

ORDINANCE NUMBER 2003 - 48

CONCEPT PLAN AND PRELIMINARY PLAT OF PLANNED SUBDIVISION APPROVAL  
RAVINE WOODS

WHEREAS, Inland Real Estate Development Corp. has petitioned Kendall County for approval of a map amendment from A-1 to RPD-3, Concept Plan and Preliminary Planned Development and Subdivision plat for Ravine Woods Subdivision as required under the provisions of the RPD-3 (Residential Planned Development – Three District); and

WHEREAS, said petition did pertain to a tract of land approximately 32.2 acres in area generally located approximately 600 feet southwest of the intersection of Route 71 and Hilltop Road in the Southeast Quarter of Section 3 of Kendall Township; and

WHEREAS, said property is legally described in Exhibit “A”; and

WHEREAS, the Kendall County Board did not concur with the findings of the Zoning Board of Appeals in granting a zoning map amendment from A-1 to RPD-3 for the tract of land located approximately 600 southwest of the intersection of Route 71 and Hilltop Road 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-3 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 met the intent and requirements of the RPD Zoning District and recommended approval of the concept plan and preliminary plat to the County Board;

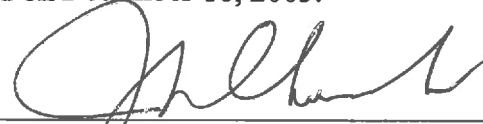
WHEREAS, the County Board has reviewed the report and recommendation of the Planning, Building and Zoning Committee and determined that the Concept Plan and Preliminary plat have addressed the issues previously raised by the Regional Planning Commission and Zoning Board of Appeals;

State of Illinois  
County of Kendall

Zoning Petition  
#03-26

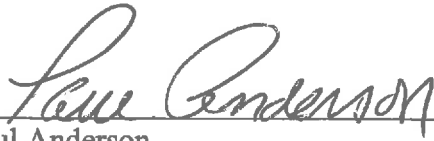
**NOW, THEREFORE, BE IT ORDAINED**, that the Kendall County Board hereby approves a concept plan preliminary plat of subdivision for said tract of land entitled "Ravine Woods".

**IN WITNESS OF**, this ordinance has been enacted on December 16, 2003.



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

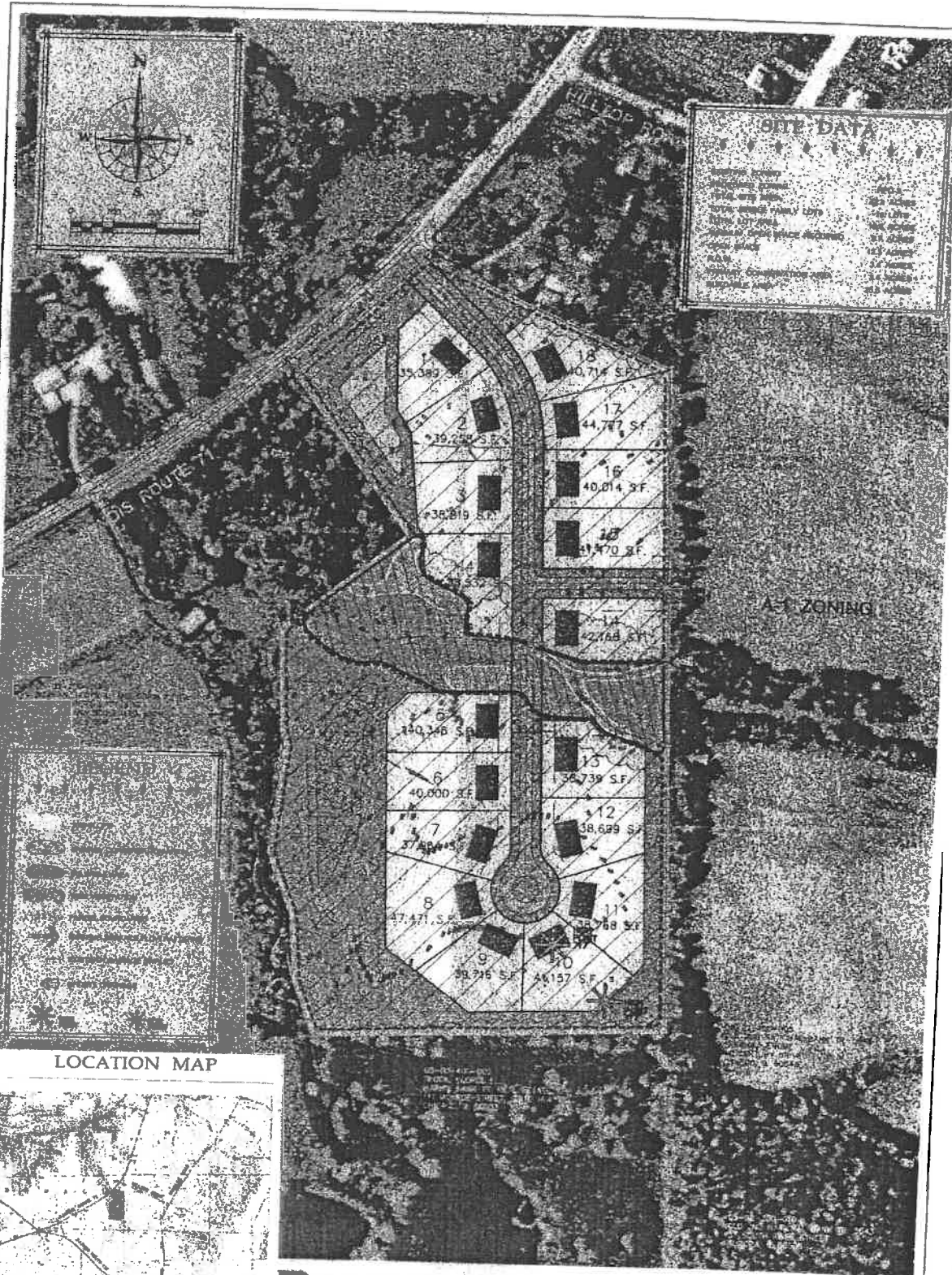
Attest:



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

EXHIBIT "A"

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71 SAID POINT BEING ON A CURVE SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3906.54 FEET WITH A CHORD THAT BEARS SOUTH 37 DEGREES 54 MINUTES 25 SECONDS WEST A DISTANCE OF 1438.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 1446.68 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 56 SECONDS EAST 50.32 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE CONTINUING SOUTH 34 DEGREES 58 MINUTES 56 SECONDS EAST 465.22 FEET; THENCE SOUTH 51 DEGREES 01 MINUTES 04 SECONDS WEST 360.94 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 14 SECONDS EAST 242.59 FEET; THENCE SOUTH 16 DEGREES 52 MINUTES 36 SECONDS EAST 36.51 FEET; THENCE SOUTH 06 DEGREES 55 MINUTES 00 SECONDS WEST 256.68 FEET; THENCE SOUTH 20 DEGREES 54 MINUTES 54 SECONDS EAST 155.81 FEET; THENCE SOUTH 03 DEGREES 50 MINUTES 45 SECONDS EAST 156.55 FEET; THENCE SOUTH 20 DEGREES 11 MINUTES 49 SECONDS EAST 133.32 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE NORTH 88 DEGREES 06 MINUTES 07 SECONDS EAST 812.92 FEET AS MEASURED ALONG SAID SOUTH LINE TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE NORTH 01 DEGREES 24 MINUTES 43 SECONDS WEST 1567.15 FEET AS MEASURED ALONG SAID EAST LINE OF SAID SECTION 3; THENCE NORTH 66 DEGREES 18 MINUTES 20 SECONDS WEST 627.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 71 SAID POINT BEING ON A CURVE SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3956.54 FEET, WITH A CHORD THAT BEARS SOUTH 45 DEGREES 42 MINUTES 34 SECONDS WEST, A DISTANCE OF 398.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 398.98 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.



# RAVINE WOODS CONCEPT PLAN

## KENDALL COUNTY

**CLIENT:** Inland Real Estate Development Corporation  
2301 Butterfield Point  
2nd Floor, Suite 600  
800-278-8200

**SURVEYOR:** THOMSON SURVEYING, LTD.  
9575 WEST HIGGINS ROAD, SUITE 350  
ROSEMONT, IL 60018  
(847) 318-9790 FAX: (847) 318-9793

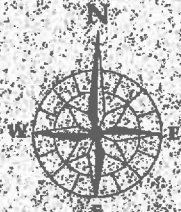
**ENGINEER:** SPACE CO., INC.  
9575 WEST HIGGINS ROAD, SUITE 700  
ROSEMONT, IL 60018  
(847) 696-6060 FAX: (847) 696-6065

**SOILS CLASSIFIER:** BRUCE R. PITMAN  
1209 PORTAGE LANE  
WOODSTOCK, IL 60098  
(815) 338-6219 FAX: (815) 338-2710

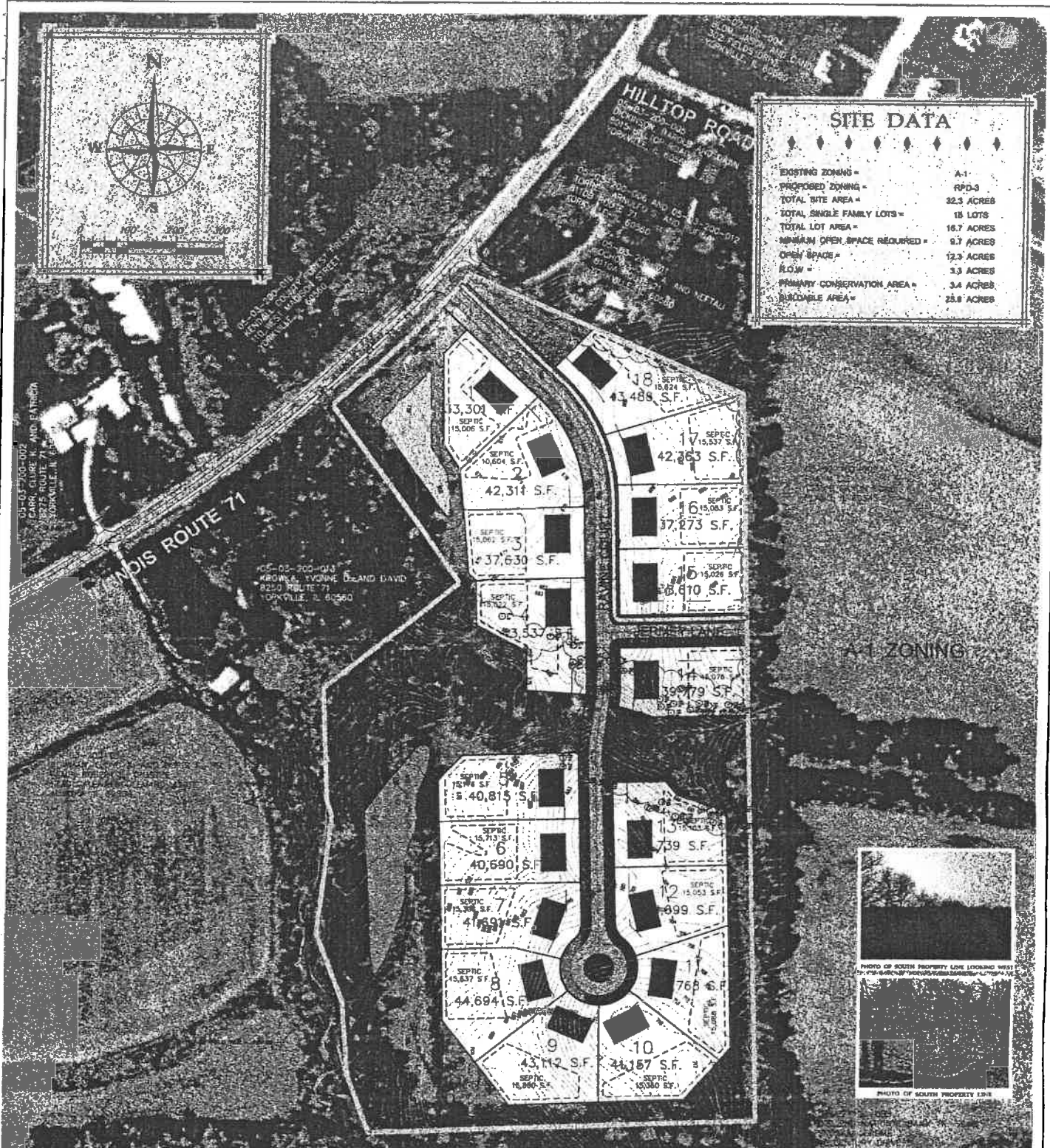
**LAND PLANNER:** LAND YOUNG, INC.  
118 WEST MAIN STREET, SUITE 209  
ST. CHARLES, IL 60174  
(815) 494-0191 FAX: (815) 494-0992



SHEET 1 OF 3  
DATE: 12/20/00  
DRAWN: [Name]  
CHECKED: [Name]  
BY: [Name]

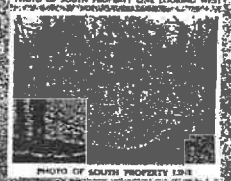
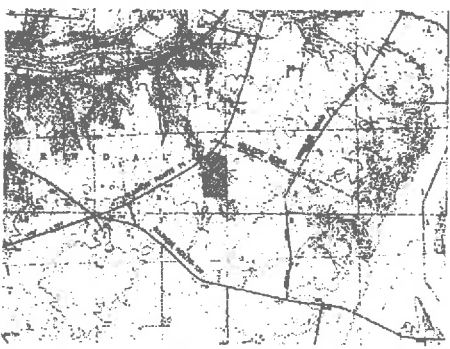


SITE DATA	
EXISTING ZONING =	A-1
PROPOSED ZONING =	RFD-3
TOTAL SITE AREA =	32.3 ACRES
TOTAL SINGLE FAMILY LOTS =	18 LOTS
TOTAL LOT AREA =	16.7 ACRES
MINIMUM OPEN SPACE REQUIRED =	9.7 ACRES
OPEN SPACE =	12.3 ACRES
FLOW =	3.3 ACRES
PRIMARY CONSERVATION AREA =	3.4 ACRES
BUILDABLE AREA =	25.8 ACRES



A-1 ZONING

LOCATION MAP



05-01-400-003  
 BLOCK, GEORGE F.  
 PARRIS BANK TR. REAL ESTATE  
 111 MONROE STREET, SUITE 16W  
 CHICAGO, IL 60603

**RAVINE WOODS  
 PRELIMINARY PLAT**

Group Exhibit B  
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