

ORDINANCE NUMBER 2002 - 02

**PRELIMINARY & FINAL PLAT OF SUBDIVISION APPROVAL
SHADOW CREEK SUBDIVISION**

WHEREAS, the Oswego Joint Ventures petitioned Kendall County for approval of a preliminary and a final plat for Shadow Creek; and

WHEREAS, said petition did pertain to a tract of land approximately 43.89 acres in area, located on the west side of IL Route 71, north of Hilltop Road in Kendall and Oswego Townships; and

WHEREAS, said property is legally described in Exhibit "A"; 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;

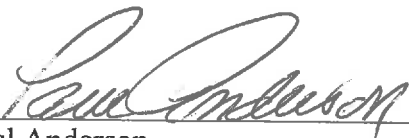
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary and final plat of subdivision for said tract of land entitled "Shadow Creek Subdivision", and attached as Exhibit "B", with the following conditions that:

1. Pavement width may be reduced only if the developer obtains the appropriate variances from the City of Yorkville.
2. The engineering plans for the subdivision shall meet the requirements of the City of Yorkville and must be approved via a letter from them.
3. Landscape and detention plan shall be approved by the Forest Preserve District and the County Highway Engineer.
4. Compliance with all engineering requirements per Strand Associates, Inc. and Kendall County Highway Engineer.
5. Plantings to limit access for neighboring properties to the north shall be installed in compliance with the landscape plan attached hereto as Exhibit "C".
6. Landscape and detention plan to be approved by Forest Preserve District & County engineer. A signature block should be provided for the Forest Preserve

- District on the final plat.
7. Create a trail stub out to Route 71, provided permits can be obtained from the Illinois Department of Transportation.
 8. All letters of credit for public improvements and land-cash donations shall be submitted prior to recording the plat.

IN WITNESS OF, this ordinance has been enacted on January 15, 2002.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman