

ORDINANCE NUMBER 2002 - #03-17

CONCEPT PLAN AND PRELIMINARY PLAT OF PLANNED SUBDIVISION APPROVAL  
ROSE HILL

WHEREAS, the Property Concepts, Inc. petitioned Kendall County for approval of a map amendment, concept plan and Preliminary Planned Development and Subdivision plat for Rose Hill Subdivision 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 97.60 acres in area, located at the Northwest corner of Minkler and Hilltop Roads in Oswego and Kendall Townships; 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 of land at the northwest corner of Minkler and Hilltop Roads and legally described as above.

WHEREAS, the developer has proposed to develop the property as a Planned Residential 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 have recommended approval of the concept plan and preliminary plat to the County Board;

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


State of Illinois  
County of Kendall

Zoning Petition  
#0230

IN WITNESS OF, this ordinance has been enacted on July 18, 2003.

Attest:

  
\_\_\_\_\_  
John A. Church  
Kendall County Board Chairman

  
\_\_\_\_\_  
Paul Anderson  
Kendall County Clerk

*by Bennetta S. Mikelson, Deputy*

## LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 1, part of the North Half of Section 2, Township 36 North, Range 7 East of the Third Principal Meridian, and that part of the South Half of Section 35, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 1; thence North 0 degrees 30' 57" West along the East line of the West Half of said Section 1, 713.80 feet; thence South 65 degrees 34' 48" West 298.72 feet; thence South 88 degrees 31' 15" West 1516.20 feet; thence North 88 degrees 56' 06" West 265.76 feet; thence North 81 degrees 43' 35" West 568.81 feet to the East line of said Section 2; thence North 0 degrees 29' 58" West along said East line 1612.69 feet; thence North 62 degrees 03' 44" West 469.85 feet; thence North 13 degrees 41' 35" East 34.22 feet for the point of beginning; thence North 13 degrees 41' 35" East 894.72 feet; thence South 60 degrees 32' 16" East 543.23 feet; thence North 10 degrees 25' 37" East 572.88 feet; thence North 64 degrees 37' 29" West 192.72 feet; thence North 10 degrees 25' 37" East 573.81 feet; thence North 64 degrees 23' 33" West 815.10 feet; thence North 48 degrees 52' 44" West 1145.38 feet to the center line of Minkler Road; thence North 32 degrees 10' 03" East along said center line 4.33 feet; thence North 48 degrees 43' 44" West 1688.46 feet; thence South 32 degrees 26' 29" West 949.07 feet; thence South 26 degrees 41' 34" West 1931.28 feet to the center line of Hilltop Road; thence South 65 degrees 39' 27" East along said center line 1528.16 feet to the center line of said Minkler Road; thence North 29 degrees 51' 35" East along said center line 3.26 feet; thence South 65 degrees 58' 42" East 583.91 feet; thence South 89 degrees 26' 42" East 390.10 feet; thence South 63 degrees 58' 42" East 479.27 feet; thence South 60 degrees 58' 05" East 886.44 feet to the point of beginning, in the Townships of Oswego and Kendall, Kendall County, Illinois.

PIN #03-43-400-003  
05-01-100-007  
05-02-200-001

EXHIBIT "A"

**DENSITY BONUS**  
 1. PUBLIC ACCESS TO OPEN SPACE +0.03 DU/AC.  
 2. INNOVATIVE DETENTION FACILITIES +0.04 DU/AC.  
 3. SECONDARY OPEN SPACE +0.01 DU/AC.  
 4. RECREATIONAL AMENITIES +0.01 DU/AC.  
 TOTAL ..... 0.15 DU/AC.

BASE DENSITY 0.45 DU/AC.  
 DENSITY BONUSES +0.15 DU/AC.  
 TOTAL ..... 0.60 DU/AC.



**PLAN DATA**

PROPOSED ZONING	RPD-2
TOTAL AREA	4-47.6 ACRES
EXTERIOR R.O.M.	3.0 ACRES
BUILDABLE AREA	44.6 ACRES
TOTAL LOTS	57
DENSITY	0.6 DU/AC.
REQ. OPEN SPACE	28.4 ACRES (30%)
PROPOSED OPEN SPACE	41.7 ACRES (44%)
MIN. LOT SIZE	30,000 SF

PREPARED FOR:  
 PROPERTY CONCEPTS, INC.  
 2677 ROUTE 54  
 OSHTOBS, ILLINOIS 60245

THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENSIVE SUBJECT TO MODIFICATION PRIOR TO FINAL PLANNING & SUBSEQUENT.

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**CONCEPT PLAN**  
**ROSE HILL**  
 KENDALL COUNTY, ILLINOIS

**REVISIONS**

1. FOR CLIENT REVIEW	10-22-02
2. PER A. JENSEN, R.A.S.	5-11-03

**Ives/Ryan Group, Inc.**  
 Land Planning  
 Landscape Architecture  
 Civil/Construction Architecture  
 1801 N. North 20th Street  
 Naperville, IL 60563  
 Phone (630) 717-6072  
 Fax (630) 717-6075  
 8-Mark Ives@ryangroup.com

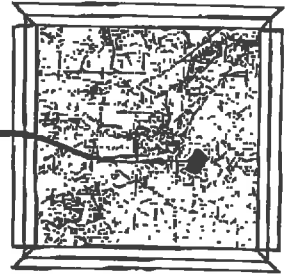
PROJECT NO.:	SS602	JOB NO.:	6519
DATE:	8/13/02	SHEET:	
SCALE:	1"=30'		
PLANNED BY:	MEZ		
DRAWN BY:	MEZ		
CHECKED:			

# PRELIMINARY PLAT ROSE-HILL SUBDIVISION KENDALL COUNTY, ILLINOIS

*Part of the South Half of Section 35-37-7 and Part of The North Half of Section 2-36-7  
Kendall and Oswego Townships Kendall County Illinois*



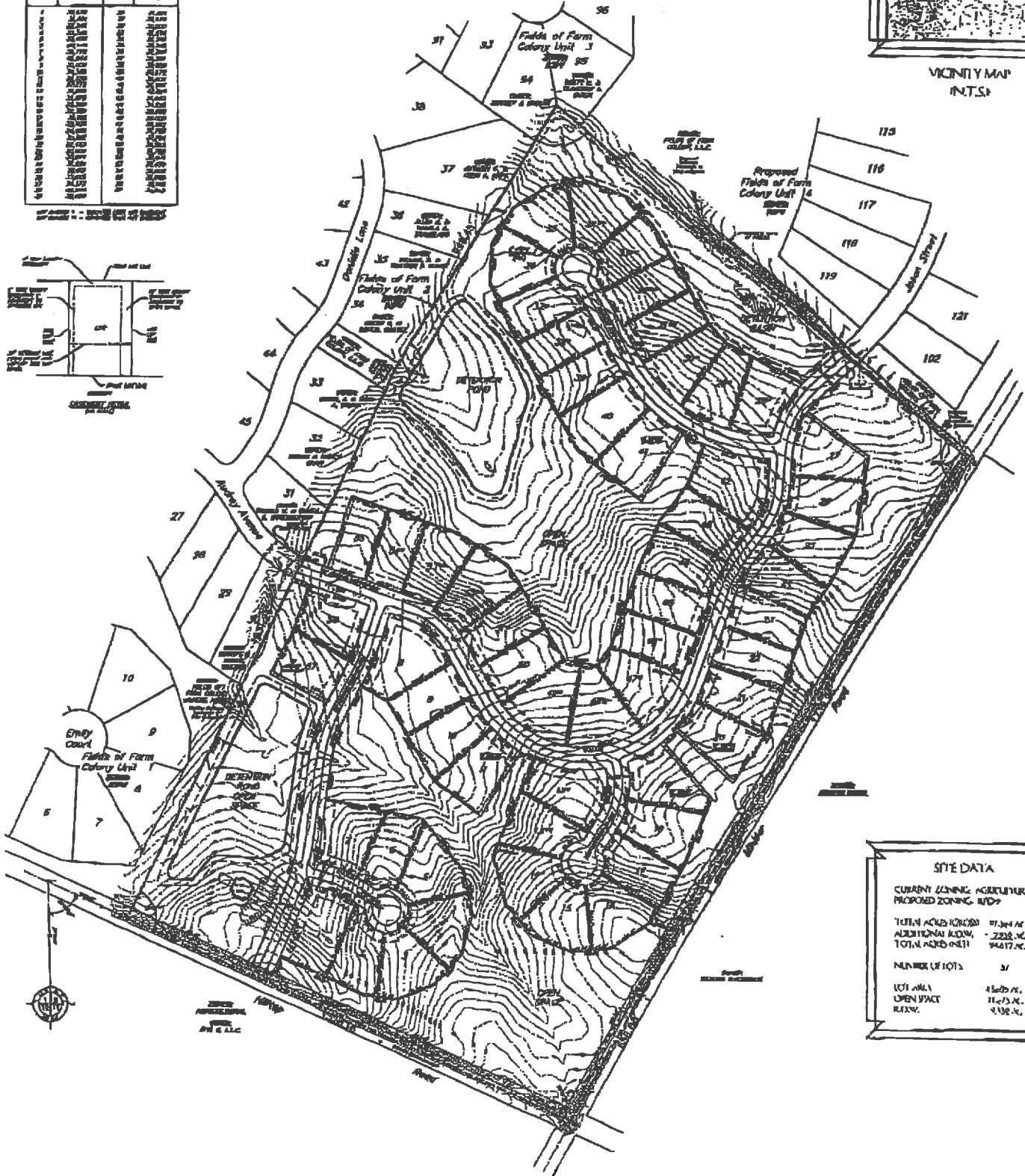
SCALE 1" = 100'



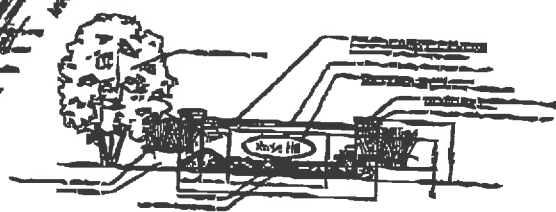
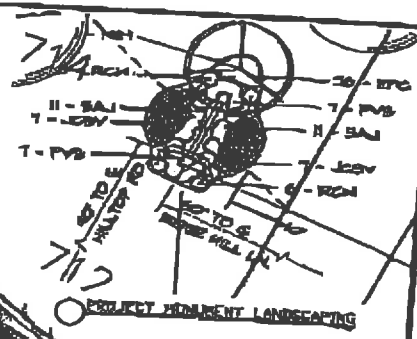
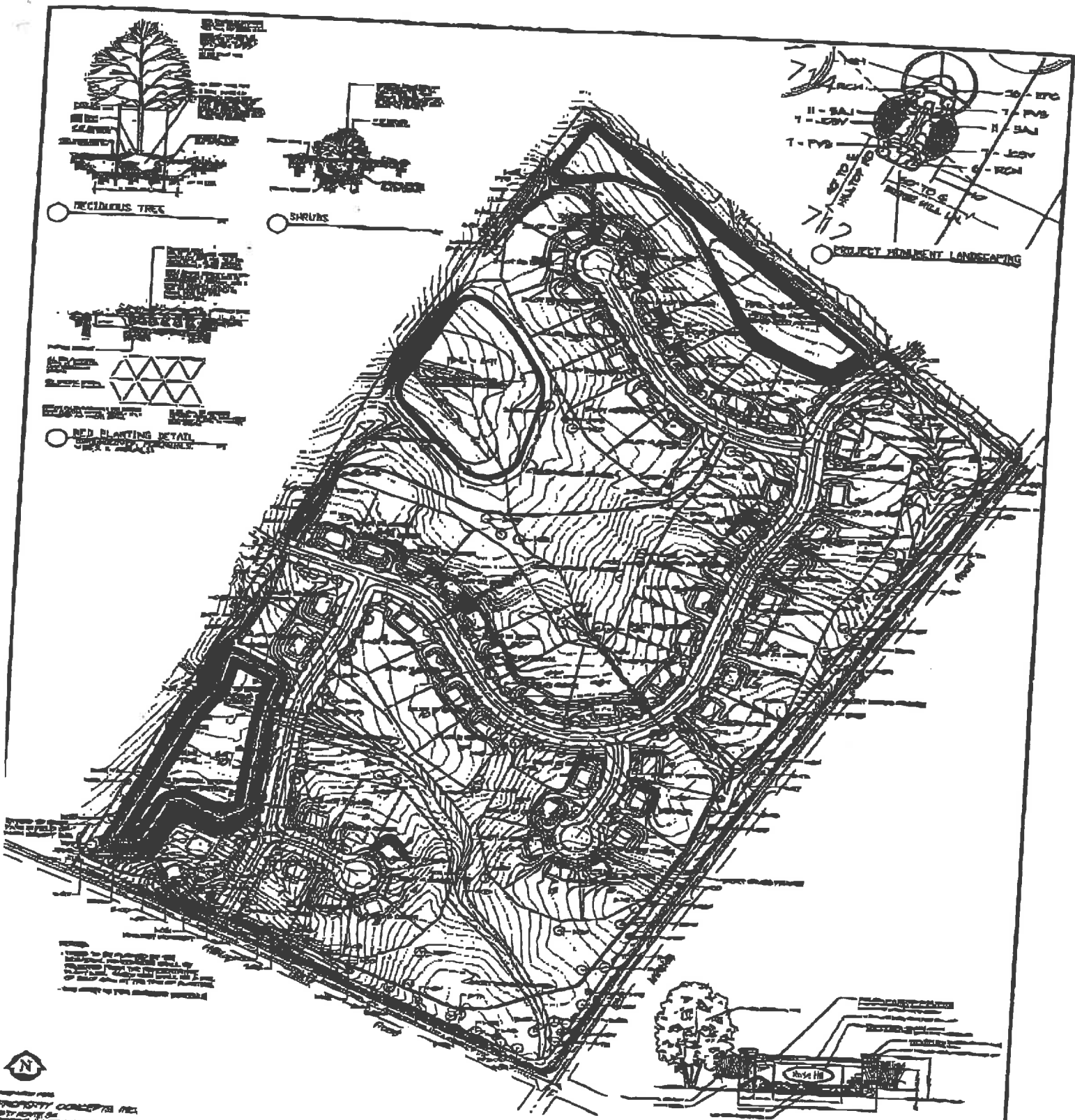
VICINITY MAP (N.T.S.)

SYMBOL	DESCRIPTION
[Symbol]	Proposed Lot Boundary
[Symbol]	Adjacent Lot Boundary
[Symbol]	Proposed Easement
[Symbol]	Adjacent Easement
[Symbol]	Proposed Road
[Symbol]	Adjacent Road
[Symbol]	Proposed Structure
[Symbol]	Adjacent Structure
[Symbol]	Proposed Utility
[Symbol]	Adjacent Utility
[Symbol]	Proposed Filling
[Symbol]	Adjacent Filling
[Symbol]	Proposed Excavation
[Symbol]	Adjacent Excavation
[Symbol]	Proposed Contour
[Symbol]	Adjacent Contour

SITE LOCATION



SITE DATA	
CURRENT ZONING	AGRICULTURAL
PROPOSED ZONING	R1000
TOTAL ACRES FORCED	87,304 AC.
ADDITIONAL ACRES	- 2228 AC.
TOTAL ACRES NET	85,076 AC.
NUMBER OF LOTS	31
LOT AREA	2,582 AC.
OPEN SPACE	11,673 AC.
REMAIN.	73,403 AC.



**N**

PROPERTY CONCEPTS INC.  
BY ARCHITECTS  
1234 E. MAIN ST.  
CHICAGO, ILL. 60601

THIS PLAN IS THE PROPERTY OF PROPERTY CONCEPTS INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PROPERTY CONCEPTS INC.

LANDSCAPE PLAN  
**ROSE HILL**  
KENNEDY COUNTY, ILLINOIS

REVISIONS

**Law/Byron Group, Inc.**  
1234 E. MAIN ST.  
CHICAGO, ILL. 60601  
ARCHITECTS

PROJECT NO. **58602** SHEET NO. **0518**  
DATE: 11/10/76  
SCALE: AS SHOWN  
SHEET **2**