

KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, January 9, 2017 – 6:30 p.m.

CALL TO ORDER

ROLL CALL: Lynn Cullick, Bob Davidson (Chair), Scott Gryder, Judy Gilmour and Matt Kellogg

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of Minutes from the December 19, 2016 Meeting

EXPENDITURE REPORT: Recommend Approval of claims to the Finance Committee in the amount of \$1,257.74

PUBLIC COMMENT:

PETITIONS:

NEW BUSINESS:

1. Update on Planning and Zoning Activity
 - Jet's Towing
 - Delaney Gun Range
 - Pagel Rezoning

OLD BUSINESS:

1. Noise Regulations

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

1. Resolution Recognizing the Community Service of Stephanie Todd
2. Criteria for Historic Preservation Membership

REVIEW PERMIT REPORT

REVIEW REVENUE REPORT

CORRESPONDENCE

1. Kingmoor Private Drive Relocation

PUBLIC COMMENT

EXECUTIVE SESSION

ADJOURNMENT

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.

Meeting Minutes of December 19, 2016 – Unofficial until approved

CALL TO ORDER

The meeting was called to order by Chairman Davidson at 6:36 p.m.

ROLL CALL

Committee Members Present: Committee Chairman Bob Davidson, Lynn Cullick, Matt Kellogg, Board Chairman Scott Gryder (6:42PM arrival)

Committee Members Absent: Judy Gilmour

Also Present: Jeff Wilkins, County Administrator; Mike Hoffman, Teska Associates, Inc.; Brian Holdiman, Code Compliance Official

APPROVAL OF AGENDA

Motion by Member Kellogg, second by Member Cullick, to approve the agenda as written. With a voice vote of three ayes, the motion carried.

APPROVAL OF MINUTES

Motion by Member Cullick, second by Member Kellogg, to approve the minutes from the November 7, 2016 meeting. With a voice vote of three ayes, the motion carried.

EXPENDITURE REPORT

Committee reviewed the claims report. Motion by Member Gryder, second by Member Cullick to recommend approval of claims to the County Board in the amount of \$8,906.16. By roll call vote motion carried 4-0.

PUBLIC COMMENT

None

PETITIONS

None

NEW BUSINESS

The Committee discussed the proposed meeting schedule for 2017 on the same day of the month and start time of 6:30pm or changing to 6pm. Members generally preferred a 6pm start time. However, conflicts could occur with the Public Safety Committee starting at 5:30pm on the same day of the month.

Mr. Hoffman reviewed the topics discussed at the last Ad Hoc Zoning Ordinance Committee meeting on November 30, 2016. The topics included the need to create a winery special use, noise regulations for special uses, banquet hall regulations and gun range regulations. The Committee would like staff to research possible revisions to noise regulations for special uses, banquet hall regulations and gun range regulations. Winery regulations can be researched at a

later time. The Committee would also like to concentrate research on various noise abatement techniques such as trees, mounds, barriers and setbacks.

OLD BUSINESS

Mr. Wilkins reported Matt Asselmeier has been selected as the new senior planner and he will begin on January 3, 2017.

UPDATE FOR HISTORIC PRESERVATION

Mr. Hoffman announced the passing of Stephenie Todd, a founding member of Kendall County's Historic Preservation Commission. The Committee asked for a draft resolution for the next PBZ committee meeting in order for approval at the January 17 County Board meeting.

Mr. Hoffman said that the Landmarks Illinois group is searching their members list for possible Kendall County residents that may be interested serving as Kendall County Historic Preservation Commission members.

Mr. Wilkins suggested the Committee consider revisions to the HPC ordinance regarding member criteria to ease the ability to fill the vacancies. The Committee asked staff to provide the member criteria sections of the HPC ordinance at the January 9 PBZ committee meeting.

REVIEW PERMIT REPORT

Committee reviewed the permit report. Staff will provide 2016 year end comparison to previous years.

REVIEW REVENUE REPORT

Committee reviewed the revenue report. Staff will provide 2016 year end comparison to previous years.

CORRESPONDANCE

None

EXECUTIVE SESSION

At 8:02PM, Member Cullick motioned, second by Member Gryder to enter executive session for the purposes of 5 ILCS 120/2 c (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees, of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel of the public body to determine its validity.

At 8:10PM, Committee reentered open session.

ADJOURNMENT

Member Kellogg motioned to adjourn, second by Member Cullick. With a voice vote of four ayes, Committee Chairman Davidson adjourned the meeting at 8:11p.m.

Minutes prepared by Jeff Wilkins, County Administrator and Interim Director of Planning, Building and Zoning

Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
1 091474	INTERNATIONAL CODE COUNCIL, IN	3114429	MEMBER#5156219 DUES	01/04/17	01020026203	DUES	240.00 240.00*
2 012018	AT & T MOBILITY	12282016	CODE OFFICIAL CELL P	01/04/17	01020026207	CELLULAR PHONE	77.99 77.99*
3 110531	KENDALL CO HIGHWAY DEPT	DECEMBER	DECEMBER2016 FUEL 52	01/04/17	01020026217	VEHICLE MAINT/REPAIRS	99.75 99.75*
4 261005	RANDY ERICKSON	DECEMBER	6 PLUMBING INSPECTIO	01/04/17	01020026361	PLUMBING INSPECTIONS	840.00 840.00*
Total BUILDING AND ZONING							1,257.74*
GRAND TOTAL							1,257.74**

PLANNING BUILDING & ZONING YEAR OVER YEAR REPORT

YEAR	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	DEPOSIT TOTAL
2011	\$49,777.24	\$7,525.00	\$47,909.03	\$4,000.00	\$109,211.27
2012	\$51,032.64	\$8,487.50	\$47,199.67	\$6,000.00	\$112,719.81
2013	\$40,178.09	\$8,161.00	\$26,893.64	\$2,000.00	\$77,232.73
2014	\$72,120.64	\$12,820.00	\$72,492.76	\$7,000.00	\$164,433.40
2015	\$75,402.09	\$6,685.00	\$58,252.05	\$7,000.00	\$147,339.14
2016	\$72,449.29	\$16,155.00	\$55,087.71	\$5,000.00	\$149,097.00

**Permit Approval Date Report
Kendall County**

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
12/8/2016	012016240 01 House		0235301008 MCCUE BUILDERS INC	5915 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	McCue Builders	
12/8/2016	022016247 02 Garage		0308352002 HARDY WILLIAM ARTHUR & MICHELLE PENICE	20 CENTURY DR OSWEGO, IL 60543-	WORMLEYS CENTURY ESTATES	DAVID JENSEN	
12/6/2016	032017004 03 Accessory Buildings		0307253016 BOURAS JOHN A & GAIL P	108 KRISTINE ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	Tuff Shed	
12/20/2016	032017008 03 Accessory Buildings		0518300017 BLOOM ERIC M & DAWNE A	8615 W HIGHPOINT RD YORKVILLE, IL 60560-			
12/12/2016	042017007 04 Additions		0235255004 MCKENNA KEVIN P & ANITA JS	5516 JENNIFER CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	Self	
12/15/2016	052016233 05 Remodeling		0327200004 TYRELL CHRISTINA	2073 COLLINS RD OSWEGO, IL 60543-		Cannavino Construction	
12/28/2016	092017010 09 Signs		0302227001 XPO LOGISTICS FREIGHT, INC.	26 ROUTE 30 AURORA, IL 60503-		GRAND ELECTRIC SIGN, INC.	
12/6/2016	132017003 13 Decks		0305229009 BROKAW LEONARD E & SHIRLEY R	34 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	West Suburban Decks	
12/8/2016	132016239 13 Decks		0226400010 PEREZ JENNIFER & JESSE	7437 ROUTE 71 YORKVILLE, IL 60560-			
12/8/2016	142017005 14 Demolitions		0405300002 ANR PIPELINE COMPANY	6710 SANDY BLUFF RD SANDWICH, IL 60548-		Conden Construction Co.	

**Permit Summary by Category
Kendall County**

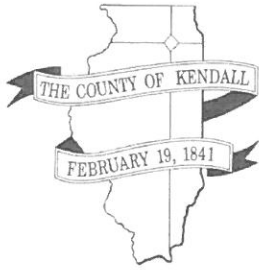
Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	1	\$25,000	\$1,864	\$0
Accessory Buildings	3	\$59,714	\$50	\$0
Additions	1	\$2,000	\$110	\$0
Signs	1	\$700	\$240	\$0
Decks	1	\$5,000	\$200	\$0
Demolitions	2	\$60,000	\$150	\$0
	9	\$152,414	\$2,614	\$0

Permit Summary by Category by Month
Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	19	1	1	2	0	1	2	1	1	5	2	2	1
Garage	13	0	0	1	2	2	2	0	1	2	2	1	0
Accessory Buildings	49	0	0	2	3	4	6	3	6	7	10	5	3
Additions	24	2	1	3	1	1	5	1	1	2	2	4	1
Remodeling	25	0	1	1	2	2	7	2	2	5	2	1	0
Commercial - M Zone	1	0	0	0	0	1	0	0	0	0	0	0	0
Commercial - B Zone	2	0	0	0	0	0	0	0	1	1	0	0	0
Barns/Farm Buildings	21	1	2	3	5	2	2	1	2	0	0	3	0
Signs	3	0	0	1	0	1	0	0	0	0	0	0	1
Swimming Pools	20	0	0	1	5	5	3	2	3	1	0	0	0
Decks	16	0	0	2	1	3	1	4	1	1	1	1	1
Demolitions	12	0	0	1	2	1	2	0	0	1	3	0	2
Electrical Upgrades	3	1	0	0	0	1	0	0	0	0	0	1	0
Change in Occupancy	6	0	1	0	0	0	0	1	1	1	2	0	0
Driveway	7	1	0	3	1	1	0	0	0	1	0	0	0
Fire Restoration	4	0	1	0	0	0	0	0	1	0	2	0	0
Patio	5	0	0	0	2	0	1	1	0	1	0	0	0
Generator	6	0	1	0	1	0	0	0	0	1	2	1	0
	236	6	8	20	25	25	31	16	20	29	28	19	9

PLANNING BUILDING & ZONING RECEIPTS 2017

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 17	TOTAL FY17	MONTHLY FY 16	TOTAL FY16
December	\$2,119.28	\$925.00	\$0.00	\$0.00	\$3,044.28	\$3,044.28	\$3,516.58	\$3,516.58
January	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,881.78	\$11,398.36
February	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,108.07	\$17,506.43
March	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,363.99	\$34,870.42
April	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,956.06	\$48,826.48
May	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,876.24	\$53,702.72
June	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,581.26	\$76,283.98
July	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,472.64	\$85,756.62
August	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,083.93	\$95,840.55
September	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,846.29	\$104,686.84
October	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,856.91	\$128,543.75
November	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,553.25	\$149,097.00
TOTAL	\$2,119.28	\$925.00	\$0.00	\$0.00	\$3,044.28	\$3,044.28	\$149,097.00	



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: PBZ Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: January 6, 2017
Re: Project & Petition Status Report

Petitions

Active

Petition 16-14

Robert Delaney

1502 Church Road – Lisbon Township

A-1 Special Use Request to Operate an Outdoor Shooting Range

Status: *Special Use Hearing Officer 4.3.17 (Delayed at Applicant's Request)*

Petition 16-22

JA Schleining LLC d/b/a Jet's Towing Service

790 Eldamain Road – Bristol Township

Zoning Map Amendment from A-1 to M-1 and Variances for Fencing (Landscaping) and Parking Surface

Status: *RPC 1.25.17 and ZBA 1.30.17*

Petition 16-26

John and Sharon Pagel Living Trust

2380 Douglas Road – Oswego Township

Zoning Map Amendment from R-1 to R-3 to Split a Parcel

Status: *RPC 1.25.17 and ZBA 1.30.17*

Agreements/Resolutions/Ordinances

Noise Regulations

Matt Asselmeier started researching noise regulations. No update on this matter exists at this time.

Resolution Recognizing the Community Service of Stephanie

A copy of the proposed resolution is included in the packet as Exhibit 1.

Criteria for Historic Preservation Membership

A copy of Kendall County's requirements for Membership on the Historic Preservation Commission is included in the packet as Exhibit 2A. Matt Asselmeier contacted the Illinois Historic Preservation Agency (IHPA) on the regulations for historic preservation commissions for local governments participating in the Certified Local Government Program. IHPA's response is included as Exhibit 2B. As noted in their response, IHPA recommends against having specific professional requirements in local historic preservation commission ordinances. At this time, Kendall County is not participating in the Certified Local Government Program.

Kingmoor Private Drive Relocation

The County received a complaint from John Golkosky expressing concerns regarding the construction of a detention basin at the intersection of Kingmoor Drive and U.S. 34. The Illinois Department of Transportation is constructing the detention facility as part of the widening of U.S. 34. In addition to constructing the basin, IDOT is relocating Kingmoor Drive to the east. Kingmoor Drive is a private drive that connects approximately eight (8) homes near the Fox River with U.S. 34. Per Ordinance 98-5, private roads must be a maximum of 500 feet in length; the relocated road will be approximately 1200 feet in length. Because this is an IDOT funded project, the stormwater component of the project is exempt from the County's Stormwater Ordinance. The Kingmoor Drive relocation might be subject to the County's Zoning Ordinance, in which case a variance would be required. Related documents are included as Exhibit 3.

Exhibit 1
COUNTY OF KENDALL, ILLINOIS
Resolution Honoring Stephenie (Sucik) Todd



Resolution 17 - _____

WHEREAS, the members of the Kendall County Board are saddened by the news of the death of Stephenie (Sucik) Todd, who passed away on November 7, 2016; and

WHEREAS, Stephenie (Sucik) Todd was born on January 28, 1944, the daughter of Stephen and Pearl Sucik; and

WHEREAS, Stephenie (Sucik) Todd was married to Thomas J. Todd in 1966 and was the proud mother of Thomas H. Todd, Liberty (Russell) Gee, and Julie (Leif) Rogers; and grandmother to Luke Rogers and Juniper Gee; and

WHEREAS, Stephenie (Sucik) Todd gave up a career as a manager at Illinois Bell/AT & T to raise their children and help found Todd Surveying; and

WHEREAS, Stephenie (Sucik) Todd was an avid genealogist and local historian, she participated in the founding of several local historical preservation and genealogical organizations; and

WHEREAS, Stephenie (Sucik) Todd was an expert in researching the history of property transfers and ownership, a skill that benefited her in her second career as a real estate agent; and

WHEREAS, Stephenie (Sucik) Todd was awarded the Oswegoland Heritage Association Mary Cutter Bickford Award for excellence in preserving local history in 2016; and

WHEREAS, Stephenie (Sucik) Todd will be remembered for bringing the stories of previous generations to life through the annual Oswego Cemetery walk; and

WHEREAS, Stephenie (Sucik) Todd joined efforts with the Sons of the Union Veterans of the Civil War to dedicate new markers and headstones for 22 Union soldiers from the Civil War, including three African-American soldiers, in the Oswego Township Cemetery; and

WHEREAS, Stephenie (Sucik) Todd will always be remembered for assisting in the founding of the Kendall County Historic Preservation Commission, her endless knowledge of the County and extensive databases and pictures as she surveyed Kendall County for many years; therefore, be it

RESOLVED, BY THE RESIDENTS OF KENDALL COUNTY AS REPRESENTED BY THE KENDALL COUNTY BOARD, that we mourn the passing of the Stephenie (Sucik) Todd and extend our sincere condolences to her family, friends, and all who knew and loved her.

Approved on January 17, 2017

Attest:

Scott R. Gryder, County Board Chair

Debbie Gillette, County Clerk and Recorder

Commission as herein provided.

B) The use of property and improvements which have been designated under this Ordinance shall be governed by the Kendall County Zoning Ordinance, as amended.

G) If any particular section of this Ordinance is declared to be unconstitutional or void, only the particular section is affected, and all other sections of this Ordinance shall remain in full force and effect.

H) For purposes of remedying emergency conditions determined to be dangerous to life, health or property, the Commission may waive the procedures set forth herein and grant immediate approval for a Certificate of Appropriateness. The Commission shall state its reasons in writing for such approval.

I) No member of the Preservation Commission shall vote on any matter that may materially or apparently affect the property, income, or business interest of that member.

ARTICLE II

THE HISTORIC PRESERVATION COMMISSION

1. ORGANIZATION

A) *Appointment.* The Kendall County Board shall by ordinance appoint members to the Kendall County Preservation Commission from names submitted by the County Board Chair.

B) *Composition.* The Preservation Commission shall consist of seven (7) members. All members shall be residents of Kendall County. The County Board Chair shall nominate to the Preservation Commission at least one (1) attorney, one (1) historian or architectural historian, one (1) architect/engineer, and one (1) real estate professional knowledgeable in historic preservation; the other members shall be persons with a demonstrated interest in archaeology, Kendall County history, architecture, engineering, preservation and/or the preservation of community character. Commission vacancies shall be posted in a newspaper of general circulation within the county and on the county internet website. Included in the seven (7) voting members, the County Board may appoint one of their members or staff to serve as a voting member of the Commission and liaison to the County Board.

C) *Terms.* Terms of the initial members shall be staggered so that three serve for one year; three for two years; and three for three years. Successors to initial members shall serve for three year terms. All ex officio members shall serve the term of their elected or appointed office. All members shall serve until their

Exhibit ZB

Matt Asselmeier

From: Hathaway, Amy [Amy.Hathaway@Illinois.gov]
Sent: Thursday, January 05, 2017 2:26 PM
To: Matt Asselmeier
Subject: RE: CLG-Historic Preservation Commission Question
Attachments: CLG Resume updat 2013.doc

Happy New Year!

The requirements for CLG preservation commission members is that they show a demonstrated interest in historic preservation. When I worked in local government, I recommended that communities not require that HPC have specific professional requirements in the ordinance because they might not have enough qualified and/or willing peeps to fill those slots. So, you can specify what would merit a demonstrated interest in a profession or a hobby—like an architect who has done hp work or a resident who has done a lot of local history research—but that way you're not boxing yourself in. I attached the sample resume form our office sends to communities when they submit the CLG application.

Does that help?

I have a question for you! Who should I send stuff do in Alton now that you're in Kendall County??

Best,
Amy

Amy Hathaway
Survey and National Register Specialist
Illinois Historic Preservation Agency
217-782-8588
amy.hathaway@illinois.gov
www.illinois.gov/iHPA



ILLINOIS HISTORIC
Preservation
AGENCY

From: Matt Asselmeier [<mailto:masselmeier@co.kendall.il.us>]
Sent: Thursday, January 05, 2017 12:26 PM
To: Hathaway, Amy <Amy.Hathaway@Illinois.gov>
Subject: [External] CLG-Historic Preservation Commission Question

Amy:

Hope you had a happy holiday.

I have been tasked to review the requirements that Kendall County has for membership on its Historic Preservation Commission. Could you send me the qualifications that CLG's use for their Commission members (i.e. if they have to reside in the historic district, if they have to be a licensed architect, etc.)?

Exhibit 3A Page 1

From: John G [mailto:johngo7470@yahoo.com]
Sent: Monday, December 26, 2016 11:06 AM
To: Brian Holdiman
Subject: Kingmoor Lane

Hi Brian,

Below appear to be issues raised by the intent to re-route Kingmoor Lane, with regards to current Kendall County Ordinances, based on what I could glean from the ordinances posted online.

Has there been any local feedback from other Kendall County officials?

Have you been able to determine the required setback needed between the proposed road location and our property line?

Is there an official designation as to what "Kingmoor Lane" is? (is it a road, private drive, shared driveway, etc...)

Has the property owner or IDOT, applied for a permit, yet? What will be the expected approval/variance process?

Kind regards,
John Golkosky
43 Timberview Ln
Yorkville, IL

"Length from the public street – 500 feet maximum." [The re-routed portion of Kingmoor Lane, appears to be closer to 1000', and the total distance from Rte. 34 to the residents on Kingmoor Lane, is around 2000' in total length.]

"Private streets and driveways may only be approved to alleviate unusual circumstances. Specifically, private streets may only be approved if there is some desirable feature on the site that would not otherwise be preserved. Such features may include significant trees"... [if you're allowed to be given a variance to avoid disturbing a desirable feature, I would like to think the converse is also true - that you should not/will not be given a variance, if it means destruction of a desirable feature such as trees, which is what they did in this case]

"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." [I presume this means the residents of Kingmoor Lane may lose the street name as well as their addresses, if Kingmoor is re-routed to Rte 34, since re-construction typically means complying with current codes/ordinances - if they connect to Timber Ridge Drive,

Exhibit 3B Page 2

it's unclear if they would need to adopt Timber Ridge addresses, or would be able to keep Kingmoor Lane and K Lane addresses]

While variances can be granted, "The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally to other property, and have not been created by any person having an interest in the property." [the property owner can't be the cause of the reason to grant the variance - by giving away land (for installation of the detention area), the property owner has created the condition for which there is now apparently a need to request multiple variances]

"Trees shall be provided at retention/detention ponds and along both sides of new streets (outside of public rights-of-way). Trees along both sides of the streets should be 1 tree per 60 feet and plated before the certificate of occupancy is released." [No room appears to have been left between the proposed relocation of Kingmoor Lane, and the properties of Timber Ridge, to accommodate this requirement. Not sure if it applies to private drives]

It's unclear if making a connection from Kingmoor Lane, to Timber Ridge Drive, would require any variances, other than possibly allowing them to maintain the name and addresses associated with Kingmoor Lane.

I have discussed the option of connecting Kingmoor Lane to Timber Ridge Drive, with a couple of the residents of Kingmoor Lane, and while they do not necessarily speak for all Kingmoor Lane residents, they were in favor of such a connection, over the current plan to connect to Rte. 34, which would prevent egress to the west, and ingress from the east.

State of Illinois
County of Kendall

PBZ File
9703

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

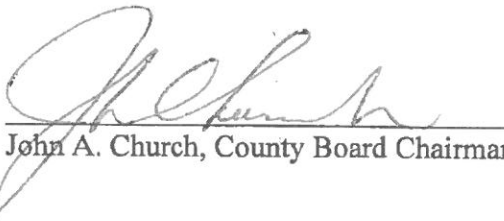
WHEREAS, the County Board had directed staff, Regional Planning Commission, and Zoning Board of Appeals to research and recommend appropriate private road standards; and

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: A
ORDINANCE 98-__
Private Road Standards

(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.*

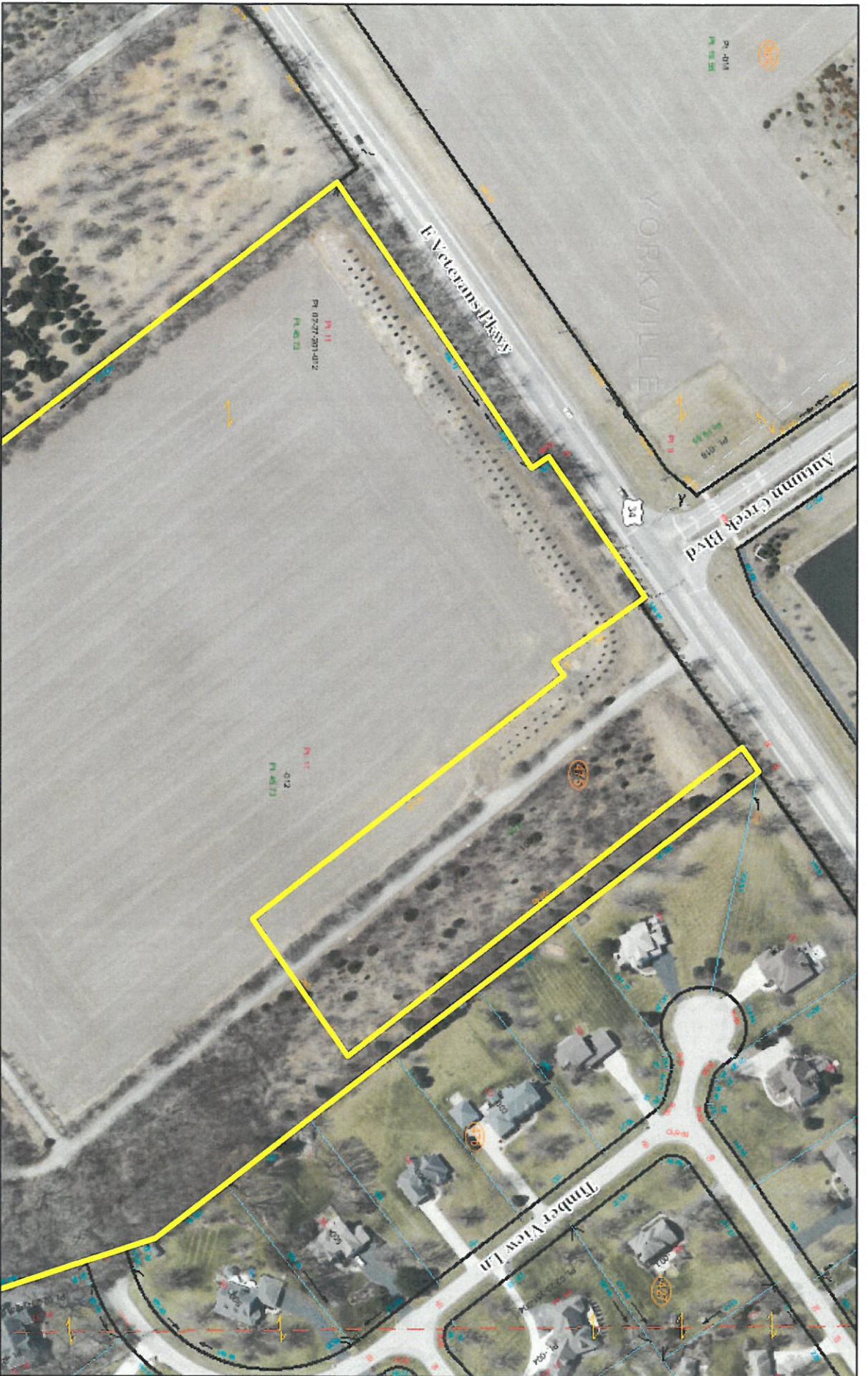
- c. *All trees and bushes shall be kept at least 10' away from the edge of the pavement and 15' above the pavement.*

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.*

Exhibit 3C

Kingmoor



- January 5, 2017
- Arrow 100
 - Arrow 400
 - FromTo 100
 - FromTo 400
 - Hook 100
 - Hook 400
 - Tip 100
 - Tip 400
 - Road Names

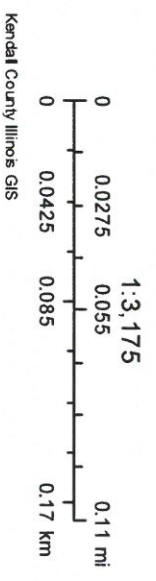


Exhibit 3D

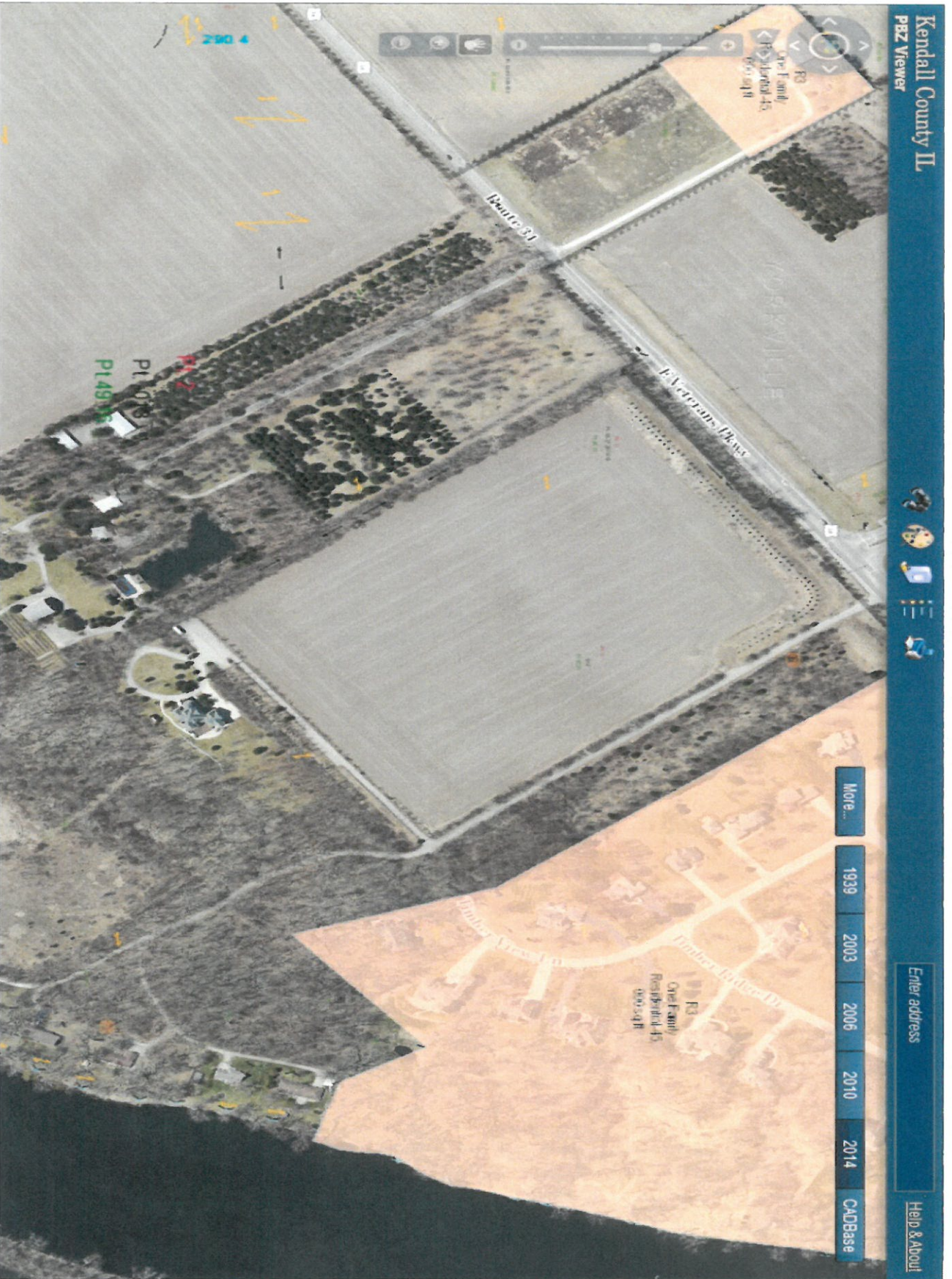


Exhibit 3 E

FILE NO. 20120717-2010824
 DATE TIME: 8/6/2015 11:24:44 AM

CR&EF
 CONSULTING ENGINEERS
 1100 N. WASHINGTON ST.
 CHICAGO, IL 60610

DESIGNED - JMB
 DRAWN - JMB
 CHECKED - RS
 DATE - 09/07/2015

REVISIONS
 REVISION -
 REVISION -
 REVISION -
 REVISION -

STATE OF ILLINOIS
 DEPARTMENT OF TRANSPORTATION

KINGWOOD LANE
 REMOVAL PLANS

SCALE: 1" = 50'

581-000 842-000
 COUNTY: KENDALL
 SHEET NO. 753 1 146
 CONTRACT NO. 65884

