

ORDINANCE NUMBER 2003 - 41

**CONCEPT PLAN AND PRELIMINARY PLAT OF PLANNED SUBDIVISION APPROVAL
FOX RIVER BLUFFS**

WHEREAS, Inland Land Appreciation Fund II, L.P. as owner under American National Bank & Trust #114033-00 has petitioned Kendall County for approval of a map amendment, concept plan and Preliminary Planned Development and Subdivision plat for Fox River Bluffs 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 302.60 acres in area, generally located at the northeast corner of Fox and Highpoint Roads in Section 1 of Fox Township and Section 36 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-2 for the tract of the northeast corner of Fox and Highpoint 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

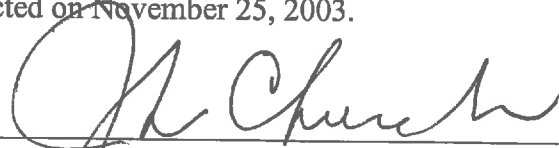
WHEREAS, the Planning, Building and Zoning Committee determined that the Concept Plan and Preliminary Plat did not meet the intent or requirements of the RPD Zoning District and *NOT* recommended approval of the concept plan and preliminary plat to the County Board;

WHEREAS, the petitioner has supplied the County Board with a revised plat in an attempt to address the issues raised by the PBZ in their recommendation; and

WHEREAS, the County Board has reviewed the revised plan against the report and recommendation of the Planning, Building and Zoning Committee and determined that the revised Concept Plan and Preliminary plat have addressed the issues raised by the Planning Building and Zoning Committee;

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 "Fox River Bluffs".

IN WITNESS OF, this ordinance has been enacted on November 25, 2003.



John A. Church
Kendall County Board Chairman

Attest:



Paul Anderson
Kendall County Clerk