

90-1
ORDINANCE

AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, Kendall County Board did petition the Zoning Board of Appeals OF Kendall County for a public hearing in the manner required by law and ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted January 16, 1940; and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 26th day of January, 1990, A.D., in the Kendall County Board Room and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that petition be granted and the ordinance be amended in the manner required by law; and

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following amendments to the Kendall County Zoning Ordinance be approved and that the County Clerk be and she is hereby ordered and directed to change the zoning ordinance to show the change in the Zoning Ordinance:

To be added to Section 7.01-B:

11. Golf courses, including "par 3" golf courses, commercially operated ranges, miniature golf courses, and planned unit developments for conventional golf courses.

To be added to Section 13.07-L:

8. Agricultural Planned Developments. For planned developments located in the agricultural district A-1, exceptions may be made in the regulations of such district as follows:

- a. Use Regulations.

- (1) In the agriculture district A-1 use listed as permitted use and special uses may be allowed.

(2) Residential, single family uses providing said use is limited to planned unit developments for conventional golf courses and further providing that the gross area of residential use does not exceed 40% of the zoning parcel, and

(3) Clubhouses, restaurants in which alcoholic beverages are sold, and other business uses specifically described which are complimentary to the principle use as a golf course providing such uses are limited to planned unit development for conventional golf courses.

b. Gross Density Premiums. The maximum gross densities for agricultural planned developments may be increased up to a maximum of fifteen percent, in accordance with and when the development includes one or more of the following:

(1) Is adjacent to, or across from a public or permanent private open space which is not less than ten acres in area with a depth perpendicular to a lot line of the planned development of not less than three hundred feet. For the dedication of public recreational and educational sites recommended in the Comprehensive Plan - equal to the number of dwelling units that would otherwise have been permitted upon lands so dedicated.

(2) For the provision of unique design features which required unusually high development costs and which tend to achieve an especially attractive and stable development - as determined by the County Planning Commission.

c. Yards. Yard requirements may be varied or waived - except along the perimeter of the development.

d. Signs. In accordance with the regulations set forth in Section 12.00.

e. Off-street Parking and Loading. In accordance with the regulations set forth in Section 11.00.

Changes:

Numbers only: 8 to 9
9 to 10
10 to 11
11 to 12

Section 8.01 R-1 One-Family Estate Residence District

B. Special Uses.

14. Golf Courses, regulation size including "par 3" golf courses, commercially operated driving ranges, miniature golf courses and planned unit development for conventional golf courses.