

**ORDINANCE 2006 - 36**  
Approving a Final Plat of Subdivision  
**GROVE ESTATES**

WHEREAS, Grove Ventures, LLC, as owner of the subject property, did petition Kendall County for final plat approval for the Grove Estates Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 83.48 acres in area generally on the west side of Grove Road south of Cherry Road in Section 8 of Na-Au-Say Township, Kendall County, Illinois (PIN 06-08-100-007); and

WHEREAS, said property is legally described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said petition conforms to the requirements of the Kendall County Subdivision Control Ordinance; and

WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and

WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed; and

WHEREAS, said petition included a request for variances from the requirements of the Kendall County Subdivision Control Ordinance to allow for a right-of-way width of Fitkins Drive to be 60 feet instead of the ordinance requirement of 80 feet, and the pavement width of Fitkins Drive to be 33 feet instead of the ordinance requirement of 36 feet in order to match the pavement width of Fitkins Drive in the adjacent Henneberry Woods Subdivision; and

WHEREAS, said variances were approved by the Kendall County Planning, Building, and Zoning Committee; and


WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and

WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Grove Estates" and further described as "Group Exhibit B" subject to the review and approval of the supporting covenants, documents and agreements by the Director of Planning, Building, and Zoning, the Kendall County State's Attorney, and any appropriate agencies.

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

  
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John A. Church  
Kendall County Board Chairman

  
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Paul Anderson  
Kendall County Clerk