

ORDINANCE 2000 - 14
Approving a Final 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 final plat for a subdivision consisting of six (6) new, single family lots and a re-plat of an existing lot; and

WHEREAS, the Preliminary Plat of said subdivision was approved on February 15, 2000, as Kendall County Ordinance 2000-04; and

WHEREAS, the Preliminary Plat was part of a Planned Development Agreement approved by the Kendall County Board on February 15, 2000 as Kendall County Ordinance 2000-04; and

WHEREAS, said Final and Preliminary Plats and the Planned Development Agreement conflict with respect to setback for Lot 61 and Lot 62 (previously labeled as Lot 1 and Lot 2); and

WHEREAS, the Recommendation to Approve the Final Plat of said subdivision by the Kendall County Regional Planning Commission failed on March 22, 2000; and

WHEREAS, said petition did not conform to Kendall County setback requirements; and

WHEREAS, the topography of said subdivision is not conducive to stormwater detention as required by the Kendall County Stormwater Control Ordinance in contrast to Section 1. D. of Exhibit A of Kendall County Ordinance 2000-03; and

WHEREAS, said Final Plat is in general conformance with the Preliminary Plat and Subdivision Control Ordinances.

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby approves the Final Plat for The Bluffs of Silver Springs Subdivision, with the following conditions:

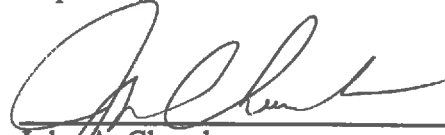
1. Addressing shall be in accordance with the Kendall County Subdivision Control Ordinance; and
2. The proposed Special Service Area Taxation District shall be approved prior to recording of the final plat.

BE IT FURTHER ORDAINED, Section 4 of Exhibit A of Kendall County Ordinance 2000-03 shall be amended to include the following:

- J. Lot 1 and Lot 2 may have a front yard setback of thirty (30) feet, which varies the minimum front yard setback in the R-3 District.

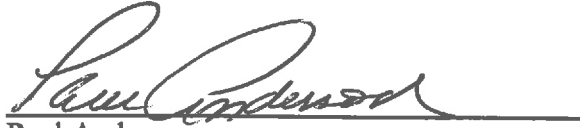
BE IT FURTHER ORDAINED, the Kendall County Board hereby waives the stormwater requirements of the Kendall County Stormwater Control Ordinance for said subdivision in contrast to Section 1. D. of Exhibit A of Kendall County Ordinance 2000-03.

IN WITNESS OF, this ordinance has been enacted on April 18, 2000.



John A. Church
Kendall County Board Chairman

Attest:



Paul Anderson
Kendall County Clerk