

ORDINANCE NO. 89-4

BE IT HEREBY ORDAINED that the Kendall County Subdivision Control Ordinance be amended as follows:

SECTION 7.02 PROCEDURE FOR APPROVAL OF PRELIMINARY PLAN

- A. The subdivider shall cause to be prepared a preliminary plan, which plan shall include all of the property owned or controlled by the applicant, which properties are adjacent to or considered to be contiguous to the proposed subdivision, together with improvement plans and other supplementary material as specified.
- B. The subdivider shall submit to the Plat Officer the preliminary plan at least 8 days prior to the regular Building and Zoning Committee meeting. At the same time, the Plat Officer and the County Superintendent of Highways will collaborate with the subdivider in assembling plans for the design and construction of streets, drainage systems and other such improvements as may be required by ordinance. The Building and Zoning Committee shall review the preliminary plan for compliance with these regulations and ordinances of the County. The Building and Zoning Committee within a reasonable time after the first regular meeting shall:
1. Approve or disapprove the proposed preliminary subdivision plan and record in the official minute book its written recommendation, which may include the recommendations of the County Superintendent of Highways, the County Planner or consultant, the County Engineering Consultant, the Plat Officer, the County Health Officer and the Zoning and Platting Advisory Committee. The outside consulting fees if required, will be charged to the developer as provided by resolution of the County Board.

2. If the Committee finds that changes, additions or corrections are required on the preliminary plan, the Committee shall so advise the subdivider in writing. The subdivider may resubmit the preliminary plan with revisions for its consideration at the next regular meeting of the said Committee.
- C. If the plan is approved by the Committee, the plan will be presented to the County Board for final action.
- D. The following qualifications shall govern approval of the Preliminary Plan:
 1. Approval of a preliminary plan is tentative only, involving merely the general acceptability of the layout as submitted.
 2. The Board shall require such changes or revisions as are deemed necessary in the interest of the needs of the County.
 3. Approval of the Preliminary Plat shall be effective for a maximum period of one (1) year, unless upon application of the developer, the Board grants an extension. The application for said extension shall not require the submittal of additional copies of the plan of subdivisions.

PASSED THIS 10 DAY OF January, 1989.

Kenneth E. Paul

Chairman, Kendall County Board

ATTEST: John P. Brady
County Clerk