ORDINANCE NUMBER 2006-42A
CONCEPT PLAN AND PRELIMINARY PLAT APPROVAL
HIGHGROVE

WHEREAS, Beane Homestead, LLC has petitioned Kendall County for approval of a map amendment, concept plan, preliminary plat, and final plat for Highgrove 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 107.95 acres in area, generally located on the west side of Grove Road south of Plattville Road in Sections 7 of Seward 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 48-lot 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 said 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 “Highgrove”.

IN WITNESS OF, this ordinance has been enacted on June 20, 2006.

John A. Church
Kendall County Board Chairman

Attest:
Paul Anderson
Kendall County Clerk
The Northeast Quarter of Section 7, Township 35 North, Range 8 East of the Third Principal Meridian (except the South 50 acres thereof and except that part thereof described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 00°35'24" West along the East line of said Northeast Quarter, being also along the center line of Grove Road, 1378.0 feet for the point of beginning; thence South 89°24'36" West at right angles to the last described course 441.18 feet; thence North 00°31'24" West 580.83 feet; thence South 89°51'39" West 882.06 feet; thence North 06°31'20" East 370.89 feet; thence North 89°53'56" East 1276.66 feet to said East line; thence South 00°36'24" East along said East line 944.91 feet to the point of beginning) in Seward Township, Kendall County, Illinois and containing 94.527 acres more or less.
High Grove
Minooka, Illinois
Tom and Suzanne Casey
13181 Grove Road
Minooka, Illinois

Residential Development

Drawn By: J.c.e.  AES Project No.: 04-0549
Checked:  File Name: bmp062204.dwg
Approved:  Date: 03-11-2005