

ORDINANCE 2000 - 04
Approving a Preliminary Plat of Subdivision
THE BLUFFS OF SILVER SPRINGS

WHEREAS, William Barbier, known as the sole beneficiary of Union Bank of Ottawa Trust #1057 and intended developer, did petition Kendall County for approval of a preliminary plat for a subdivision consisting of six (6) new, single family lots and a re-plat of an existing lot; and

WHEREAS, said petition did pertain to two tracts of land approximately 15.5 acres located north of The Woods of Silver Springs Subdivision Unit 1 in Fox Township; and

WHEREAS, said petition generally conforms to the Subdivision Control Ordinance, except private driveway length; and

WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and

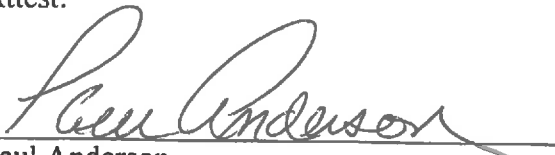
WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary plat of subdivision for said tract of land entitled "The Bluffs of Silver Springs," and attached as Exhibit A, with the following conditions that:

1. The petitioner provide no more than six (6) new, buildable lots on the final plat, for a total of seven (7) buildable lots;
2. Suggested building sites be designated on the final plat;
3. Suggested well and septic locations be designated on the final plat;
4. The Agriculture Declaration Clause be included on the final plat;
5. The private drive shall not be dedicated to the public;
6. The private drive shall be labeled as a separate, non-buildable lot (i.e. an out-lot) on the final plat;
7. Provide emergency access easement seventy (70) feet wide to the property to the east;
8. The proposed Special Service Area Taxation District shall be approved prior to recording of the final plat; and
9. The only waiver to the private drive standards shall be length.

IN WITNESS OF, this ordinance has been enacted on February 15, 2000.

Attest:


Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman