

ORDINANCE 2001 - 18
Approving a Preliminary Plat of Subdivision
MARTIN SUBDIVISION

WHEREAS, Nancy D.J. Martin Declaration of Living Trust did petition Kendall County for preliminary plat approval for the Martin Subdivision; and

WHEREAS, said petition did pertain to a tract of land approximately 4.942 acres in area, located on the north side of River Road, approximately 1/4 mile east of Fox River Drive at 14255 River Road in Little Rock Township; and

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

WHEREAS, said petition generally conforms to the Subdivision Control Ordinance, except for private road length requirements; 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 "Martin Subdivision," and attached as Exhibit "B", with the following conditions that:

1. The shared private drive needs to meet all requirements of the Private Road Standards Ordinance 98-5.
2. The private road is permitted to be 570 feet in length instead of the maximum permitted 500 feet.
3. The 150 foot scenic route setback is hereby reduced to 50 feet along River Road.
4. Lots 2 and 3 shall be redesigned as flag lots, each with 10 feet of frontage on River Road. The owners of those lots shall perpetually own and maintain the 10-foot wide strip to River Road, unless some is dedicated for public road purposes. A variance is granted to reduce the minimum width to depth ratio requirements as shown on the attached plat.
5. Specific building lines have been created for each lot (front, side and rear) to clarify setbacks for zoning review purposes. The front building line for setback purposes will be considered the east property line on all lots. Lot 1 may alternatively have the front setback along River Road.
6. The east 35 feet of the properties shall be dedicated as public right-of-way if the adjacent property to the east redevelops in the future. A public road would then be constructed to provide access.
7. Covenants and maintenance responsibility agreements need to be provided for the private road. A copy of the covenants shall be provided to the County for review concurrently with

- the final plat, and shall be recorded with the final plat as well.
8. The City of Plano and Little Rock Township will need to approve of the proposed rezoning and platting.
 9. A Final Plat of Subdivision with certificates will be needed prior to recording.
 10. Engineering plans will be needed for lot grading and roadway construction.
 11. Any utility easement provisions should require utilities to be buried and not installed overhead.
 12. The driveway loop shall be constructed prior to any occupancy certificate for the first house within the subdivision.

IN WITNESS OF, this ordinance has been enacted on June 19, 2001.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 24, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Beginning on the North line of said Southeast Quarter at the Northeast corner of Lot 3 of Cedardell Farms as per plat recorded August 17, 1943 in Plat Book 8, page 46; thence easterly along the North line of said Southeast Quarter 260.01 feet; thence southerly, parallel with said East line 813.50 feet to the center line of River Road; thence westerly along said center line 261.78 feet to the East line of said Lot 3 of Cedardell Farms; thence North 02°26'10" East along said East line 842.40 feet to the point of beginning, in the Township of Little Rock, Kendall County, Illinois and containing 4.942 acres.

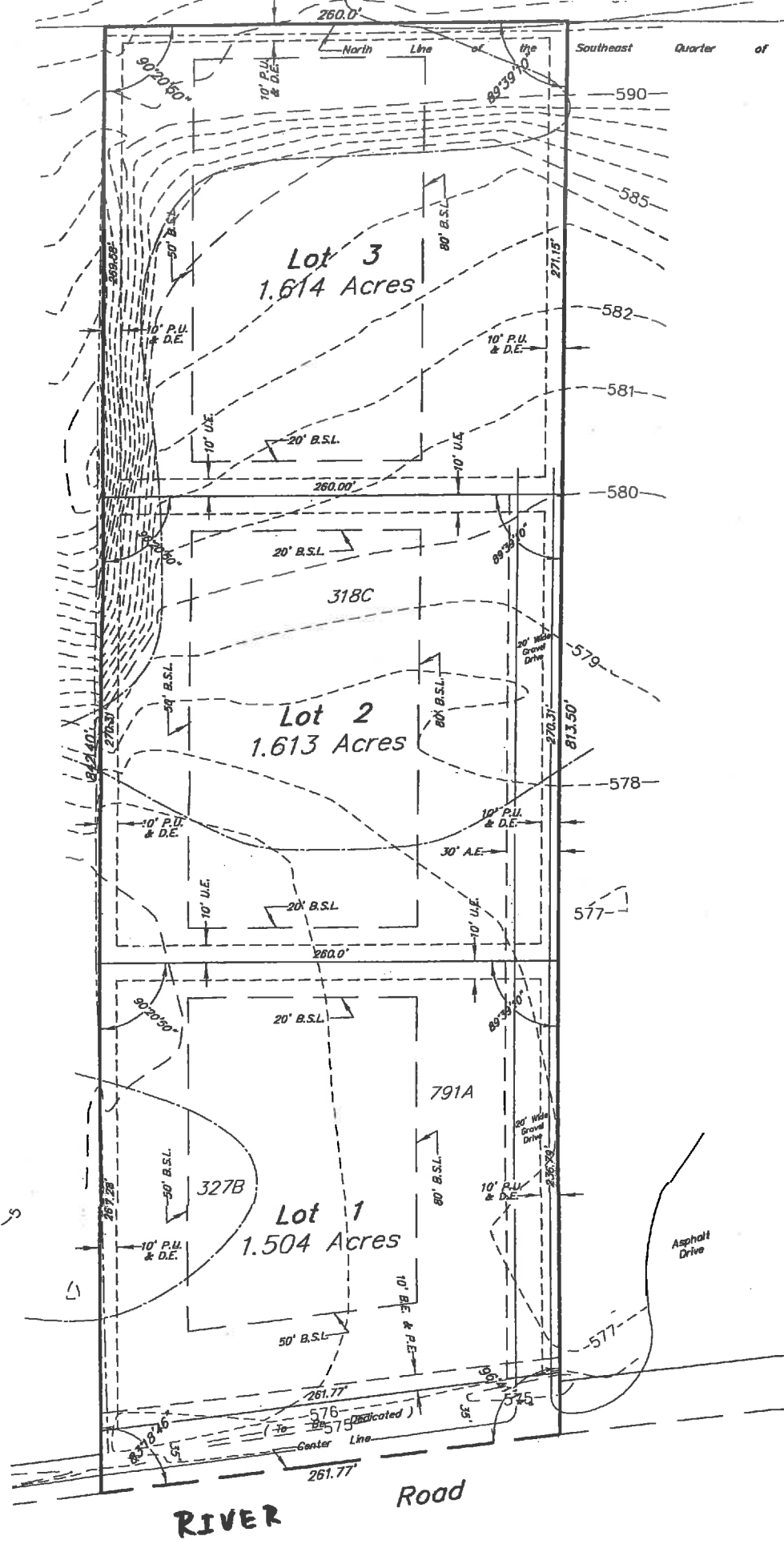


Exhibit B