ORDINANCE NUMBER 2006 - 04
CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
EQUESTRIAN ESTATES AT LEGACY FARM

WHEREAS, Legacy Farm, LLC has petitioned Kendall County for approval of a map amendment, concept plan, preliminary plat, and final plat for Equestrian Estates at Legacy Farm as required under the provisions of the RPD-1 (Residential Planned Development – One) District; and

WHEREAS, said petition did pertain to a tract of land approximately 52.59 acres in area, generally located on the west side of Ashe Road north of Galena Road in Section 6 of Bristol Township and Section 1 of Little Rock 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-1 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-1 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 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 “Equestrian Estates at Legacy Farm”, excepting that the County Board considers the proposed building pad locations as illustrative and not controlling as to distance from lot lines.

IN WITNESS OF, this ordinance has been enacted on February 21, 2006.

John A. Church
Kendall County Board Chairman

Attest:

Paul Anderson
Kendall County Clerk
CONTAINS 1.00 ACRES MORE OR LESS.
AND BRISTOL TOWNSHIPS, KENDALL COUNTY, ILLINOIS, SITP PARCEL OF LAND HERETIN DESCRIBED
AIRING IN LINE FROM THE POINT OF BEGINNING IN LITTLE ROCK
MINUTES 19 SECONDS EAST, 887.49 FEET MEASURED TO THE
THENCE 00 SECONDS EAST, 76.43 FEET; THENCE 00 SECONDS WEST,
11 SECONDS EAST, 76.00 FEET; THENCE 00 SECONDS WEST, 76.98
THENCE 00 SECONDS WEST, 1.287.63 FEET MEASURED; THENCE 00
MINUTES 10 SECONDS WEST, 1.427.60 FEET MEASURED; THENCE 00
MINUTES 00 SECONDS WEST, 1.287.48 FEET MEASURED; THENCE
SECTION 6, PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37
6, TOWNSHIP 37 NORT, RANGE 7 EAST AND PART OF THE NORTHWEST QUARTER
ALSO, THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37
COUNTY OF KENDALL BY OUT CLAIN OF DEED RECORDED SEPTEMBER 27, 2002 AS DOCUMENT
723.35 FEET; THENCE 00 SECONDS EAST, 76.98 FEET; THENCE 00 SECONDS
DEGREES 49 SECONDS EAST, 723.35 FEET; THENCE 00 SECONDS WEST,
THENCE 00 SECONDS WEST, 1.287.63 FEET; THENCE 00 SECONDS
MINUTES 00 SECONDS EAST, 1.287.48 FEET MEASURED; THENCE 00
MINUTES 00 SECONDS WEST, 76.00 FEET; THENCE 00 SECONDS WEST,
THENCE 00 SECONDS WEST, 76.45}

LEGAL DESCRIPTION

EXHIBIT

DATE 2-5-06

# A