

State of Illinois
County of Kendall

Final Plat 0007

ORDINANCE 2009 - 21
AN ORDINANCE RESCINDING ORDINANCE 2000 – 23
AND RE- APPROVING A FINAL SUBDIVISION PLAT FOR
LOTUS RIDGE SUBDIVISION

WHEREAS, William Stepan petitioned Kendall County for approval of the Lotus Ridge Final Plat of Subdivision encompassing approximately 18.23 acres of land to provide for a subdivision consisting for four (4) single family lots an outlot parcel for private roadway purposes and an 11.05 acre outlot for a natural area as depicted on attached Exhibit "A" ; and

WHEREAS, On April 20, 1999 the County Board previously approved a preliminary plat of Subdivision for the subject property subject to nine (9) conditions and;

WHEREAS, On June 20, 2000 the County Board approved a final plat of subdivision for the subject property per ordinance 2000-23 which included the elimination of condition #7 included under ordinance 99-12 approving the preliminary plat regarding the use of mechanical or prairie grass septic systems for the treatment of wastewater on each of the four buildable lots and;

WHEREAS, Ordinance 2000-23 approving the final plat further stipulated that the topography of said subdivision is not conducive to stormwater detention as required by the Kendall County Stormwater Control Ordinance; and

WHEREAS, said final plat was not recorded within six months of the date of approval as required by Section 7.04.E.3 of the Kendall County Subdivision Control Ordinance and has become null and void and;

WHEREAS, the petitioner is seeking re-approval of the Final Plat of subdivision by the Board as well as the elimination of conditions 2 and 3 requiring the donation and acceptance of approximately 11 acres of land as part of the "Yorkville Seep" to the Kendall County Forest Preserve District as listed in ordinance 99-12 approving the preliminary plat in addition to condition 7 as previously rescinded by the Board per ordinance 2000-23;

WHEREAS, said Final Plat is in general conformance with the Preliminary Plat and the Kendall County Subdivision Control Ordinance;

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby re-approves the Final Plat for the Lotus Ridge Subdivision, with the following conditions:

1. The IDNR Endangered Species Consultation Report process must be terminated prior to issuance of any permits or construction of improvements;

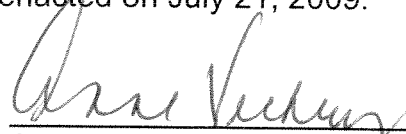
2. Submission of a joint permit application and final engineering plans for the entire development to the US Army Corps of Engineers (USACOE), IDNR and IEPA and approval of the joint permit must be obtained prior to issuance of any permits or construction of improvements;
3. Any modifications to the Final Plat or approved Final Engineering plans as a result of the joint permit review shall require an amendment to this ordinance;
4. Unless modifications to the final engineering plans are required to as a result of the joint permit review by the USACOE the site shall be developed in accordance with the approved final engineering plans prepared by Siebert Engineers with a final revision date of April 14, 2000. Any modification of the approved engineering plan required as a result of said review shall require submission of revised final engineering for review and approval by the County prior to construction of the proposed subdivision improvements;
5. Septic systems intended to serve each lot within this subdivision shall be placed where they will not have an impact on ground water quality as noted in the wetland delineation report;
6. Addressing shall be in accordance with the provisions of the private road standards of the Kendall County Subdivision Control Ordinance;
7. Payment of the required land cash fees for school and park/forest preserve donations shall be supplied in accordance with the schedule of fees attached hereto as Exhibit "B" prior to the release of any residential building permits; and
8. Review and approval by the County of the open space management plan as required in Section 9.00.C.3 of the Kendall County Subdivision Control Ordinance addressing how the open space area (Lot 5) will be maintained must be obtained prior to the issuance of any permits or the construction of any improvements.

BE IT FURTHER ORDAINED, the Kendall County Board hereby waives the stormwater requirements of the Kendall County Stormwater Control Ordinance for said subdivision as previously approved per Ordinance 2000-23.

IN WITNESS OF, this ordinance has been enacted on July 21, 2009.



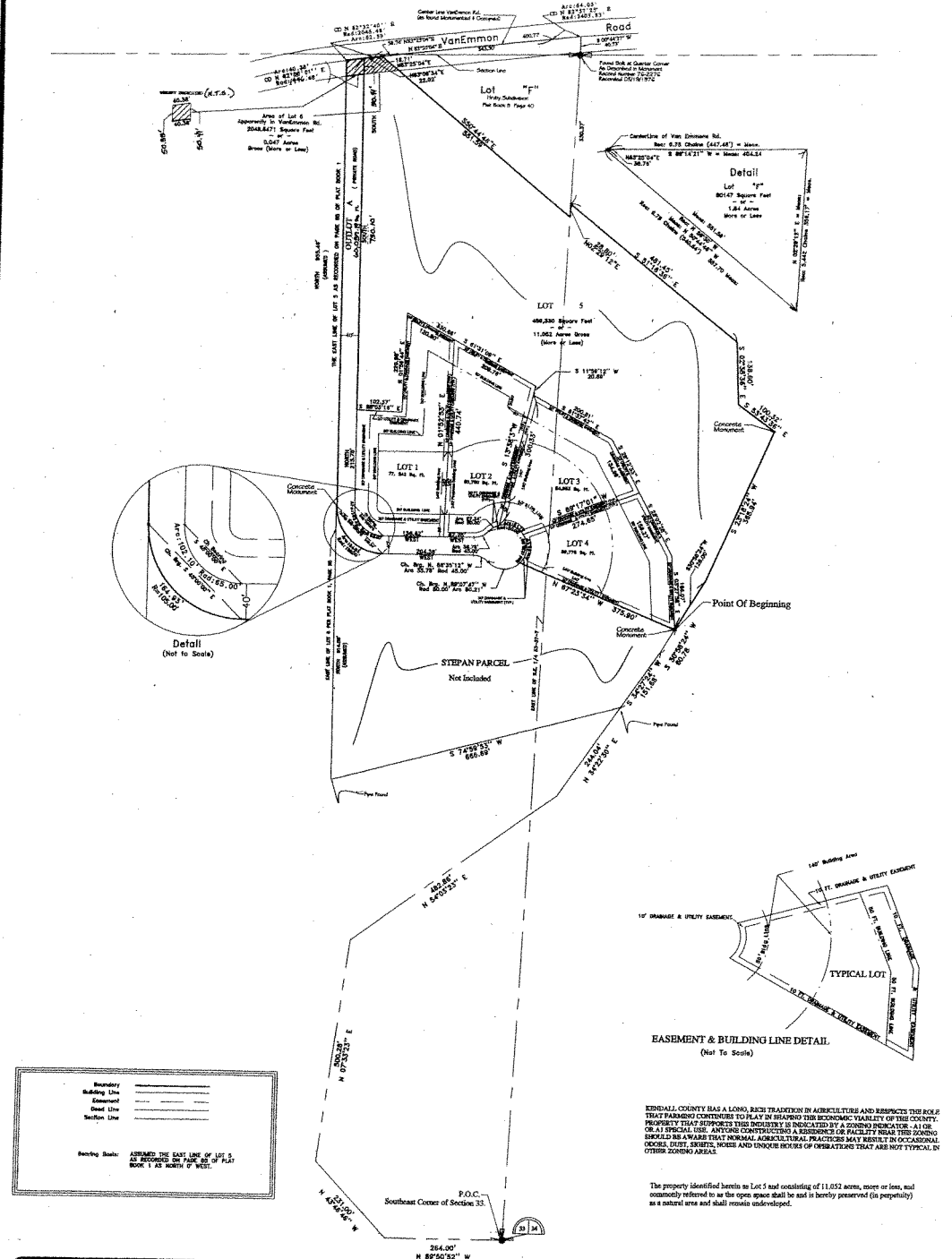
Attest:
Debbie Gillette
Kendall County Clerk



Anne Vickery
Kendall County Board Chairman

PLAT OF SUBDIVISION FOR LOTUS RIDGE ESTATES

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 33 AND PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY, ILLINOIS.



KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC FUTURE OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A GOODING PREDICAMENT, A USE, OR A SPECIAL USE. ANYONE CONTRACTING A SUBDIVISION OR PLATTING FROM THE GOODING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL OCCURRING, SKEWED, HOLE AND UNUSUAL HOURS OF OPERATIONS THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

The property identified herein as Lot 5 and consisting of 11.052 acres, more or less, and commonly referred to as the open space shall be and is hereby preserved (in perpetuity) as a natural area and shall remain undeveloped.

SIEBERT ENGINEERS, INC.
 201 BROADWAY LANE SOUTH
 TAMPBA, FLORIDA 34604
 PHONE (813) 296-0333
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CDL No.	201010101010	No.	Revised Date	Date
Drawn By	WJL	A	REVISED FOR REVIEW	02/20/05
Checked	WJL	C	REVISED FOR REVIEW	02/20/05
Approved	WJL	D	REVISED FOR COUNTY REVIEW	02/20/05
Client	WJL	E	REVISED FOR REVIEW	02/20/05
		F	REVISED FOR REVIEW	02/20/05
		G	REVISED FOR REVIEW	04/20/05

SCALE 1"=100'

WILLIAM J. STEPAN
 FOUR LOTUS RIDGE
 Yorkville, Illinois 60550

LOTUS RIDGE ESTATES SUBDIVISION	
3311	F
01/15/01	1 of 2
1"=100'	

FINAL PLAT

County Board Approval ()

Plat Officer Approval ()

Date Recorded
Doc.#

BONDS

Subdivision Improvements - \$ X 110% = \$
(LOC #)

Land Cash

School \$ 8,903.64

Park \$ 5,587.52

Note: Land Cash based on 4 new homes.
(LOC Amount \$ 14,491.60 x 110% = \$ 15,940.27)
(LOC #)

SERVICE DISTRICTS

Post Office

Fire

School

Park/Forest Preserve

Township Bristol

SUBDIVISION

Name Lotus Ridge Estates Subdivision

Zoning Classification R-3

Unit - N/A

Number of Lots - 4

Land Cash - (Per 4-01-07 Update)

Number of Bedrooms	School	Park	Total
2	\$ 498.03	\$ 781.51	\$ 1,279.54
3	\$ 1,313.94	\$ 1,087.70	\$ 2,401.64
4	\$ 2,225.91	\$ 1,396.88	\$ 3,622.79
5	\$ 1,574.95	\$ 1,396.88	\$ 2,971.83

NOTES

Case #95- (Map Amendment/Prelim Plat)
Case #00-07 (Final Plat)
Approving Ordinances:
Map Amendment #95-11
Preliminary Plat #95-12
Final Plat #2000-23

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

LOTUS RIDGE ESTATES SUBDIVISION
CONSENT TO CREATION OF SPECIAL SERVICE TAX AREA

NOW COMES, William J. Stepan and Bonnie J. Stepan, as the Owners and Developers of 100% of the real property known as Lotus Ridge Estates Subdivision, which does hereby irrevocably consent and agree to the creation of a Back-Up Special Tax Service Tax Area pursuant to 35 ILCS 200/27-5 (2002) et. seq. and does further waive any right to hearings and publications thereof as the sole owners.

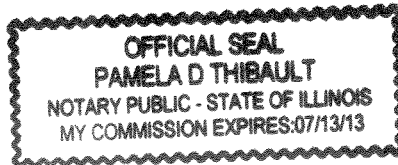
The undersigned further waives notice and consents to imposition of said Special Tax Service Area as a back-up funding mechanism for said improvements and maintenance on the real property described in the attached Exhibit "A", as more fully set out in the Enabling Ordinance and the Ordinance Creating the Back-Up Special Tax Service Area for Lotus Ridge Estates Subdivision.

This waiver and consents shall be binding upon Owners and its successors, heirs, and assigns.

OWNERS and DEVELOPERS:
WILLIAM J. STEPAN & BONNIE J. STEPAN

By: William J. Stepan
Bonnie J. Stepan

Attest: Pamela D. Thibault



Dated: July 23, 2009