ORDINANCE NUMBER 2004 - 45
CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
DEERE CROSSING

WHEREAS, B & B Land Development has petitioned Kendall County for approval of a map amendment, concept plan, preliminary plat, and final plat for Deere Crossing 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 36.9 acres in area, generally located on the west side of Immanuel Road south of Ament Road in Section 17 of Kendall Township; 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 legally described above; and

WHEREAS, 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

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 developer has requested variances from Sections 8.04.C of the Kendall County Zoning Ordinance to allow for Lot 18 in the proposed subdivision to exceed forty-five thousand (45,000) square feet; and

WHEREAS, the Kendall County Zoning Board of Appeals, after due notice to adjacent property owners and publication in the Kendall County Record, a newspaper of general circulation in Kendall County, conducted a public hearing on Tuesday, August 24, 2004 on the requested variance from the official controls of the Kendall County Zoning Ordinance; and

WHEREAS, the Kendall County Zoning Board of Appeals voted on August 24, 2004 to approve the requested variances from the official controls of the Kendall County Zoning Ordinance; and
State of Illinois  
County of Kendall  

Zoning Petition  
#03-34

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 did meet the intent or requirements of the RPD Zoning District and recommended approval of same to the County Board;

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

IN WITNESS OF, this ordinance has been enacted on December 21, 2004.

John A. Church  
Kendall County Board Chairman

Attest:

Paul Anderson  
Kendall County Clerk
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°38'49" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1119.0 FEET TO AN IRON STAKE FOR A POINT OF BEGINNING; THENCE NORTH 78°59'41" WEST ALONG A LINE WHICH FORMS AN ANGLE OF 100°21'30" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 755.31 FEET TO AN IRON STAKE; THENCE SOUTH 00°38'49" WEST ALONG A LINE WHICH FORMS AN ANGLE OF 79°38'30" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM 440.0 FEET; THENCE NORTH 67°12'44" WEST ALONG A LINE WHICH FORMS AN ANGLE OF 67°51'33" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 1773.21 FEET TO A LINE DRAWN NORTH 00°16'51" EAST FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 271.03 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, TO AN IRON STAKE ON THE SOUTHERLY LINE OF PREMISES CONVEYED TO THEODORE W. SHAW BY AN ADMINISTRATOR'S DEED RECORDED APRIL 4, 1974 AS DOCUMENT NO. 74-1436; THENCE NORTH 00°16'51" EAST ALONG SAID LINE 837.83 FEET TO SAID SOUTHERLY LINE OF THE SHAW PREMISES; THENCE SOUTH 67°12'44" EAST ALONG SAID SOUTHERLY LINE, 1797.82 FEET TO A STONE MONUMENT AT THE SOUTHEAST CORNER OF SAID SHAW PREMISES; THENCE SOUTH 67°07'53" EAST, 783.77 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°38'49" WEST ALONG SAID EAST LINE 227.93 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 36.878 ACRES AS SHOWN BY THE PLAT HEREON DRAWN WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN ½ MILE OF THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE WHICH HAS ADOPTED AN OFFICIAL PLAN, AND THAT NO PART IS WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
SITE DATA - Concept Plan Dated 1-10-02

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th># Home Sites*</th>
<th>Total Acres</th>
<th>% OF TOTAL ACRES</th>
<th>DU/AC</th>
<th>Proposed Zoning</th>
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<tbody>
<tr>
<td>Residential Lots*</td>
<td>16</td>
<td>24.80</td>
<td>87.68%</td>
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<tr>
<td>Open Space</td>
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<td>11.80</td>
<td>32.15%</td>
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<tr>
<td>TOTALS</td>
<td>16</td>
<td>36.70</td>
<td>100.00%</td>
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* - Maximum lot = 48,000 sq. ft., Lots to be served with private, individual well & septic systems
** Includes Roadways = 2600 linear Feet (4.2 acres)

Notes:
Design to meet all Kendall County Subdivision and Zoning Ordinance requirements
Minimum Lot Width = 126 feet at building line
DEERE CROSSING RESIDENTIAL SUBDIVISION
FOUR STEP PROCESS
June 11, 2004

5. Four-Step Process. Each sketch plan or Concept Plan shall follow a four-step design process, as described below. When the Concept Plan is submitted, applicants shall be prepared to demonstrate to the Director of Planning, Building and Zoning and Kendall County Board that these four design steps were followed by their site designers in determining the layout of their proposed streets, housesets, and greenway lands.

a. Designating the Open Space. During the first step, all potential conservation areas (both primary and secondary) are identified, using the Existing Vegetation (Site Analysis) Plan. Primary Conservation Areas shall consist of wetlands, floodplains, slopes over 25%, and soils susceptible to slumping. Secondary Conservation Areas shall include all remaining open space areas and shall strive to include the most sensitive and noteworthy natural, scenic, and cultural resources on the property.

b. Location of House Sites. During the second step, potential house site are tentatively located. Because the proposed location of houses within each lot represents a significant decision with potential impacts on the ability of the development to meet the evaluation criteria contained in Section 8.03 O above, subdivision applicants shall identify tentative house sites on the Concept Plan and proposed house sites on the detailed Final Plan. House sites should generally be located at least 100 feet from Primary Conservation Areas, but must be situated within 100 feet of Secondary Conservation Areas in order to avoid the impacts of the latter without negative impacts to the former. The building "footprint" of proposed residential units may be larger than fifty feet in any direction with majority approval from the members of the Kendall County Board. Changes involving less than fifty feet do not require approval.

c. Street and Lot Layout. The third step consists of aligning proposed streets to provide vehicular access to each house in the most reasonable and economical way. When lots and access streets are laid out, they shall be located in a way that avoids or at least minimizes adverse impacts on both the Primary and Secondary Conservation Areas. To the greatest extent practicable, wetland crossings and streets traversing existing slopes over 15% shall be strongly discouraged. Street connections shall be generally encouraged to minimize the number of new cul-de-sacs to be maintained by the County or Township and to facilitate easy access to and from homes in different parts of the property (and on adjoining parcels). Cul-de-sacs serving more than six homes shall generally be designed with a central island containing indigenous trees and shrubs (either coarsened on site or planted).

The County generally encourages the creation of single-loaded residential access streets, in order that the maximum number of homes in new developments may enjoy the views of open space.

d. Lot Lines. The fourth step is simply to draw in the lot lines (where applicable). These are generally drawn midway between house locations.

NOTE: In this presentation, steps b & c are reversed
ADDENDUM TO STEP A
SOIL SURVEY MAP FOR:
IMMANUEL ROAD PROPERTY

NOTE:
DUE TO THE LIMITATIONS OF SOME THE
SOILS FOR PRIVATE SEPTIC
DEVELOPMENT AND MAINTENANCE, A
PRELIMINARY SEPTIC DESIGN AND POLICY
WILL BE DEVELOPED BY ENVIRONMENTAL
DESIGN SERVICES WHICH WILL
DESIGNATE THE ALTERNATIVE METHODS
TO ASSURE THAT THE PRIVATE SEWAGE
SYSTEMS WILL WORK FOR IN PERPETUITY

<table>
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<tr>
<th>SYMBOL</th>
<th>NAME</th>
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<tbody>
<tr>
<td>599</td>
<td>Lisbon all loam</td>
</tr>
<tr>
<td>6003</td>
<td>Lo Rosa all loam, 4 to 7 percent slopes, severely eroded</td>
</tr>
<tr>
<td>6003</td>
<td>Lo Rosa all loam, 7 to 12 percent slopes, severely eroded</td>
</tr>
<tr>
<td>1458</td>
<td>Soy Brook all loam, 2 to 4 percent slopes</td>
</tr>
<tr>
<td>152</td>
<td>Drummer silty clay loam</td>
</tr>
</tbody>
</table>

SOIL IDENTIFICATION LEGEND

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<th>SYMBOL</th>
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<tbody>
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<td>Lisbon all loam</td>
</tr>
<tr>
<td>6003</td>
<td>Lo Rosa all loam, 4 to 7 percent slopes, severely eroded</td>
</tr>
<tr>
<td>6003</td>
<td>Lo Rosa all loam, 7 to 12 percent slopes, severely eroded</td>
</tr>
<tr>
<td>1458</td>
<td>Soy Brook all loam, 2 to 4 percent slopes</td>
</tr>
<tr>
<td>152</td>
<td>Drummer silty clay loam</td>
</tr>
</tbody>
</table>

FIELDWORK, SOIL REPORT AND MAP PREPARED BY:

BRUCE B. PUTNAM
OPSC (November 1990)

PART OF THE SOUTHWEST QUARTER OF
SECTION 17, T. 2 N., R. 7 E.

KENDALL COUNTY, ILLINOIS

PUTNAM SOIL TESTING, INC.
1520 FORTUNE LANE
ROCKFORD, IL 61104-9270

DESIGNATED

9/11/93

PAGE 1 OF 2
DEERE CROSSING RESIDENTIAL SUBDIVISION
FOUR STEP PROCESS
A. DESIGNING THE OPEN SPACE

PRIMARY OPEN SPACE: The design team has determined that there is no floodplain, significant natural features, or significant vegetation on the subject property. There is a .36 acre primary open space wetland that has been delineated on the site.

SECONDARY OPEN SPACE: The goal is to dedicate 30% of the total acreage into secondary open space. The design team proposes to design and locate the open space in the manner that Kendall County encourages:

- Provision of public access to open space areas
- Secondary open space that is substantially more than the minimum size required for storm water detention and/or park dedication
  - It is assumed there will be no park dedication
  - 35% of the open space will be used for storm water retention
  - 65% of the open space will be "high and dry" and available for trails and passive and active recreation
- To maximize the number of lots bordering the open space
- To link the open space both internally and externally to other probable open space areas in the future
- To provide perimeter open space that can be combined with perimeter open space areas of future adjoining developments
DEERE CROSSING RESIDENTIAL SUBDIVISION

FOUR STEP PROCESS

C. STREET AND LOT LAYOUT

D. LOT LINES

SECOND LOCATION FOR ACTIVE RECREATION

PERIMETER OPEN SPACE

PUBLIC ACCESS TO OPEN SPACE

DELINIEATED WETLAND

.36 ACRES

STREET CRITERIA:

- Minimize adverse impacts on the open space areas—try not to intercept the open space linkage.
- Provide access for future development to the north.
- Take advantage of the natural topography and locate cul-de-sacs on the two high points centrally located on the site. This will provide opportunity for walkout basements.
- Design streets in conformance with the Kendall County Subdivision Ordinance as to ROW design and pavement design.
- Provide optimal intersection design for Deere Crossing Road at Immovable Road.
- Lots and streets shall not exceed more than 70% of the total acreage of the site.

LOT CRITERIA:

- Design lots that approximate one acre or less each so that they will adequately accommodate house designs, well location and septic design.
- Maximize the number of lots that abut open space.
- Maximize the number of lots that will promote walkout basements.
- Lots and streets shall not exceed more than 70% of the total acreage of the site.

<table>
<thead>
<tr>
<th>SITE DATA</th>
<th>ACRES</th>
<th>PERCENT</th>
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<td>TOTAL SITE</td>
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<tr>
<td>PERIMETER ROW</td>
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<tr>
<td>PRIMARY OPEN SPACE</td>
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<td>SECONDARY OPEN SPACE</td>
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<tr>
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<td>AREA IN LOTS &amp; ENTRY</td>
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<tr>
<td>MIN. # ACRES/LOT</td>
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<tr>
<td>GROSS DENSITY</td>
<td>400 VAC</td>
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<tr>
<td>NET DENSITY</td>
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<tr>
<td>AVERAGE LOT SIZE</td>
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<tr>
<td>MINIMUM LOT SIZE</td>
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<tr>
<td>MAXIMUM LOT SIZE</td>
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<tr>
<td>CURRENT HOURS</td>
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<tr>
<td>PROPOSED HOURS</td>
<td>52</td>
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</tbody>
</table>
DEERE CROSSING RESIDENTIAL SUBDIV
FOUR STEP PROCESS
B. LOCATION OF HOUSE SITES

TYPICAL HOUSE FOOTPRINT IS 50' X 70'
TYPICAL SEPTIC FIELD ENVELOPE IS 70' X 126'

SITE DATA | ACRES | PERCENT
---|---|---
TOTAL SITE | 52,610 |
PERIMETER LOT | 145 | 0.27
PRIMARY OPEN SPACE | 36 | 0.69
SECONDARY OPEN SPACE/RETENTION | 52,658 | 32.04
INTERNAL PUBLIC LOT | 5,505 | 10.24
AREA IN LOTS & STREETS | 47,603 | 90.76
AREA IN LOTS | 18,869 | 31
NO. OF LOTS | 10
AVERAGE LOT SIZE | 1,887 SF
MINIMUM LOT SIZE | 4,500 SF
MINIMUM LOT WIDTH | 70,000 SF
CREDIT EROSION | 0 | PROPOSED LOT SIZE 4500 SF

HOUSE LOCATION CRITERIA:
- Houses located no closer than 50' to secondary open space.
- Locate houses to take advantage of topography – walk out basements
- Locate houses as to provide for adequate septic field locations
- Provide for separation between wells and septic field as much individual lot variation of the soil and septic locations of the adjoining lots
- Houses to meet all setbacks requirements of the Kent County Zoning Ordinance

OPEN SPACE MINIMUM OF 12.2 ACRES