

ORDINANCE NUMBER 2003 - 51

**FINAL RESIDENTIAL PLANNED DEVELOPMENT AND SUBDIVISION PLAT
APPROVAL
RAVINE WOODS**

WHEREAS, Inland Real Estate Development Corp. has petitioned Kendall County for approval of a Final Residential 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' 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 County Board previously granted approval of a concept plan and preliminary plat; and

WHEREAS, the developer has proposed to develop the property as a Planned Residential Development; and

WHEREAS, the final Residential Planned Development and Subdivision plat attached hereto and made a part hereof as Group Exhibit "B" has been reviewed and determined to be in substantial conformance with the previously approved concept plan and preliminary plat; 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;


NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Ravine Woods" subject to the following conditions:

- 1) Review and Approval of the supporting covenants, documents and agreements by all affected agencies and the Kendall County State's Attorney; and
- 2) Receipt and Approval of the required Landscape and Trails Management and maintenance plan including details addressing the replacement of existing "significant trees" on the premises; and
- 3) Verification that the Kendall County Health Department has received the requested updated (lot-by-lot) private sewage disposal system plan from EDS; and
- 4) Determination as to whether an underdrain system will be needed to serve the lots in this development; and
- 5) Review and approval of final engineering; and

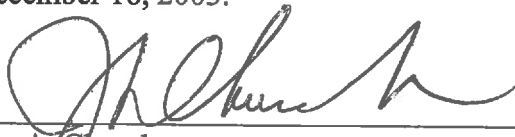
- 6) Establishment of an escrow account in the amount of \$10,000.00 prior to the recording of the plat. Said account shall be established for the benefit of the current or future owners of the adjacent property (PIN #05-03-200-013) for the purposes of installing a well to replace an existing spring box. Said account shall remain in place for a maximum of five (5) years from the date of recording of the plat unless the adjoining owner of PIN #05-03-200-013 requests a release of said funds prior to the end of the five year period for the purposes of constructing and install said well. The PBZ Committee must approve the release of these funds. The PBZ Committee shall authorize release of these funds subject to either of the following conditions having been met:
- A) Receipt of proof from the owner of PIN #05-03-200-013 that the well has been completed including documentation of the total cost of the installation.
 - B) A written request from the developer and verification by PBZ staff at the end of the five period that the owner of PIN #05-03-200-013 has failed to pursue reimbursement for the construction of a replacement well within said five year period; and
- 7) Submittal of all required Subdivision Bonds and/or Letters of Credit.

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

Attest:



Paul Anderson
Kendall County Clerk



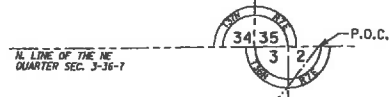
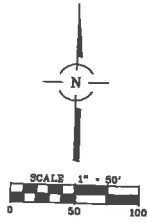
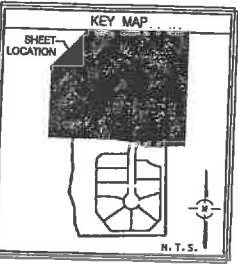
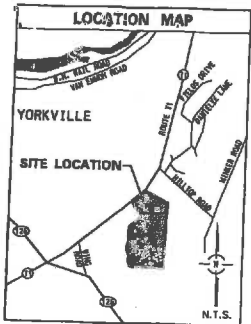
John A. Church
Kendall County Board Chairman

EXHIBIT "A"

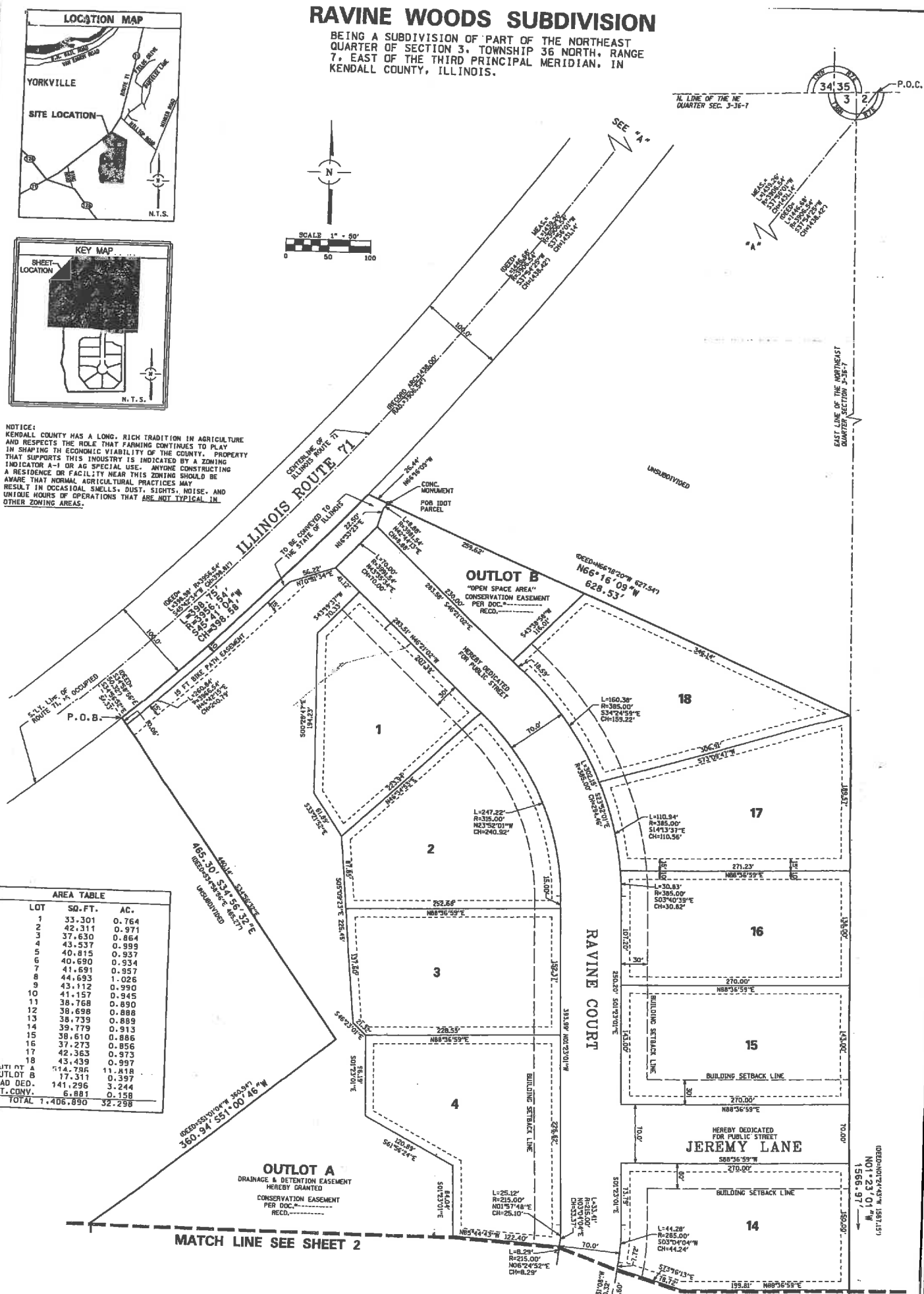
THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS 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 UNIQUE 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
OUTLOT A	14,786	0.337
OUTLOT B	17,311	0.397
TOTAL	1,406,890	32.298

OUTLOT A
DRAINAGE & DETENTION EASEMENT
HEREBY GRANTED
CONSERVATION EASEMENT
PER DOC. NO. 158,159
RECD.

OUTLOT B
"OPEN SPACE AREA"
CONSERVATION EASEMENT
PER DOC. NO. 158,159
RECD.

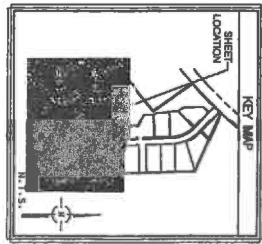
LEGEND
PUBLIC UTILITY & DRAINAGE EASEMENT
10' FRONT, SIDE, & REAR (TYP.)
UNLESS NOTED OTHERWISE



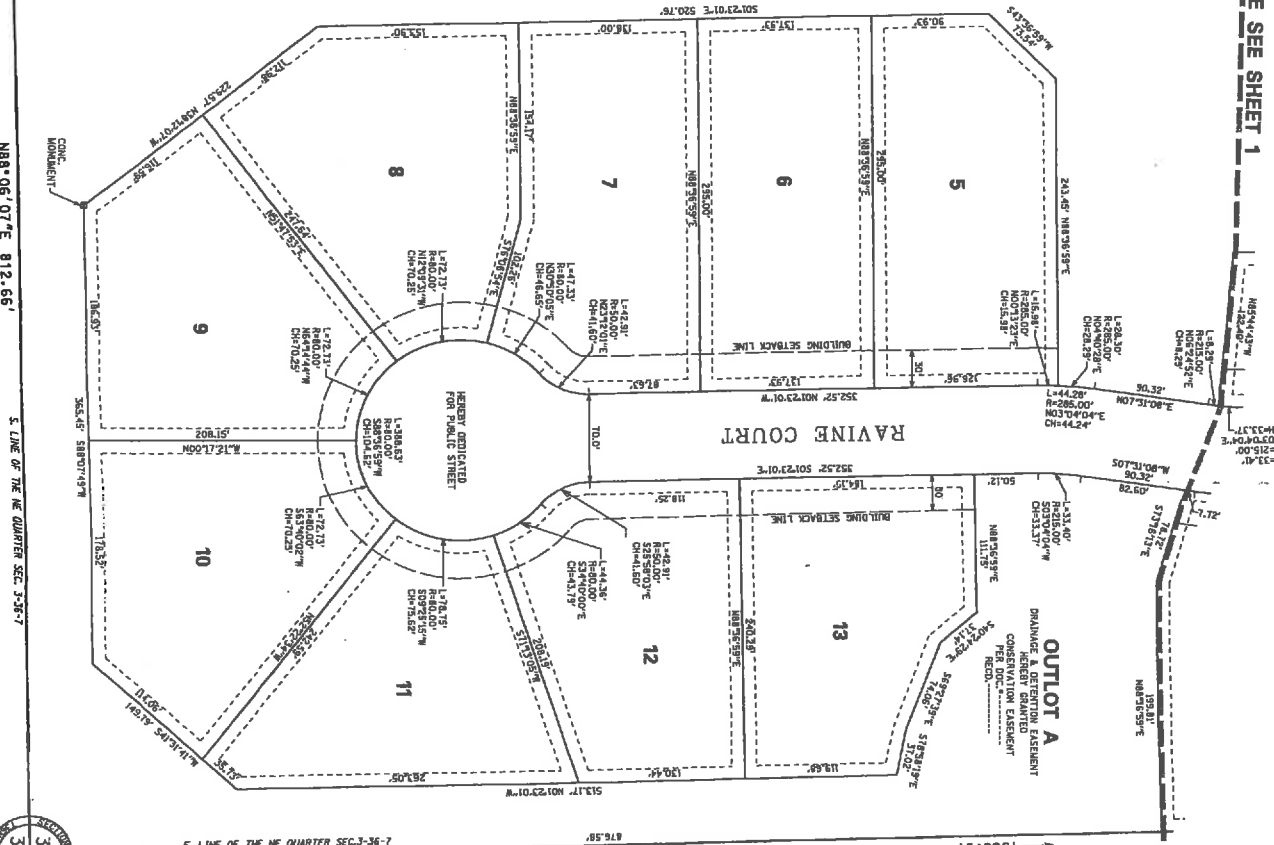
Group Exhibit B
Page 1 of 7

REVISIONS:

RAVINE WOODS SUBDIVISION
 BEING A SUBDIVISION OF PART OF THE NORTHEAST
 QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE
 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
 KENDALL COUNTY, ILLINOIS.



- LEGEND**
- PUBLIC UTILITY & DRAINAGE EASEMENT
 - 10' FRONT, SIDE, & REAR (TYP.)
 - UNLESS NOTED OTHERWISE
 - BUILDING SETBACK LINE
 - UNLESS NOTED OTHERWISE



MATCH LINE SEE SHEET 1

OUTLOT A
 DRAINAGE & DETENTION EASEMENT
 HEREBY GRANTED
 PER DEC. 11, 1981

OUTLOT A
 DRAINAGE & DETENTION EASEMENT
 HEREBY GRANTED
 PER DEC. 11, 1981

N89°06'07"E 812.66'
 (SECTION 3 OF THE QUARTER SEC. 3-36-7)

S. LINE OF THE NE QUARTER SEC. 3-36-7

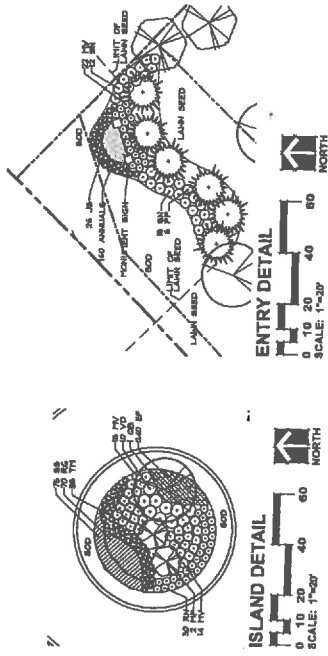
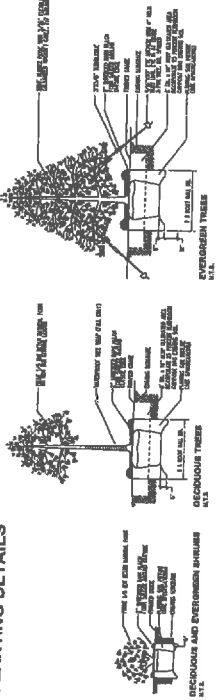


PURPOSES ONLY

REVISIONS:	DATE: 4/25
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6/1/03	6/1/03
7/1/03	7/1/03
SPACECO INC.	
5	
9775 W. Highway Road, Suite 200 O'Fallon, IL 62456	
DATE: 4/25	1/28/03
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7/1/03	7/1/03



PLANTING DETAILS

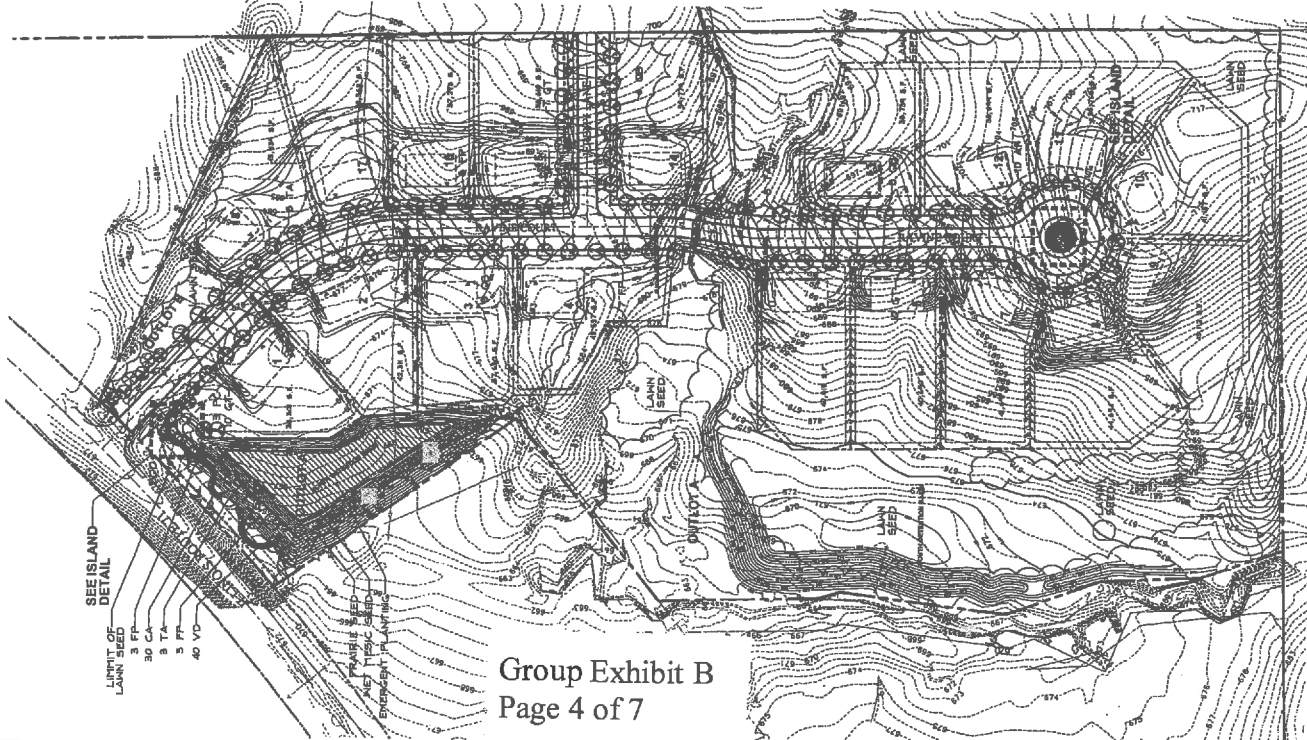


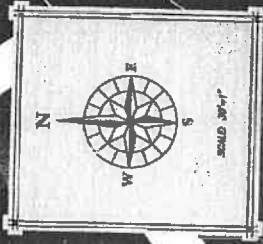
PLANT LIST
See quantity Schedule/Comments Name Size

1	MAIZE TREES	3 1/2" GA.
2	JACARANDA TREES	3 1/2" GA.
3	PERENNIAL TREES	3 1/2" GA.
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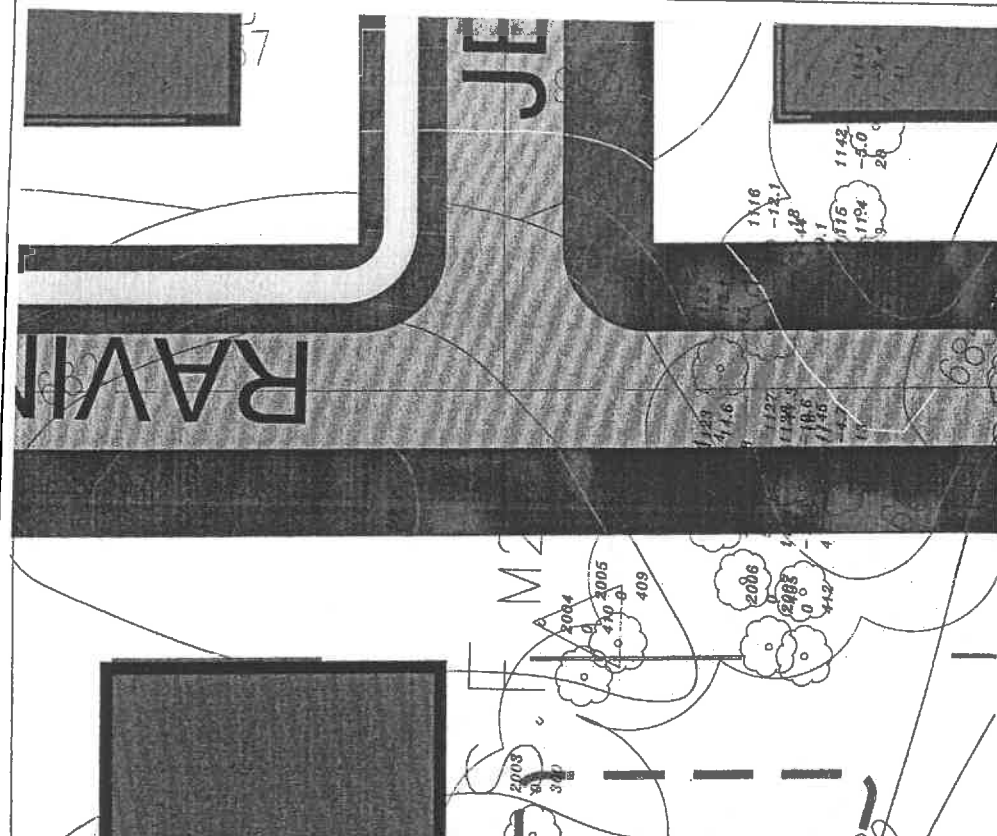
NATIVE PLANTING MIXTURES

Planting Mixture	Planting Mixture	Planting Mixture
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683
SEPTIC
15,022 S.F.



INLAND
Inland Real Estate Development Corporation
2901 Butterfield Road
Oak Brook, Illinois 60523
630-218-8000

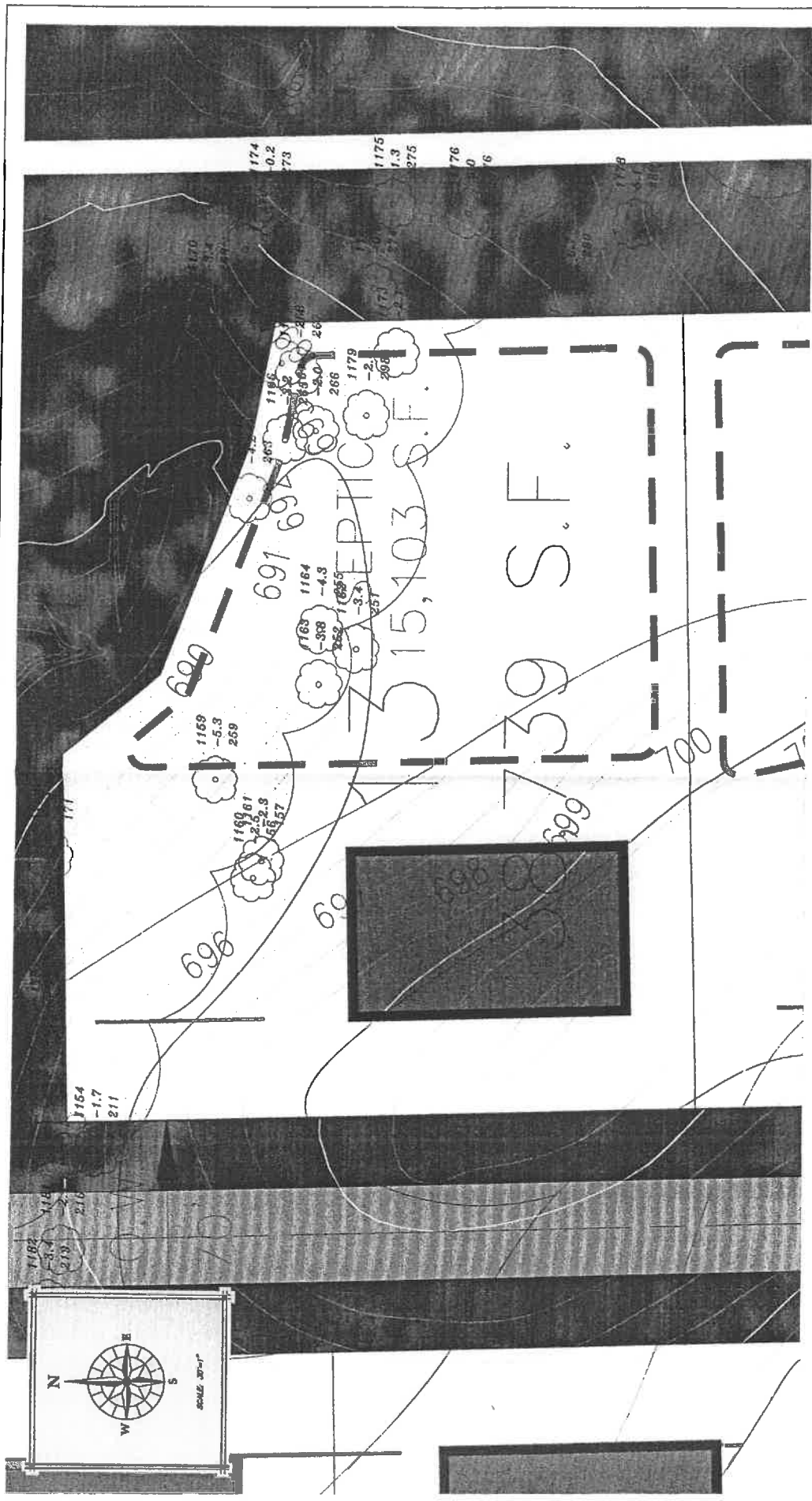
RAVINE WOODS • LOT 4 DETAIL
KENDALL COUNTY
SURVEYOR
THOMSON SURVEYING, LTD.
5575 West Higgins Road, Suite 550
Rosemont, IL 60018
(847) 318-9790 FAX: (847) 318-9793

ENGINEER
SAVECCA, INC.
10700 Higgins Road, Suite 700
Rosemont, IL 60018
(847) 696-4060 FAX: (847) 696-4065

SOILS
CLASSIFIER
BRUCE R. PUTMAN
1200 PORTAGE LANE
WOODSTOCK, IL 60098
(815) 338-4218 FAX: (815) 338-2710

LAND
PLANNER
LAND WOODS
116 WEST MAIN STREET, SUITE 208
ST. CHARLES, IL 60774
(630) 584-0291 FAX: (630) 584-0292

SHEET 1 OF 1



INLAND Inland Real Estate Development Corporation
 201 Butterfield Road
 Oak Brook, Illinois 60523
 630-218-8000

RAVINE WOODS • LOT 13 DETAIL
KENDALL COUNTY

ENGINEER THOMSON SURVEYING, LTD.
 9775 West Higgins Road, Suite 550
 Rosemont, IL 60018
 (847) 318-9799 FAX: (847) 318-9793

SOILS CLASSIFIER BRUCE R. PUTMAN
 1200 PORTAGE LANE
 NORTON, ILL. 60094
 (815) 264-6411 FAX: (815) 318-2710

LAND PLANNER LAND VISION, INC.
 116 WEST MAIN STREET, SUITE 208
 ST. CHARLES, IL 60174
 (618) 366-0351 FAX: (618) 366-0392

REVISIONS

SHEET 1 OF 1
 DATE: 08/11/03
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

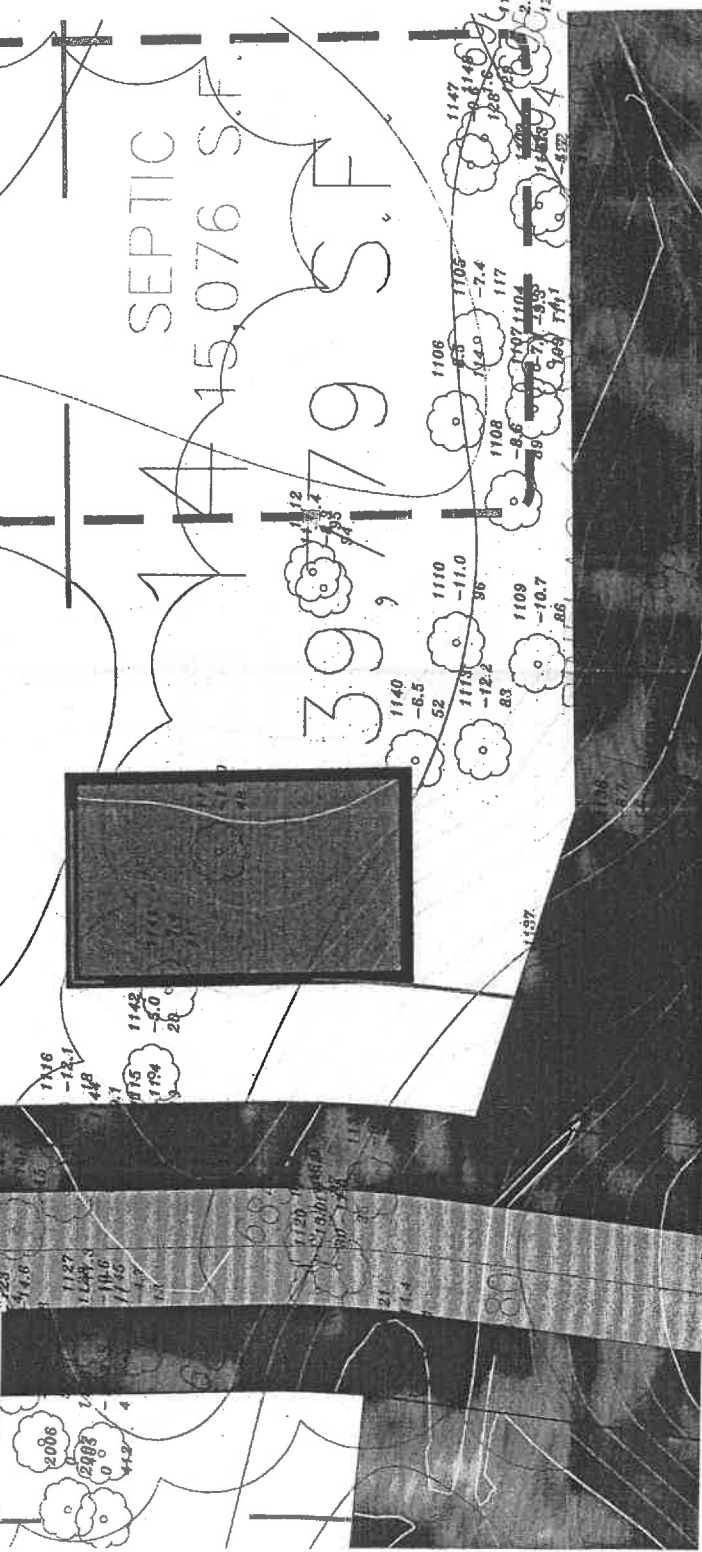
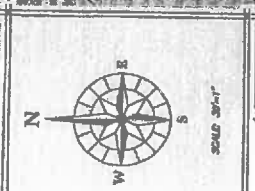
JERMEY LANE

SEPTIC
15,076 S.F.

39,179 S.F.

RAVINE WOODS • LOT 14 DETAIL

KENDALL COUNTY



Inland Real Estate Development Corporation
 2901 Butterfield Road
 Oak Brook, Illinois 60523
 630-218-8000

THOMSON SURVEYING, LTD.
 9575 WEST HIGSON ROAD, SUITE 550
 ROSEMONT, IL 60018
 (847) 318-9790 FAX: (847) 318-9793

ENGINEER
 BRUCE R. PUTMAN
 1200 PONDICE LAKE
 ROSEMONT, IL 60018
 (847) 896-4060 FAX: (847) 896-4061

SOILS
 CLASSIFIER

LAND
 D. ANNER

LAND SURVEYING, INC.
 116 WEST MAIN STREET, SUITE 208
 ST. CHARLES, IL 60174
 (815) 386-0591 FAX: (815) 384-8592

INLAND

SHEET 1 OF 1