF ILLINOIS, COUNTY OF KENDALL
I, JOHN J. WILSON, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT I AM THE DESIGNER OF THESE ENGINEERING PLANS AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL SOCIETY OF CIVIL ENGINEERS FOR THE COLLECTION OF THE ELIGIBLE FEE THEREON.
GIVEN UNDER MY HAND & SEAL THIS 22ND DAY OF MAY, 2005

John J. Wilson
JOHN J. WILSON, P.E.
No. 0000-041000 EXPIRES 06/30/06



EXHIBIT

PT 5 of 8

Group B

DATE 7-27-05

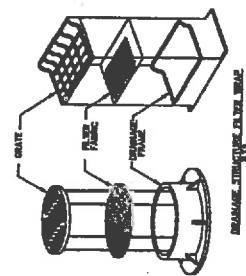
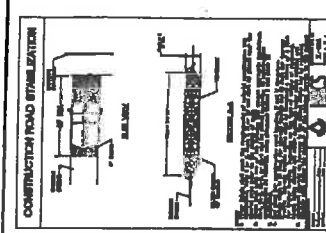
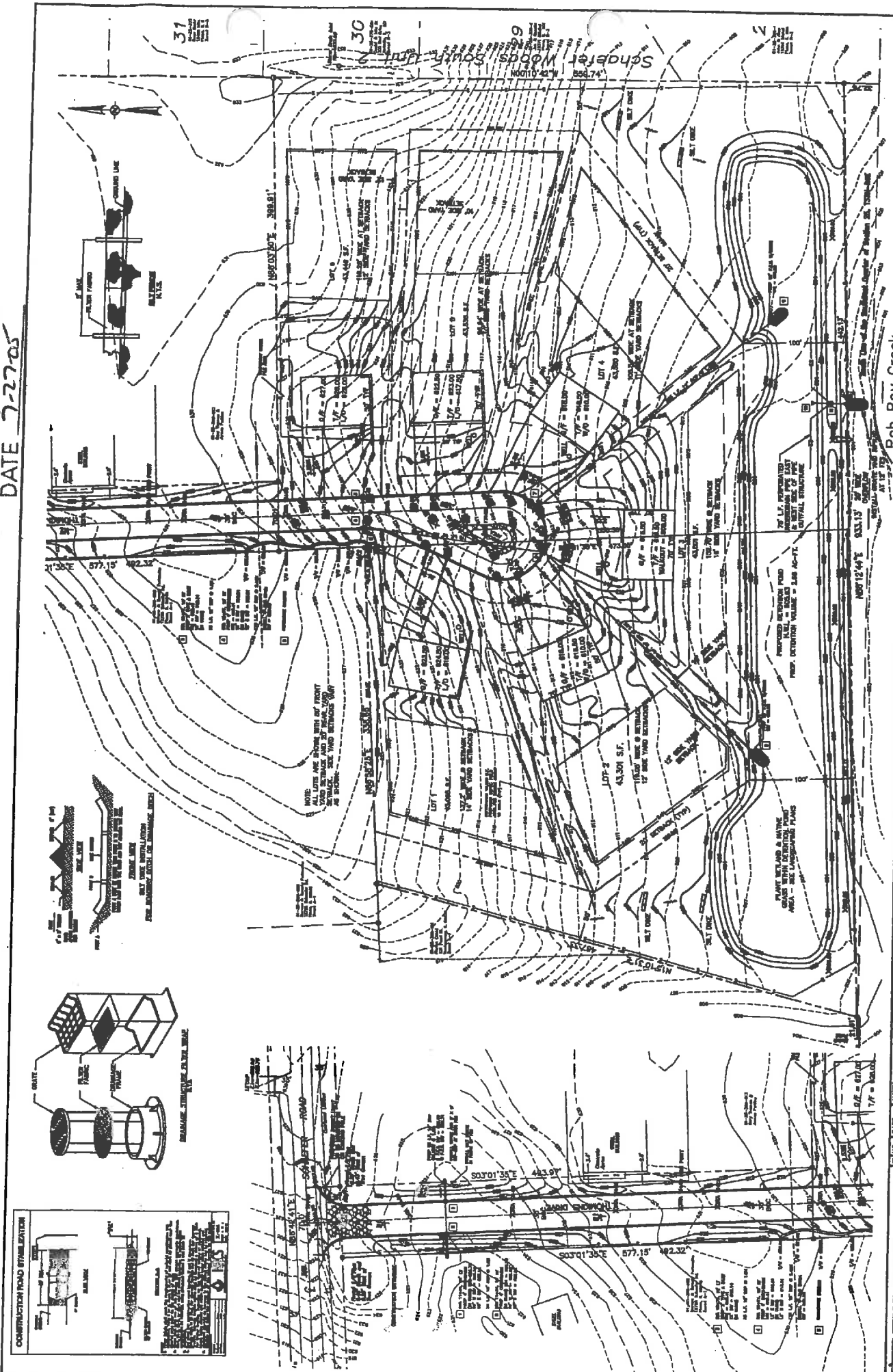
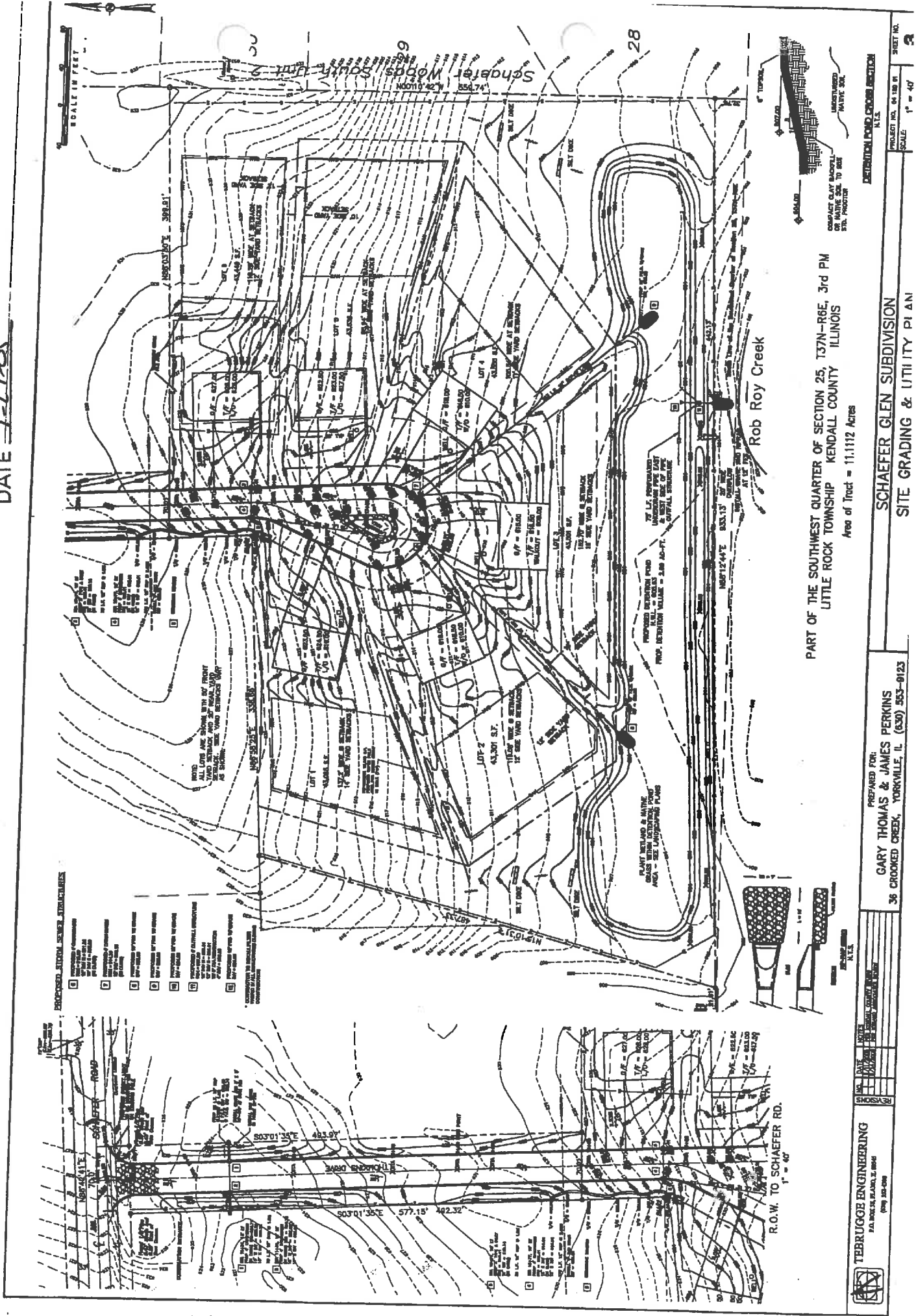


EXHIBIT
 # Group B
 DATE 7-27-85

PT 6088



- PROPOSED STRUCTURAL FEATURES**
- FOUNDATION
 - WALL
 - ROOF
 - FLOOR
 - CEILING
 - DOOR
 - WINDOW
 - PORCH
 - DECK
 - PATIO
 - DRIVEWAY
 - DRIVE
 - WALKWAY
 - STAIR
 - RAMP
 - ELEVATOR
 - MECHANICAL ROOM
 - ELECTRICAL ROOM
 - TELEPHONE ROOM
 - BATH
 - KITCHEN
 - LIVING ROOM
 - BED ROOM
 - HALL
 - CLOSET
 - GARAGE
 - PORCH
 - DECK
 - PATIO
 - DRIVEWAY
 - DRIVE
 - WALKWAY
 - STAIR
 - RAMP
 - ELEVATOR
 - MECHANICAL ROOM
 - ELECTRICAL ROOM
 - TELEPHONE ROOM
 - BATH
 - KITCHEN
 - LIVING ROOM
 - BED ROOM
 - HALL
 - CLOSET
 - GARAGE

PREPARED FOR:
GARY THOMAS & JAMES PERKINS
 36 CROOKED CREEK, YORKVILLE, IL (630) 853-9123

PART OF THE SOUTHWEST QUARTER OF SECTION 25, T37N-R6E, 3rd PM
 LITTLE ROCK TOWNSHIP KENDALL COUNTY ILLINOIS
 Area of Tract = 11.112 Acres

SCHAEFER GLEN SUBDIVISION
 SITE GRADING & UTILITY PLAN

PROJECT NO. 04 188 IN
 SCALE 1" = 40'
 SHEET NO. **3**

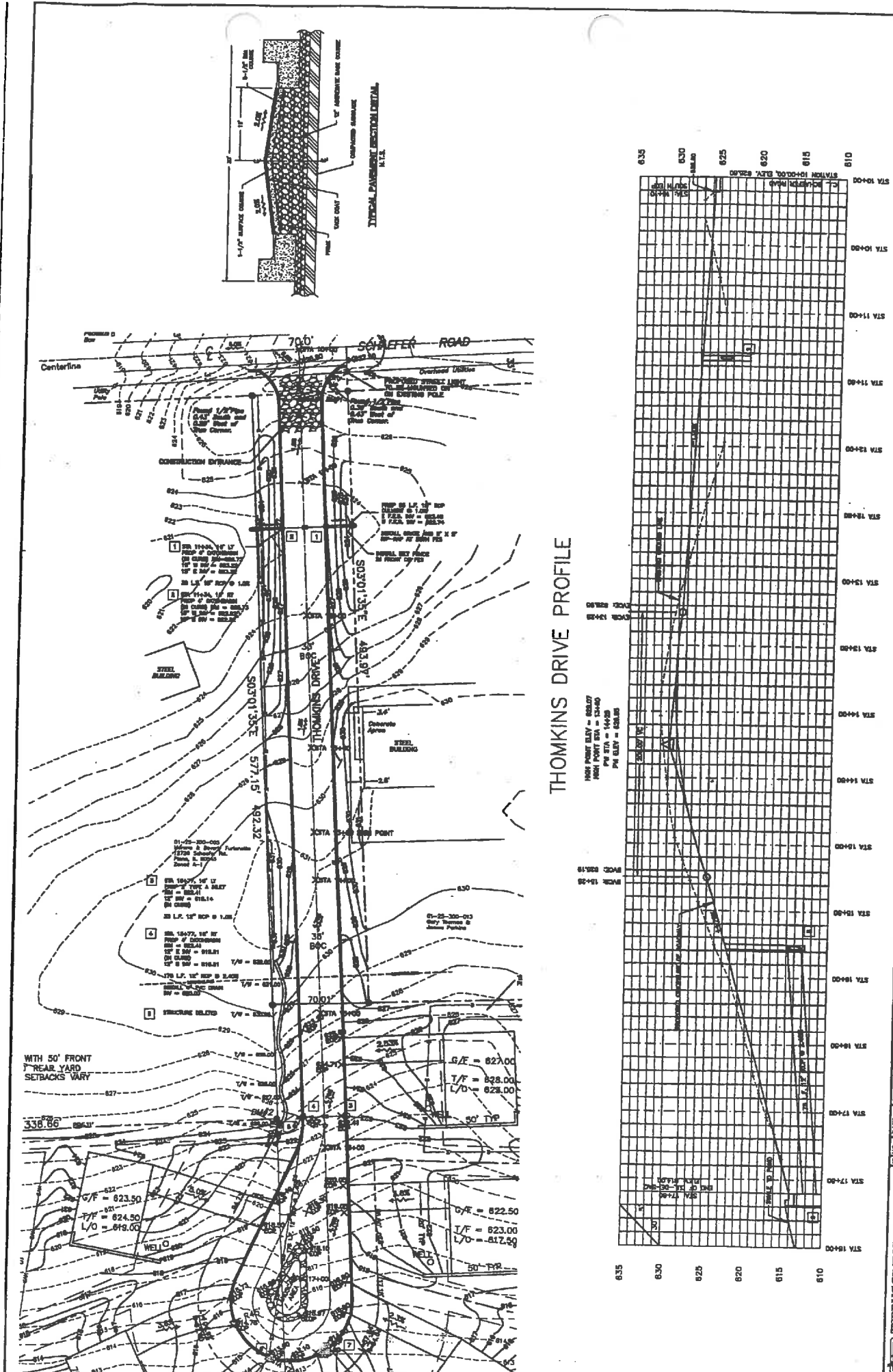
TEBRUGGE ENGINEERING
 241 ROCK ISLAND BL. 8000
 (312) 352-0800

DATE: 7/27/85
 DRAWN BY: GTP
 CHECKED BY: JTP

EXHIBIT

Group B
DATE 7-27-05

PT 7048



THOMKINS DRIVE PROFILE

