

**ORDINANCE NUMBER 2003 - 42**

**FINAL RESIDENTIAL PLANNED DEVELOPMENT AND SUBDIVISION PLAT  
APPROVAL  
FOX RIVER BLUFFS**

WHEREAS, Inland Land Appreciation Fund II, L.P. as owner under American National Bank & Trust #114033-00 petitioned Kendall County for approval of a Final Residential 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, 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 County Board previously granted approval of a concept plan and preliminary plat; and

WHEREAS, the developer has proposed to develop the property as a Planned Residential Development; and

WHEREAS, the final Residential Planned Development and Subdivision plat attached hereto and made a part hereof as Group Exhibit “B” has been reviewed and determined to be in substantial conformance with the previously approved concept plan and preliminary plat; 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;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled “Fox River Bluffs” subject to the following conditions:


- 1) Review and Approval of Final Engineering; and
- 2) Review and Approval of the supporting covenants, documents and agreements by all affected agencies and the Kendall County State’s Attorney; and
- 3) Receipt and approval of the required Landscape and Trails Management and maintenance plan including details addressing the replacement of existing “significant trees” on the premises; and
- 4) Final review and verification that the proposed street names are acceptable; and
- 5) Submittal of all required Subdivision Bonds and/or Letters of Credit.

State of Illinois  
County of Kendall

Zoning Petition  
#03-27

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

Attest:

  
\_\_\_\_\_  
Paul Anderson  
Kendall County Clerk

  
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John A. Church  
Kendall County Board Chairman