

ORDINANCE # 2008- 13

**AMENDMENT TO THE KENDALL COUNTY SUBDIVISION CONTROL REGULATIONS SECTION SECTIONS 7.01 "PRE-APPLICATION PROCEDURE"; SECTION 7.03 "PLATS AND DATA FOR APPROVAL OF PRELIMINARY PLAN"; SECTION 7.05 "PLATS AND DATA FOR FINAL APPROVAL"; SECTION 9.00 "DESIGN STANDARDS"; SECTION 9.06 - "LOTS"; SECTION 10.00.F.2 "REQUIRED LAND IMPROVEMENTS - SANITARY SEWAGE SYSTEM"**

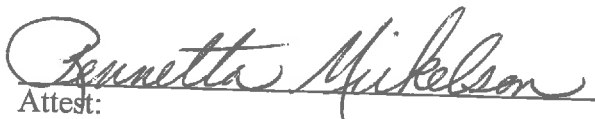
*WHEREAS*, Kendall County regulates development under authority of its Subdivision Control and related ordinances; and

*WHEREAS*, the Kendall County Board amends these ordinances from time to time in the public interest; and

*WHEREAS*, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals.

*NOW, THEREFORE, BE IT ORDAINED*, the Kendall County Board hereby amends Section 7.01 "Pre-Application Procedure"; Section 7.03 "PLATS AND DATA FOR APPROVAL OF PRELIMINARY PLAN"; SECTION 7.05 "Plats and Data for Final Approval"; Section 9.00 "Design Standards"; Section 9.06 "Lots"; Section 10.00.F.2 "Required Land Improvements - Sanitary Sewage System", as provided in the attached Exhibit "A".

*IN WITNESS OF*, this Amendment to the Kendall County Zoning Ordinance was approved by the Kendall County Board on April 15, 2008.

  
Attest:

  
John A. Church  
Kendall County Board Chairman

~~Paul Anderson~~  
Kendall County Clerk

EXHIBIT "A"

REGULATIONS FOR  
THE DIVISION AND PLATTING OF LAND IN  
KENDALL COUNTY, ILLINOIS

- SECTION 1.00 TITLE
- SECTION 2.00 PURPOSE
- SECTION 3.00 APPLICATION OF ORDINANCE
- SECTION 4.00 GENERAL PROVISIONS
- SECTION 4.01 INTERPRETATION
- SECTION 4.02 SEVERABILITY
- SECTION 5.00 ADMINISTRATION
- SECTION 6.00 RULES AND DEFINITIONS
- SECTION 6.01 RULES
- SECTION 6.02 DEFINITIONS
- SECTION 7.00 PROCEDURE FOR APPROVAL AND REQUIREMENTS

SECTION 7.01 PRE-APPLICATION PROCEDURE

Prior to filling of an application for approval of the preliminary plan, the subdivider shall submit to the Plat Officer plans and data as specified below. This step does not require formal application, fee or filing of plans with the County. The subdivider may request a meeting with the Plat Officer, the Plan Commission and the Plat and Zoning Committee in order to discuss his plans and particular problems.

Pre-Application information suggested is as follows:

- A. General Subdivision Information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the submitted plans. This information ~~should~~ shall include data on existing covenants, land characteristics such as natural drainage, swamp areas, wooded areas, and ridges; a detailed soil analysis following guidelines described in section ~~10.F.2.e~~ 7.03, A.8.c. ~~available soil survey reports~~; available community facilities and utilities; and information describing the subdivision proposal, such as number of residential lots, typical lot width and depth, price range, business areas, school, playground and park areas, and other public areas, proposed protective covenants, and proposed utilities and street improvements.

- B. Sketch Plan on topographic survey shall show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be a free hand pencil sketch made directly on a print of the topographic data and contours of not more than ten (10) foot intervals.

#### SECTION 7.02 PROCEDURE FOR APPROVAL OF PRELIMINARY PLAN

#### SECTION 7.03 PLATS AND DATA FOR APPROVAL OF PRELIMINARY PLAN

- A. Preliminary data required as a basis for the preliminary plan, in Subsection (B) below, shall include existing conditions as follows, except when otherwise specified by the Planning Commission.
1. Boundary Lines: The exact length and bearing of the exterior boundaries of the subdivision with reference to the United States Land Survey Corner. (Distances shall be to 1/100 of 1 (one) foot and angles to be to one-half minute). If considered necessary the Plat Officer may require the surveyor to submit his calculations and field notes.
  2. Easements: Location, width and purpose.
  3. Streets on and adjacent to the tract: Name and right-of-way width and location; type, width and elevation of surfacing; any legally established centerline elevations; walks, curbs, gutters, culverts, etc.
  4. Utilities on and adjacent to the tract: Location, size of sanitary, storm and combined sewers are not on or adjacent to the tract, indicate the direction and distance to, and the size of the nearest usable facilities.
  5. Existing soil characteristics by soil classification conforming to the general soil classification established by the Soils Conservation Service, U.S. Department of Agriculture.
  6. A map showing all major vegetation on and adjacent to the site as to species and size.
  7. If available, the surficial geology.

8. The preliminary plan of subdivision shall be accompanied by:
  - a. A statement that the proposed subdivision (where contiguous) is or is not to be annexed to a municipality.
  - b. Either a preliminary plan for sewer, water and storm sewers or a written statement setting forth general plans for such improvements and indicating the method to be employed to overcome particular problems that may be encountered with the development of the proposed subdivision.
  - c. Where sanitary sewage facilities are proposed to be provided by individual septic systems or other County approved systems, soil mapping, based upon the on-site determination of soil characteristics, shall be conducted by a Certified Professional Soil Classifier. The soil map and report submitted by the soil classifier shall be used to determine the soil suitability for on-site waste water disposal systems as determined by section 10.F.2.c of this document and all applicable state and local ordinances. Soil mapping shall be done according to the following criteria:
    - a) There shall be a sufficient number of soil borings (or pits) throughout the proposed acreage to allow extensive mapping of soil characteristics and limiting factors related to suitability for on-site waste water disposal systems. The mapping and overlay of such characteristics shall be of sufficient detail to minimize the potential for inclusions and to determine the existence of suitable soils on each proposed lot. There shall be at least one (1) soil boring (or pit) on each acre of the proposed subdivision. The location of all soil borings (or pits) shall be shown on the soil map and each boring shall be numbered consecutively.
    - b) A two hundred (200) foot grid system will be established. At each grid point a boring (or pit) shall be created. In addition, sufficient

additional borings (or pits) shall be required to adequately determine soil boundaries between soil mapping units.

- c) Soil borings (or pits) shall be created to a minimum depth of five (5) feet. Pits shall be dug with a backhoe and to a minimum width of twenty-four (24) inches.
- d) Alternative methods of soil investigation shall be at the discretion of the plat officer.
- e) The Kendall County Departments of Planning, Building and Zoning; and Health, (hereafter described as the Departments) shall be notified at least one (1) week before commencement of on-site investigations so that the department(s) may observe the soil borings (or pits) and sampling procedures, if they so desire. Any on-site investigation conducted without the departments being notified will not be accepted.
- f) A detailed soil map and the logs of each soil series mapped on the site shall be prepared by the soil classifier and submitted with the report. The owner-developer must prove to the satisfaction of the Departments that each lot on the preliminary plan has the required square footage of suitable soil in a continuous location (as determined by section 10.F.2.c of this document). Individual and intermediate boring (or pit) locations shall be logged and submitted with the following information:
  - a. date of investigation;
  - b. pit number;
  - c. sample method;
  - d. soil series, map symbol and classification (design group/loading rate);
  - e. parent material
  - f. percent of slope;
  - g. seasonal water table (in.);
  - h. observed water table (in.);

- i. depth of moderately slow to very slow permeability layer (in.);
  - j. horizon depth;
  - k. texture;
  - l. structure;
  - m. color and Munsell notation;
  - n. mottles;
  - o. coatings;
  - p. consistency;
  - q. estimated permeability (in./hr.)
- g) The date(s) of all field work shall be documented on the soil maps and report.
- h) The entire proposed subdivision area shall be mapped depicting the soil types present by their corresponding boundaries. This mapping shall be coordinated with site topography depicted at one (1) or two (2) foot contour intervals at a minimum, and using a 1" = 100' scale.
- i) In addition, a map shall be submitted that depicts areas of seasonal high groundwater, limiting permeability, bedrock or other limiting layers as determined by the soil classifier's observations of the soil characteristics. Long-term monitoring wells, approved by the Departments, may be used to supplement this information. Boundaries of the following areas shall be defined and depicted on the soil map:
- a. seasonal high groundwater or other limiting layers at less than 12";
  - b. seasonal high groundwater or other limiting layers at 12" to 30";
  - c. seasonal high groundwater or other limiting layers at 30" to 48";
  - d. seasonal high groundwater or other limiting layers at 48" to 60"; and
  - e. seasonal high groundwater or other limiting layers greater than 60".

~~percolation tests shall be made on the property and a report on these tests prepared by a qualified person as approved by the Sanitarian of the Kendall County Health Department or the Public Health Department of the State of Illinois. The percolation test procedure to be used will be the same as used by the Kendall County Health Department in their Ordinance. Where sewage disposal facilities are proposed to be provided on an individual basis, a percolation test shall be made on each proposed lot or one percolation test per three acres on single lot of 10 acres or more.~~

9. Other conditions on the tract: Water courses, marshes, rock outcrop, wooded areas, isolated preservable trees one (1) foot or more in caliper at one (1) foot above ground level, houses, barns, shacks, and other significant features.
10. Other conditions on adjacent land: Approximate direction and gradient of ground slope, including any embankments or retaining wall, character and location of buildings, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences, and owner of adjacent unplatted land (for adjacent platted land refer to subdivision plat by name, recording date, and number and show approximate percent built-up, typical lot size and dwelling type).
11. Photographs, if required by the Plat Officer; Camera locations, directions of views and key numbers.
12. Zoning on and contiguous to the tract.
13. Proposed public improvements: Highway or other major improvements planned by public authorities for suture construction on or near the tract.
14. Key plan showing location of the tract.
15. Title and certificates: Present tract designation according to official records in offices of the County recorder; title under which proposed subdivision is to be recorded with names and addresses of owners, notation stating acreage, scale, and north arrow.
16. Ground elevation on the tract, based on the U.S.G.S. Datum Plane; for land that slopes less than one-half

(.5) percent, show not less than one (1) foot contours; for land that slopes one-half (.5) to two (2) percent show not more than two (2) foot contours and for land that slopes more than two (2) percent, should not be more than two (2) foot contours.

B. Preliminary Plat shall be drawn with waterproof, non-fading black ink or legibly drawn with pencil on tracing cloth or equal material at a scale of one hundred feet to the inch (1"=100'). It shall show all existing conditions required in Paragraph A above, Preliminary Data, and shall show all proposals including the following:

1. Streets: Names, right-of-way and roadway widths, approximate grades and gradients, type of construction, similar data for alleys if any.
2. Other rights-of-way or easements; location, width and purpose.
3. Location of utilities, if not shown on other exhibits.
4. Location and orientation of Septic System Envelopes on each individual residential lot (if individual lots to be served by private sewage disposal systems).
5. Location of Well Envelopes on each individual residential lot (if individual lots to be served by a private water well).
6. Location of proposed components of a community septic system (if applicable).
7. Lot lines, lot dimensions, lot numbers and block numbers.
8. Sufficient information to show the intent of surface drainage.
9. Sites, if any, to be reserved or dedicated for schools, parks, playgrounds or other public uses.
10. Sites, if any for multi-family dwellings, shopping centers, churches, industry, or other non-public uses exclusive of single-family dwellings.
11. Proposed building setback lines.



12. Site data, including number of residential lots, typical lot size, acres in parks, etc.
  13. Proposed name of the subdivision.
  14. Location by government lot, section, township and range.
  15. Name and address of developer.
  16. Name and address of the planner or engineer.
  17. Title, scale, north point and date.
- C. Other Preliminary Plans. When required by the County Engineer, the preliminary plan shall be accompanied by profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision, typical cross sections of the proposed grading, roadway, and sidewalks, and preliminary plan of proposed sanitary and storm water sewers with grades and sizes indicated. All elevations shall be based on the U.S.G.S. Datum Plane.
- D. Draft of Protective Covenants, whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.
- E. The County may require the developer to pay for additional environmental, engineering, or planning studies needed to evaluate the impact of a proposed subdivision. Such studies may include, but are not limited to, traffic impact analysis, tree surveys, wetlands evaluation and delineation and other features of the proposed subdivision regulated by the County. The Chairperson of the Planning, Building and Zoning Committee and/or the Kendall County Planning, Building and Zoning Department Director shall determine the need for additional studies and coordinate retention of qualified experts.
- F. A septic overlay prepared by a professional engaged in the practice of private sewage disposal system design (if applicable).

**SECTION 7.04 PROCEDURE FOR APPROVAL OF FINAL PLAT**

## SECTION 7.05 PLATS AND DATA FOR FINAL APPROVAL

- A. Final Plat shall be drawn in ink on tracing cloth on sheets not to exceed 24 inches by 30 inches and shall be at a scale of 100 feet to the inch (1"=100'). Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions the final plat may be submitted for approval progressively in contiguous sections satisfactory to the Plan Commission. A photostatic copy of the final plat reduced to a scale of four hundred feet to the inch (1"=400') will be submitted to the Commission. The final plat shall show the following:
1. Primary control points, approved by the County Engineer, or description and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
  2. Tract boundary lines, right-of-way lines of streets, easements and other right-of-way, the property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles and radii, arcs, and central angles of all curves.
  3. Name and right-of-way width of each street or other right-of-way.
  4. Location, dimensions, and purpose of any easement.
  5. Number to identify each lot or site and block.
  6. Purpose for which sites other than residential lots, are dedicated or reserved.
  7. Location of proposed components of a community septic system (if applicable).
  8. A listing of each lot most likely subject to the installation and subsequent use of a non-conventional private sewage disposal system as a result of locating said lot(s) and associated private sewage disposal system construction envelop(s) over soil(s) deemed unsuitable for conventional private sewage disposal systems (reference section 10.00, F., 2, c., 3).

9. Proposed building setback lines on all lots and other sites.
  10. Location and description of monuments.
  11. Certificates to Accompany Plat: To entitle a Final Plat to be recorded, such certificates as are required by law shall be letter or printed legibly with black, durable ink, or types legibly with black ribbon on the plat. Appendix II of this ordinance contains examples of the various certificates. Applicable certificates may be used as they appear in the Appendix.
  12. Statement by owner dedicating streets, right-of-way and any sites for public use.
  13. Name of subdivision.
  14. Location by section, township and range.
- B. Cross sections and profiles of streets showing grades approved by the County Engineer. The profiles shall be drawn to County standards. The scales and elevations shall be based on the U.S.G.S. Datum Plane.
  - C. Protective Covenants in form in writing.
  - D. Construction envelopes representing the locations within each lot in which onsite private sewage disposal systems, and/or private or community water supplies are to be installed, shall be depicted on the final engineering plans, and shall comply with all applicable setback requirements pertaining to the installation of said utilities.
  - E. Other Data: Such other certificates, affidavits, endorsements, or dedications as may be required by the Commission, in the enforcement of these regulations.

#### **SECTION 8.00 AGREEMENTS**

#### **SECTION 9.00 DESIGN STANDARDS**

- A. In laying out a subdivision, the subdivision plat and plans shall conform to:

1. All applicable ordinances and policies of the County of Kendall including Zoning, Soil Erosion, Flood Plain, Land-Cash, Stormwater, Private Sewage Disposal, Potable Water Supply, Land Resource Management Plan and Transportation Plan.
2. Applicable laws, rules and regulations of the State of Illinois and duly constituted agencies thereof.
3. In all cases where a subdivision lies within one and one-half (1 ½) miles of the corporate limits of a city or village, the subdivision shall also conform to applicable subdivision ordinances and official plans of that city or village.

In all instances where a requirement of this ordinance, or other applicable ordinances of Kendall County, is similar to, or in conflict with, other provisions of the ordinances of that village or city, the most restrictive shall apply and prevail. The Plat Officer shall determine which requirements will be considered most restrictive.

B. Subdivisions shall comply with the following design standards:

1. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features. Design of the development shall specifically conserve and enhance key natural environmental assets. The County Board shall require that appropriate means be established to preserve such assets, including:
  - a. 100-year flood plains as defined by current Flood Insurance Rate Maps published by the Federal Emergency Management Agency (FEMA).
  - b. Unique and/or fragile areas such as seeps, natural drainage ways and wetlands as delineated on wetlands maps prepared by the U.S. Fish and Wildlife Service, areas designated by the Illinois Department of Natural Resources, the

U.S. Army Corps of Engineers, or field verified by on-site inspection.

- c. Steep slopes in excess of 20% as measured over a 10-foot interval unless appropriate engineering measures concerning slope stability, erosion and resident safety are taken.
  - d. Habitats for endangered species as identified on federal or Illinois Department of Natural Resource inventories.
  - e. Historically significant structures and sites listed on federal or state lists of historic places. Existing structures reminiscent of Kendall County's agricultural heritage should also be conserved to the fullest extent practical.
  - f. At least 70% of all significant trees located outside existing and proposed rights-of-ways and drainage and utility easements shall be protected from construction activity. Significant trees required to be protected shall be appropriately marked and fenced (silt and construction) to prevent the intrusion of development activities, the accumulation of soil erosion sediment or any other destruction of such protection areas during construction. Those trees within the immediate construction area shall have fencing erected at a minimum of five (5) foot radius centered on the trunk of the tree.
2. Maintenance or creation of a buffer of native species vegetation of at least 25 feet in depth adjacent to wetlands and the high water limit of surface waters, including creeks, streams, lakes and ponds.
  3. Design around existing hedgerows, treelines and large woodlands (greater than one acre), especially those containing many mature trees or a significant wildlife habitat. However, woodlands in poor condition with limited management potential can provide suitable locations for residential development.

4. Common open space areas shall generally abut existing or potential open space land on adjacent parcels. Such subdivision open space shall be designed as part of larger contiguous and integrated greenway systems, as per the policies in the Land Resource Management Plan.
  5. Protect rural road side character and maintain or create scenic views and vistas as seen from public thoroughfares. Except within a planned unit development or RPD, new primary structures shall be setback a minimum distance of 150 feet from the centerline or 100 feet from the edge of a road right-of-way which ever is greater, along any road designated as a scenic route on the Kendall County Transportation Plan. (Amended October 18, 2005 per Ordinance #2005-59)
  6. Trees shall be provided at retention/detention ponds and along both sides of new streets (outside of public rights-of-way).
- C. Appropriate means of open space ownership and maintenance shall be provided consistent with the following standards:
1. Responsibility. Prior to the final approval of any Residential Planned Development, the public or private ownership and maintenance responsibilities for all common open spaces shall be established by the developer and approved by the County. Public ownership shall be either the County, the Forest Preserve District, a Park District, Township, or State. Private ownership shall be a Property Owner's Association duly established by articles of incorporation and bylaws, in or accordance with the Illinois Condominium Property Act, or an approved private conservation organization. The instrument of conveyance shall include covenants running with the land to guarantee the common open space will be properly cared for and used only for purposes designated in approved final Residential Planned Developments.
  2. County Authority. In the event that any portion of the property shall be developed under the Illinois Statutes relating to condominiums, the covenants,

conditions and restrictions shall include a provision whereby the County shall have the right, but not the obligation, to enforce covenants or obligations of the association or the owners of the units as defined and provided within the declaration of Condominium, and further shall have the right, upon thirty (30) days prior written notice specifying the nature of a default, to enter upon common open spaces and cure such default, or cause the same to be cured at the cost and expense of the association or the owner(s) thereof. The County shall also have the right to charge or place a lien upon the property of the condominium association for the repayment of such costs and expenses, including reasonable attorney's fees, in enforcing such obligations. The declaration shall further provide that this provision may not be amended without County approval. Prior to recording, the finalized Declaration of Condominium shall be submitted to the County for their approval.

3. Management Plan. To insure appropriate long term maintenance of common open spaces the developer shall submit a detailed open space management plan describing the method and schedule of maintenance prior to approval of the final plat for the first phase of development.
4. Dedication of Easements. The County may, but shall not be required to, accept easements for public use of any portion or portions of common open space land, title of which is to remain in ownership by condominium or homeowners' association, provided:
  - Such land is accessible to County residents;
  - There is no cost of acquisition other than any costs incidental to the transfer of ownership, such as title insurance; and
  - A satisfactory maintenance agreement is reached between the developer, condominium or homeowners' association, and the County.
5. Transfer of Easements to a Private Conservation Organization. With the permission of the County, an owner may transfer easements to a private, nonprofit organization, among whose purposes is to conserve open space and/or natural resources, provided that:

- The organization is acceptable to the County, and is a recognized conservation organization with perpetual existence;
- The conveyance contains appropriate provisions for proper reverter or retransfer in the event that the organization becomes unwilling or unable to continue carrying out its function; and
- A maintenance agreement acceptable to the County is entered into by the developer and the organization.

**SECTION 9.01 PUBLIC SITES AND OPEN SPACES**

**SECTION 9.02 STREETS**

**SECTION 9.03 - ALLEYS**

**SECTION 9.04 - EASEMENT**

**SECTION 9.05 - BLOCKS**

**SECTION 9.06 - LOTS**

- A. The lot size, width, depth, shape, and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- B. Lot dimensions and areas shall conform to the requirements of the Kendall County Zoning Ordinance. In addition to lot size requirements of the Zoning Ordinance, those lots intended to be served by individual septic systems shall be sized and designed to accommodate a required septic envelope (see section 10.F.2.c)
- C. Lots abutting a water course, drainageway, channel or stream shall have a minimum width or depth as required to provide an adequate building site and to afford the minimum usable area required in this ordinance or Kendall County Zoning Ordinance for front, side and rear yards, and shall not infringe upon the character and utility of the stream. No building will be allowed within any documented 100-year floodplain.



- D. All corner lots shall be sufficiently larger than others so as to allow equal building lines on both streets. A minimum building setback line shall be maintained.
- E. All lots shall abut on a publicly dedicated street unless access by a private shared driveway has been approved by the County and is in conformance with the Subdivision and Zoning Ordinances.
- F. Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from highways or primary thoroughfares or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of vehicular access, shall be provided along the rear lot lines of lots abutting such highways and major thoroughfares.
- G. Side lot lines shall be substantially at right angles or radial to street lines.

#### **SECTION 9.07 - BUILDING SETBACK LINES**

#### **SECTION 10.00 - REQUIRED LAND IMPROVEMENTS PROCEDURE**

##### **10.00.**

- A.
- B. Construction and Inspection
- C. As-Built Plans:
- D. Survey Monuments:
- E. Acceptance of Dedication, Improvements
- F. Design Standards
  - 1. Streets
  - 2. Sanitary Sewage System
    - a. There shall be provided a complete sanitary sewer system including a service connection for each lot and a sewage treatment plant or disposal

facilities, which services the subdivision in an Urban Subdivision.

- b. All community sanitary sewer systems shall be designed and constructed in accordance with the master plan of sanitary sewers for the county or municipality.
- c. In any subdivision not meeting the conditions of an Urban Subdivision, individual sewage disposal systems may be installed provided;

(1.) ~~All requirements of the County regulations with regard to percolation tests, size of disposal system, and requirements of the State are met.~~ A septic envelope shall be accounted for on each lot to be served by a private sewage disposal system. These envelopes shall be sized based on the soil reports prepared by a Certified Professional Soil Classifier as per section 7.03.A.8.c of this document.

Each soil boring in the report shall be broken into horizons that describe different features of soil at varying depths. Each soil horizon is categorized by a "design group" and/or a "loading rate". Either category may be used to predict soil permeability. Soil design groups shall be expressed in Roman numerals I-XII or in Loading Rates 1-0. The soil reports shall be read on the premise of the worst case scenario (highest design Roman numeral or lowest loading rate number) down to a minimum of 42" below grade. This soil design group or loading rate number is then considered to represent the soil boring. Using this information, the applicant shall identify trends throughout the proposed subdivision and design lots sized accordingly to accommodate the varying septic field envelope sizes. The relationship between the soil design group or loading rate data and the appropriate

septic envelope size is depicted in the chart below\*.

SOIL DESIGN GROUP/ LOADING RATE	LAND AREA REQUIRED FOR SEPTIC SYSTEM		
	3 BEDROOMS	4 BEDROOMS	5 BEDROOMS
XI / 0.27	20,000 ft <sup>2</sup>	22,000 ft <sup>2</sup>	24,000 ft <sup>2</sup>
X / 0.40	13,513 ft <sup>2</sup>	14,864 ft <sup>2</sup>	16,216 ft <sup>2</sup>
IX / 0.45	12,027 ft <sup>2</sup>	13,229 ft <sup>2</sup>	14,432 ft <sup>2</sup>
VIII / 0.52	10,405 ft <sup>2</sup>	11,356 ft <sup>2</sup>	12,486 ft <sup>2</sup>
VII / 0.62	8,783 ft <sup>2</sup>	9,662 ft <sup>2</sup>	10,541 ft <sup>2</sup>
VI , 0.69	7,838 ft <sup>2</sup>	8,621 ft <sup>2</sup>	9,405 ft <sup>2</sup>
V / 0.75	7,162 ft <sup>2</sup>	7,878 ft <sup>2</sup>	8,595 ft <sup>2</sup>
IV / 0.84	6,486 ft <sup>2</sup>	7,135 ft <sup>2</sup>	7,784 ft <sup>2</sup>
III / 0.91	5,946 ft <sup>2</sup>	6,541 ft <sup>2</sup>	7,135 ft <sup>2</sup>
II / 1.0	5,405	5,946 ft <sup>2</sup>	6,486 ft <sup>2</sup>

\*The above referenced figures do not account for additional envelope space required to accommodate onsite sewage disposal system(s) designed and intended to receive wastewater produced by kitchen garbage grinders and hot tubs.

- (2.) Private restrictions are filed with the Final Plat and incorporated in each deed requiring that as soon as public sewers are available, connections to the public sewers shall be made within one (1) year at the property owner's expense, and that owners shall bear their fair proportionate share of the cost of the public sewer as determined by agreement, special assessment proceedings, or other means authorized to finance construction of sewer systems.
- (3.) A construction envelope intended to accommodate the installation of an onsite sewage disposal system, positioned over one or more of the following listed unsuitable soil(s), may necessitate the installation of a [non-conventional] onsite sewage disposal system. Therefore, any and all lots positioned and to be platted over said soil(s) shall be called out on the Final Plat in a format or manner that provides future lot owner(s) advanced notification of

the potential existence of said limitation(s), and the potential need to install a [non-conventional] onsite sewage disposal system (see section 7.05 A.8.). A construction envelope intended to serve as the location on a lot in which an onsite sewage disposal system is to be installed, shall not be positioned over any of the following listed unsuitable soil(s), unless such envelopes are intended to accommodate the installation of a non conventional onsite sewage disposal system. Furthermore, those lots demonstrating a potential need to be served by a non conventional sewage disposal system shall be called out on the Final Plat in a format or manner that provides future lot owner(s) advanced notification of said special condition (see section 7.05 A.8.).

<u>MAP SYMBOL</u>	<u>MAP UNIT NAME</u>	<u>REASON TO BE AVOIDED</u>
44A	Pella silty clay loam	Bedrock
67A	Harpster silty clay loam	Wet
69A	Milford silty clay loam	Wet
88D	Sparta loamy sand (6 to 12% slopes)	Sandy
103A	Haughton muck	Wet, organic
152A	Drummer silty clay loam	Wet
191A	Knight silt loam	Wet
206A	Thorp silt loam	Wet
210A	Lena muck	Wet, organic
232A	Ashkum silty clay loam	Wet
235A	Bryce silty clay	Wet

318C2,D2	Lorenzo loam	Gravel
324B,C2	Ripon silt loam	Bedrock
325A,B	Dresden silt loam	Gravel
327B,C2	Fox silt loam	Gravel
330A	Peotone silty clay loam	Wet
356A	Elpaso silty clay loam	Wet
802B	Orthents, loamy, undulating	Manipulated, fill
820E,G	Hennepin-Casco complex	Gravel
864	Pits, quarry	Rock
865	Pits, gravel	Gravel
969E2,F	Casco-Rodman complex	Gravel
3082A	Millington silt loam	Frequently flooded
3107A	Sawmill silty clay loam	Frequently flooded
8082A	Millington silt loam	Occasionally flooded
8304A	Landes fine sandy loam	Occasionally flooded
8321A	DuPage silt loam	Occasionally flooded

\*Soils prone to shallow seasonal high and/or observed water tables (i.e., less than 48 inches below original grade) may necessitate a form of groundwater table management.

The above referenced charts shall not be used to determine lot size and soil type suitability if the applicant chooses to rely on a community sewage disposal system to serve the waste needs of the subdivision. These systems may be installed provided;

- d. In any subdivision not meeting the conditions of an Urban Subdivision, community sewage disposal systems may be installed provided;

- (4.) Prior to the commencement of any earthwork on the premises and prior to the construction of the related subdivision improvements as shown on the approved final engineering plans, the OWNERS/DEVELOPER shall cause all proposed primary and secondary septic absorption field areas to be fenced off to protect them from the encroachment of equipment and materials during all phases of construction up to and including the construction of individual homes on each lot.
- (5.) Encroachment for the purposes of this agreement shall be defined as including the stockpiling and/or storage of any excavated or transported spoil or fill materials as well as the driving or parking of vehicles (including but not limited to construction equipment), on or over any such septic absorption field area.
- (6.) Protection measures shall consist of, at minimum, four foot-high (4'), vibrantly colored, plastic snow fencing (*or other comparable fencing approved by the Kendall County Health Department*), installed around the limits of the septic absorption field area(s) prior to and through the completion of all earthwork and heavy construction.
- (7.) Failure to supply and maintain such septic absorption field protection measures in accordance with the requirements specified herein shall result in the issuance of a stop work order by the County and/or the withholding of permits until such time as the required protection measures have been established or re-established as the case may be.
- (8.) A subdivider may elect to establish a community-wide onsite sewage disposal system (i.e. a single system designed to serve two or more dwellings) in lieu of private individual onsite sewage disposal systems. A

community-wide onsite sewage disposal system shall adhere to the following standards:

- (a) All community sewage systems shall be designed and constructed in accordance with applicable State, County, and Local regulations, and in accordance with accepted modern sanitary engineering practices.
  - (b) Disposal facilities shall be designed to treat adequately the anticipated sewage load, facilities shall meet the approval of State, County and local agencies.
  - (c) Provisions shall be made for the maintenance and operation of such treatment plant of facility, and shall be stated on the Final Plat and incorporated in the deed if charges are to be made to the owners of the property.
- 
- 3. Storm Water:
  - 4. Water Supply and Distribution
  - 5. Street Lighting
  - 6. Sidewalks and Hike/Bike Trails shall be provided in the following areas:
  - 7. Street Signs, Guard Rails, Landscaping, etc.
  - 8. Oversize Design:
  - 9. Distribution Lines:
  - 10. All private driveways shall conform to the following:
  - 11. Off-site and Perimeter Road Improvements:

G. Material Standards:

H. Monuments and Markers:

**SECTION 11.00 VARIATION AND EXCEPTIONS**

**SECTION 12.00 BUILDING PERMIT**

**SECTION 13.00 OCCUPANCY PERMIT**

**SECTION 14.00 BLASTING**

**SECTION 15.00 ENFORCEMENT**

**SECTION 16.00 VIOLATION PENALTY**

**SECTION 17.00 FEES**

**SECTION 18.00 APPEAL**

**SECTION 19.00 REPEAL**

**SECTION 20.00 PUBLICATION**

**SECTION 21.00 ADOPTION**

APPENDIX ONE  
CERTIFICATES

APPENDIX TWO  
SUBDIVISION CONTROL ORDINANCE

1. SURVEYORS
2. OWNER
3. NOTARY PUBLIC
4. TOWNSHIP HIGHWAY COMMISSIONER
5. COUNTY ENGINEER
6. COUNTY CLERK
7. EASEMENT PROVISIONS
8. A. CITY OF VILLAGE PLAN COMMISSION
- B. CITY COUNCIL OR VILLAGE BOARD
9. PLAT AND ZONING COMMITTEE
10. PLAT OFFICER
11. COUNTY BOARD
12. COUNTY RECORDER
13. REGISTERED PROFESSIONAL ENGINEER
14. ILLINOIS DEPARTMENT OF TRANSPORTATION
  
15. COUNTY HEALTH DEPARTMENT



a) **For Plats with Individual Private Sewage Disposal Systems**

COUNTY HEALTH DEPARTMENT  
STATE OF ILLINOIS:  
SS  
COUNTY OF KENDALL

Issuance of building permits shall be subject to lot by lot soil testing and site evaluation, demonstrating the ability to construct and operate a sewage disposal system capable of meeting or exceeding all applicable State and local rules and regulations.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Kendall County Health Department

b) **For Plats With Community Wastewater Treatment System (Subsurface Disposal)**

COUNTY HEALTH DEPARTMENT  
STATE OF ILLINOIS:  
SS  
COUNTY OF KENDALL

Issuance of building permits shall be subject to the issuance of a general permit to construct, and subsequent approval to operate, a community wastewater treatment system capable of meeting or exceeding all applicable State and local rules and regulations; and adherence to all conditions set forth in the Experimental Use Authorization for a Community Wastewater Treatment System, a copy of which has been recorded with the Final Plat.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Kendall County Health Department

c) Community Wastewater Treatment System (Surface Discharge/Disposal)

COUNTY HEALTH DEPARTMENT  
STATE OF ILLINOIS:  
SS  
COUNTY OF KENDALL

Issuance of building permits shall be subject the issuance of a permit to construct and subsequent approval to operate a community wastewater treatment system in accordance with the Illinois Environmental Protection agency and Act.

Approved this \_\_\_\_\_ day of  
\_\_\_\_\_ 20\_\_ .

- 16. NOTICE OF FEES
- 17. RIGHT TO FARM CLAUSE

APPENDIX THREE

APPENDIX FOUR

EXHIBIT ONE  
(STREET STANDARDS)