

ORDINANCE 2003 - 50
DETENTION VARIANCE
RAVINE WOODS
32.2 ACRES LOCATED APPROXIMATELY 600' SOUTHWEST OF THE
INTERSECTION OF ROUTE 71 AND HILLTOP ROAD
KENDALL TOWNSHIP

WHEREAS, Inland Real Estate Development Corp. petitioned the Planning, Building and Zoning Committee For approval of a proposed eighteen (18) lot Residential Planned Development and Subdivision plat; and

WHEREAS, the property is legally described in Exhibit "A"; and

WHEREAS, the Committee reviewed the request at its meeting on December 8, 2003; and

WHEREAS, the Committee, after reviewing the request recommended approval; and

WHEREAS, the County's Consulting Engineer Strand Associates, Inc. has reviewed and recommended approval of the final engineering for the project; and

WHEREAS, the plans submitted include a dry bottom detention basin with a depth of 6.0 feet; and

WHEREAS, Section 409.1 Paragraph 4 of the County's Stormwater Management Ordinance establishes a maximum depth of 4.0 feet for dry bottom detention basins; and

WHEREAS, the Zoning Administrator has evaluated the standards for a stormwater variation, and has recommended approval of the variation request; and

WHEREAS, said variation would not have a negative effect on adjacent properties; and

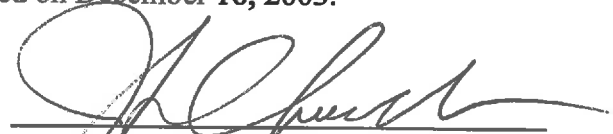
WHEREAS, the scope of improvements and size and topography of the property allows the accommodation of stormwater runoff without impacting adjacent properties.

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby approves a variation to allow for the construction of the two dry bottom detention basins with depths of not greater than 6.0 feet and 4.5 feet respectively for the final plat of Residential Planned Development and Subdivision for Ravine Woods as depicted on "Exhibit B" attached hereto and made a part hereof.

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



Attest:



John A. Church
Kendall County Board Chairman

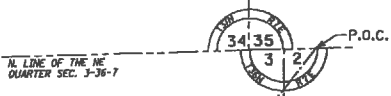
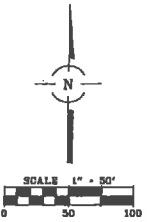
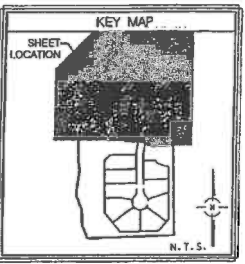
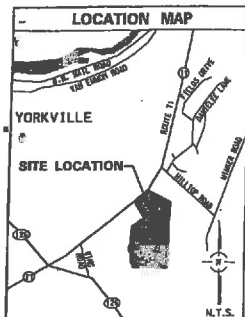
Paul Anderson
Kendall County Clerk

EXHIBIT "A"

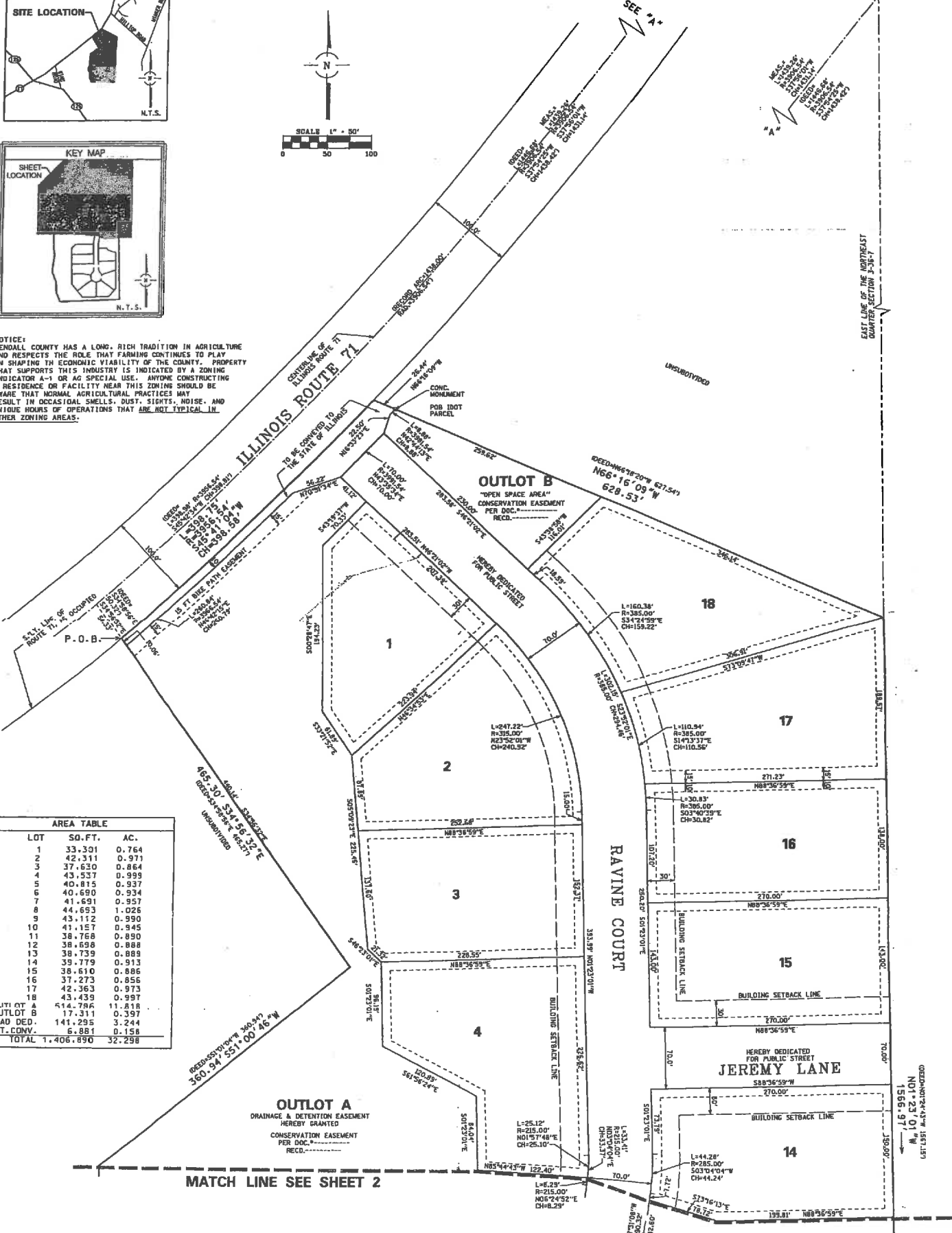
THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS 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 SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

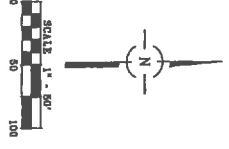
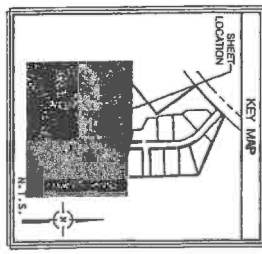


NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNUSUAL HOURS OF OPERATIONS THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.



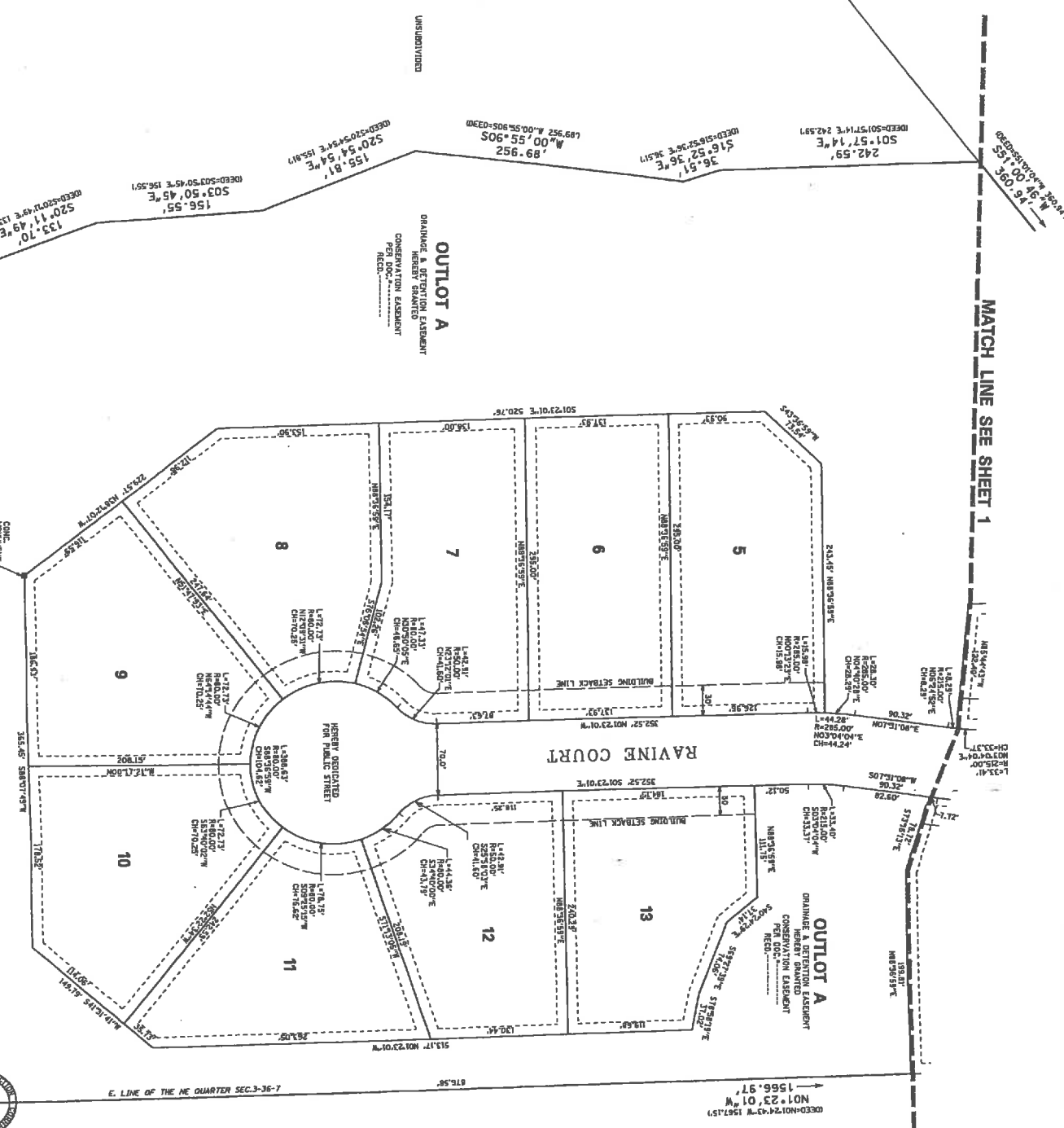
LOT	SQ. FT.	AC.
1	33,301	0.764
2	42,311	0.971
3	37,630	0.864
4	43,537	0.999
5	40,815	0.937
6	40,690	0.934
7	41,691	0.957
8	44,693	1.026
9	43,112	0.990
10	41,157	0.945
11	38,768	0.890
12	38,698	0.888
13	38,739	0.889
14	39,779	0.913
15	38,610	0.886
16	37,273	0.856
17	42,363	0.973
18	43,439	0.997
PUTI LOT A	514,784	11.818
OUTLOT B	17,311	0.397
ROAD DED.	141,295	3.244
TOT. CONV.	6,881	0.158
TOTAL	1,406,890	32.298

RAVINE WOODS SUBDIVISION
 BEING A SUBDIVISION OF PART OF THE NORTHEAST
 QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE
 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
 KENDALL COUNTY, ILLINOIS.



LEGEND

PUBLIC UTILITY &
 10' FRONT SETBACK
 A REAR TYPE 1
 UNLESS NOTED OTHERWISE
 BUILDING SETBACK LINE
 30' FRONT(TYPICAL)
 UNLESS NOTED OTHERWISE



FOR REVIEW ONLY

REVISIONS	DATE
1/24/03	08/10/03
2/17/03	09/07/03
3/17/03	09/07/03
4/23/03	09/07/03

SPACECO INC.

1521 W. High Road, Suite 200
 Kankakee, Illinois 60141

DATE	BY
08/10/03	JOB NO. 33
09/07/03	17300002
09/07/03	72500020

