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

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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;

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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;

<u>NOW, THEREFORE, BE IT ORDAINED</u>, 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
Kezdall 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. BENNETTBY 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

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## PARCEL THREE:

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## SCHAEFER GLEN LITTLE ROCK TOWNSHIP KENDALL COUNTY Being Part of the Southwest Quarter of Section 25. Township 37 North, Range 5 East of the Third Prince

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Phillip D. Young and Associates, Inc. LAND SURVEYING - TOPOGRAPHIC MAPPING - LIG. #184-002775

11078 South Bridge Street Yorkville, Illinois 60560 Telephone (630)553-1580

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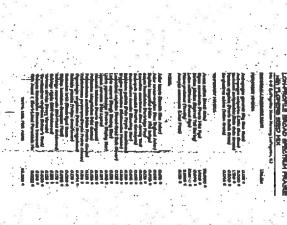
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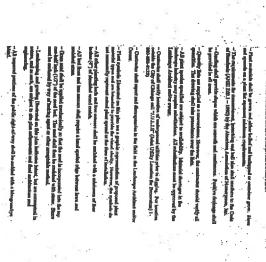
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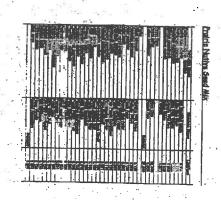
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## ENGINEERING PLANS

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# SCHAEFER GLEN SUBDIVISION

MAY, 2005

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## LITTLE ROCK TOWNSHIP KENDALL COUNTY, IL

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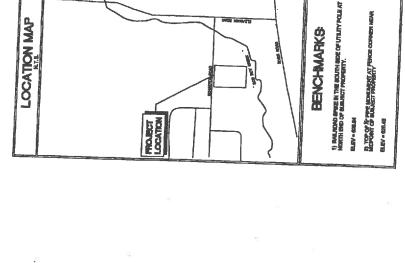
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GARY THOMAS & JAMES PERKINS
36 GROORD GREE, YORKVILE, IL (630) 553-6123

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