

**ORDINANCE 2002 - 30**  
Approving a Preliminary Plat of Subdivision  
**OAKBROOK CREEK SUBDIVISION**

WHEREAS, Larry Penn did petition Kendall County for preliminary plat approval for the Oakbrook Creek Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 27.66 acres in area, located ½ mile north of Rogers Road, on Oakbrook Road in Fox Township; and

WHEREAS, said property is legally described in Exhibit "A"; and

WHEREAS, said petition generally conforms to the 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;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary plat of subdivision for said tract of land entitled "Oakbrook Creek" and further described as "Exhibit B", with the following conditions that:

1. Shared driveways be shown on the preliminary plat and be used for access onto Oakbrook Road (if the township road commissioner requests this).
2. A fee of \$5,000 shall be paid to the Fox Road District for improvements and to reseal Oakbrook Road. This fee shall be payable either prior to platting the subdivision or upon sale of no more than three (3) lots, which ever the Township Road Commission feels most appropriate.
3. An investigation of drain tile locations shall be conducted as part of final engineering review.
4. A 50' setback shall be imposed along the south property line of lot 8 for driveways at the time of final platting.

*IN WITNESS OF*, this ordinance has been enacted on October 15, 2002.

  
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John A. Church  
Kendall County Board Chairman

  
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Paul Anderson  
Kendall County Clerk

# EXHIBIT A

## Legal Description for Larry Penn Zoning Petition

The West 600.0 feet of the Southeast Quarter of the Southeast Quarter of Section 5, Township 38 North, Range 6 East of the Third Principal Meridian (except the Northerly 160.0 feet of the Westerly 400.0 feet thereof) and the Westerly 600.0 feet of the Northeast Quarter of the Northeast Quarter of Section 8, Township and Range aforesaid (except that part thereof described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said section 8; thence southerly along the West line of said Northeast Quarter of the Northeast Quarter 539.62 feet for a point of beginning; thence easterly, perpendicular to the last described line, 600.0 feet; thence southerly, parallel with said west line 527.76 feet; thence westerly perpendicular to the last described course, 600.0 feet to said West line; thence northerly along said West line 527.76 feet to the point of beginning) in Fox Township, Kendall County, Illinois and containing 27.662 acres.

