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  

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

Attest:

[Signature]
Paul Anderson  
Kendall County Clerk  

[Signature]
Bennetta S. Mickelson, Deputy  

[Signature]
John A. Church  
Kendall County Board Chairman
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"