ORDINANCE 99-12
Approving a Preliminary Plat of Subdivision
LOTUS RIDGE

WHEREAS, William Stepan, known as the owner and intended developer, petitioned Kendall County for approval of a subdivision for four (4) single family lots;

WHEREAS, said petition pertains to one tract of land approximately 6 acres in size located south of Van Emmon Road in Kendall Township; and

WHEREAS, said petition generally conforms to the Subdivision Control Ordinance and 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 plat of subdivision for said tract of land entitled "Lotus Ridge Estates," with the following conditions that:

1. The petitioner provide no more than four (4) lots on the final plat;
2. The petitioner donate approximately nine (9) acres, which contains a portion of the Yorkville Seep, to the Kendall County Forest Preserve;
3. The Kendall County Forest Preserve is willing to accept the proposed donation;
4. The private drive shall be constructed to City of Yorkville specifications;
5. The petitioner shall provide grading towards the private drive;
6. The petitioner shall site all structures toward the private drive;
7. The petitioner shall utilize mechanical systems or "prairie grass" septic fields (with means of sewage disposal determined prior to the issuance of a building permit);
8. The petitioner shall pursue a stormwater variance;
9. The petitioner shall submit soil erosion control plans, calculations on closed culvert systems and limits of disturbance or engineering review;
10. The IDNR Endangered Species Consultation Report process must be terminated prior to the issuance of a building permit;
11. Prohibit all pools, hot tubs, and similar facilities except for small, temporary children’s pools or being no more than nine (9) feet in diameter or eighteen (18) inches in depth;
12. The "Right to Farm" clause be included on the final plat; and
13. The building sites be designated on the final plat.

IN WITNESS OF, this ordinance has been enacted on April 20, 1999.

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk