State of Illinois
County of Kendall

ORDINANCE NUMBER 2006 - 35
CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
GROVE ESTATES

WHEREAS, Grove Ventures, LLC has petitioned Kendall County for approval of a map amendment, concept plan, preliminary plat, and final plat for Grove Estates 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 83.48 acres in area, generally located on the west side of Grove Road south of Cherry Road in Section 8 of Na-Au-Say 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 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 "Grove Estates".

IN WITNESS OF, this ordinance has been enacted on May 16, 2006.

John A. Church
Kendall County Board Chairman

Attest:

Paul Anderson
Kendall County Clerk