ORDINANCE 98-_5_

PRIVATE ROAD STANDARDS
An Amendment to the Zoning and Subdivision Ordinances

WHEREAS, the Kendall County Zoning and Subdivision Ordinances have for many years contained provisions regulating private access to public roads; and

WHEREAS, said provisions have not included standards that would accommodate emergency vehicles; and

WHEREAS, the County Board had directed staff, Regional Planning Commission, and Zoning Board of Appeals to research and recommend appropriate private road standards; and

WHEREAS, all administrative procedures required by Kendall County ordinances for text amendments including public hearing have been followed; and

WHEREAS, the Kendall County Board finds that the private road standards in this ordinance are in the best interests of Kendall County.

NOW THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of the private road standards as shown in Exhibit A which amend the Zoning and Subdivision Ordinances of Kendall County.

IN WITNESS OF, this Ordinance has been enacted on March 17, 1998.

John A. Church, County Board Chairman

Paul Anderson, County Clerk

EXHIBIT: <u>A</u>
ORDINANCE 98-___
<u>Private Road Standards</u>

(*Italics* = new text)

ZONING ORDINANCE
(Replace Section 4.06 in its entirety with the following)

4.06   Access to Public Streets

> *Every principal building that is constructed on a lot shall have vehicular access by private driveway to a public street.   Private driveways shall be located, designed, and constructed according to the standards in the Subdivision Ordinance.*
>
> A.   *Individual private driveways which provide access to one lot and shared private driveways which provide access to two lots shall be approved by the Zoning Administrator.*
>
> B.   *Shared private driveways which provide access to three or more lots shall be approved by the County Board. In cases where the proposed access would be for lots that existed before March 17, 1998; the procedure for approval would be recommendation by the Zoning Administrator, Plat Officer, Planning Building and Zoning Committee, and vote by the County Board.   Other cases would be part of the subdivision review procedure.*

SUBDIVISION ORDINANCE

9.06 LOTS   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 Ordinance.*

10.00 REQUIRED LAND IMPROVEMENTS
F.   Design standards
   10.   *All private driveways shall conform to the following*
      a.   *The pavement shall be at 12" of crushed limestone the top 6" of which shall be grade CA6 with a suitable subgrade or the equivalent.*

      b.   *The pavement shall be 10' wide per lane. Individual driveways which provide access to one lot only may be one lane. Shared driveways shall be two lanes.*

c.   *All trees and bushes shall be kept at least 10' away from the edge of the pavement and 15' above the pavement.*

Shared private driveways that provide access to three or more lots shall conform to the following.

d.   *Shall not be approved by the County unless there is some desirable condition on the site that could not otherwise be preserved if a public road was provided such as significant trees, topography, water features, historic sites, rural character, etc. Connections to two public streets which would allow through traffic shall not be allowed.*

e.   *Length from the public street - 500' maximum.*

f.   *Pavement horizontal alignment radius on centerline - 100' minimum.*

g.   *Pavement vertical curve - 10 times the difference in grade, minimum.*

h.   *Pavement gradient - 10% maximum.*

I.   *Pavement return radius - 25' minimum.*

j.   *Where turnarounds are required, they shall have an inside radius 20' and outside radius 45'.*

k.   *The ownership, maintenance responsibility, covenants, and signage requirements are specified in the Appendix of the Subdivision Ordinance.*

l.   *The private shared driveway shall not be named. The County shall assign addresses on the nearest public street with the suffix A ,B, C etc. corresponding to each lot.*