

**ORDINANCE 2006 - 06**  
Approving a Final Plat of Subdivision  
**EQUESTRIAN ESTATES AT LEGACY FARM**

WHEREAS, Legacy Farm LLC, as owner of the subject property, did petition Kendall County for final plat approval for the Equestrian Estates at Legacy Farm Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 52.59 acres in area generally on the west side of Ashe Road north of Galena Road in Section 6 of Bristol Township and Section 1 of Little Rock Township, Kendall County, Illinois (PIN's 01-01-200-008 and 02-06-100-004); and

WHEREAS, said property is legally described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said petition conforms to the requirements of the Kendall County Subdivision Control Ordinance; and

WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and

WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed; and

WHEREAS, said petition included a request for a variance from the requirements of Section 8.03.D of the Kendall County Zoning Ordinance to allow for Lots 1-8 and 10-15 of the proposed Final Plat to exceed the forty-five thousand (45,000) square foot maximum lot size; and

WHEREAS, said petition included a request for a variance from the requirements of Section 8.03.N of the Kendall County Zoning Ordinance to allow for placement of land considered by that Section of the Ordinance as non-buildable acreage inside Lot 2 of the proposed Final Plat; and

WHEREAS, said variances were approved by the Kendall County Zoning Board of Appeals; and

WHEREAS, said petition included a request for a variance from the requirements of Section 9.06.E of the Kendall County Subdivision Control Ordinance to allow for the placement of buildable lots along a private street, considered a private shared driveway; and

WHEREAS, said petition included a request for a variance from the requirements of Section 10.00.F.e of the Kendall County Subdivision Control Ordinance to allow for private street lengths to exceed five hundred (500) feet; and

WHEREAS, said variances were approved by the Kendall County Planning, Building, and Zoning Committee; and

WHEREAS, said petition included a request for a variance from the requirements of Section 405.0 of the Kendall County Stormwater Management Ordinance to allow for the placement of an alternative

State of Illinois  
County of Kendall

Zoning Petitions  
05-13, 05-40, and 05-41

stormwater management system utilizing underground pipes with direct release into a retention basin, subsequently releasing into the wetland at the northwest portion of the property; and

WHEREAS, said variance was recommended for approval by the Kendall County Planning, Building, and Zoning Committee and have been approved by the Kendall County Board through adoption of Ordinance 06-\_\_; and

WHEREAS, said petition generally conforms to the Kendall County Land Resources Management Plan; and

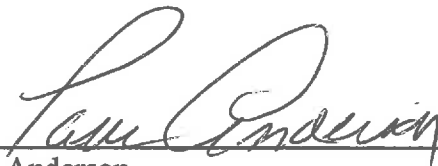
WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a final plat of subdivision for said tract of land entitled "Equestrian Estates at Legacy Farm" and further described as "Group Exhibit B" subject to the review and approval of the supporting covenants, documents and agreements by the Director of Planning, Building, and Zoning, the Kendall County State's Attorney, and any appropriate agencies.

*IN WITNESS OF*, this ordinance has been enacted on February 21, 2006.



John A. Church  
Kendall County Board Chairman



Paul Anderson  
Kendall County Clerk