

**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.

  
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John A. Church  
Kendall County Board Chairman

  
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Paul Anderson  
Kendall County Clerk