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**KENDALL COUNTY  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
**AGENDA**

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Wednesday, April 24, 2024 – 5:00 p.m.

CALL TO ORDER

ROLL CALL: Larry Nelson (Chair), Kendall County Regional Planning Commission Chairman or Designee (Bill Ashton), Kendall County Zoning Board of Appeals Chairman or Designee (Randy Mohr), Kendall County Board Chairman or Designee (Matt Kellogg), Kendall County Soil and Water Conservation District Representative (Alyse Olson), Kendall County Planning, Building and Zoning Committee Chairman or Designee (Seth Wormley), Immediate Kendall County Planning, Building and Zoning Committee Past Chairman or Designee (Scott Gengler), Jeff Wehrli, and Matthew Prochaska

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from February 28, 2024, Meeting (Pages 2-5)

NEW/OLD BUSINESS

1. Update Regarding the Seward Township Plan
2. Discussion of Eldamain/Lisbon Road Alignment South of Route 71 (Pages 6-9)
3. Discussion of Amendments to the Kendall County Zoning Ordinance Pertaining to Obstructions and Parking Lots in Required Setbacks (Pages 10-24)

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, May 22, 2024

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**KENDALL COUNTY  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

*Kendall County Office Building  
County Board Room (Rooms 209 and 210)  
111 W. Fox Street, Yorkville, Illinois  
5:00 p.m.  
Meeting Minutes of February 28, 2024*

Chairman Larry Nelson called the meeting to order at 5:08 p.m.

**Members Present:** Bill Ashton, Scott Gengler, Randy Mohr, Larry Nelson, Matthew Prochaska, and Seth Wormley

**Members Absent:** Matt Kellogg, Alyse Olson, and Jeff Wehrli

**Others Present:** Matt Asselmeier, Wanda Rolf, Pete Fleming, Joan Soltwisch, and Tim O'Brien.

**APPROVAL OF AGENDA**

Mr. Ashton made a motion, seconded by Mr. Prochaska, to approve the agenda. With a voice vote of six (6) ayes, the motion carried.

**APPROVAL OF MINUTES**

Mr. Prochaska made a motion, seconded by Mr. Gengler, to approve the minutes of the January 24, 2024. With a voice vote of six (6) ayes, the motion carried.

**NEW/OLD BUSINESS**

1. Update from Seward Township Regarding Updating the Seward Township Comprehensive Plan

Mr. Asselmeier presented a proposed future land use map from Seward Township, the zoning map for Seward Township, and the future land use maps of Joliet, Shorewood, Minooka, and Plattville.

Mr. Asselmeier spoke about Seward Township and they are proposing an amendment to the Future Land Use Map that all the land west of both Arbeiter and Hare Roads will be reclassified as Agriculture with the exception of the commercial corridor at Grove and Route 52 which will remain commercial. The township building and forest preserves will be reclassified to public institutional as well as a church, except for the Commercial and Mixed Use Business already planned. The agriculture area was moving east.

Pete Fleming, Chairman of the Seward Township Planning Commission, thanked Mr. Asselmeier for attending their meeting. The proposed land use map works well for the township. It doesn't prohibit any municipality from coming in to annex. This proposal will be presented to the Seward Township Board at their next meeting. The idea was to modify the map to reflect A-1 Zoning throughout all of Seward Township. Joan Soltwisch brought maps to speak about the Aux Sable Creek Corridor and the drainage area.

Joan Soltwisch has been involved in the Aux Sable Creek Corridor for many years. Ms. Soltwisch was focused on preserving agriculture and the natural resource areas. Discussion occurred regarding the properties inside the Baker Woods Forest Preserve.

Chairman Nelson suggested that they sign agreements with property owners, who may not be annexed for quite some time. It would continue to be A-1 until another municipality wanted to annex it.

Mr. Fleming stated that the future land use map currently shows a good majority of residential zoning. They are looking to change much of residential to agricultural until the municipalities seek to change it. They are seeing a movement of people coming out to Seward Township because of their proximity to Chicago and Joliet.

Member Ashton suggested Mr. Fleming provide his proposal to the township's residents at a public hearing or meeting.

Attendees discussed the how the proposal will impact future developments.

Member Prochaska asked Mr. Asselmeier if GIS would be able to create a map incorporating the land future land use maps of the municipalities onto Seward Township. Mr. Asselmeier stated that this type of map would not be exact.

The Seward Township Board will review the proposal and Seward Township was encouraged to have public forum with Township residents prior to submitting a formal request to the County.

Mr. Asselmeier will send a thank you to Seward Township for coming to the meeting and look forward to the next meeting.

## 2. Discussion of Eldamain/Lisbon Road Alignment

Mr. Asselmeier presented an aerial of the proposed roadway improvements.

Chairman Nelson spoke about the extension of Eldamain Road from Lisbon Road. The Committee discussed the options of going through Helmar, which would be very close to residents' homes. The other option would be to build through the fields. Attendees discussed having two (2) plans for the Eldamain/Lisbon Road Alignment presented to the County Board, one (1) proposal would be the Lisbon Road alignment and the other proposal would be through the fields.

Member Wormley left at this time 6:35 p.m.

Mr. Mohr made a motion, seconded by Mr. Gengler, to forward the Eldamain Road alignment through the field to the Kendall County Regional Planning Commission. With a voice vote of five (5) ayes, the motion carried.

This proposal will go on the April Kendall County Regional Planning Commission agenda.

3. Discussion of Amendments to the Kendall County Zoning Ordinance Pertaining to Obstructions and Parking Lots in Required Setbacks

Mr. Asselmeier presented the rules for placing obstructions and parking lots in required setbacks.

Chairman Nelson went over the Kendall County Zoning Ordinance pertaining to obstructions and parking lots in required setbacks and the reasons for having them setback at one hundred fifty feet (150') from the centerline. He stated the setbacks were created to preserve rural corridors.

Mr. Asselmeier stated that over the years the setback grew.

Member Ashton expressed concerns that larger setbacks on highly trafficked roads, like Route 52, were needed because of vehicles going off the road.

Attendees discussed different setbacks for state, county, and township roads

Chairman Nelson asked Mr. Asselmeier to put together a list of road categories and applicable setbacks.

**OTHER BUSINESS/ANNOUNCEMENTS**

None

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**ADJOURNMENT:**

The next meeting will be March 27, 2024. Mr. Mohr made a motion to adjourn the meeting, seconded by Mr. Prochaska. With a voice vote of five (5) ayes, the motion carried.

The meeting adjourned at 6:54 p.m.

Respectfully submitted,  
Wanda A. Rolf  
Administrative Assistant

Encs.



**KENDALL COUNTY  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE  
FEBRUARY 28, 2024**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Pete Fleming		
Joan Sdtwisch		
Tim O'Brien		



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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**To:** Kendall County Regional Planning Commission

**From:** Matthew H. Asselmeier, AICP, CFM, Planning Director

**Date:** 4/18/2024

**Subject:** Potential Change to the Alignment of Eldamain/Lisbon Road in Fox and Big Grove Townships

The Future Land Use Map currently proposes to curve Eldamain Road southeast to connect to Lisbon Road in Fox Township. Lisbon Road would also be widened. A map showing the alignment is attached.

The Comprehensive Land Plan and Ordinance Committee was concerned regarding the impact of widening Lisbon Road on existing homes and unincorporated Helmar. Accordingly, they proposed extending Eldamain Road due south from its current end point. Maps showing this alignment are attached.

At their meeting on February 28, 2024, the Comprehensive Land Plan and Ordinance Committee voted to forward this proposal to the Regional Planning Commission.

If you have any questions regarding this memo, please let me know.

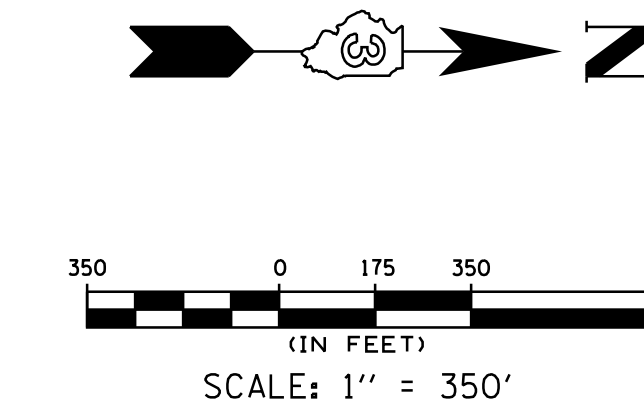
Thanks,

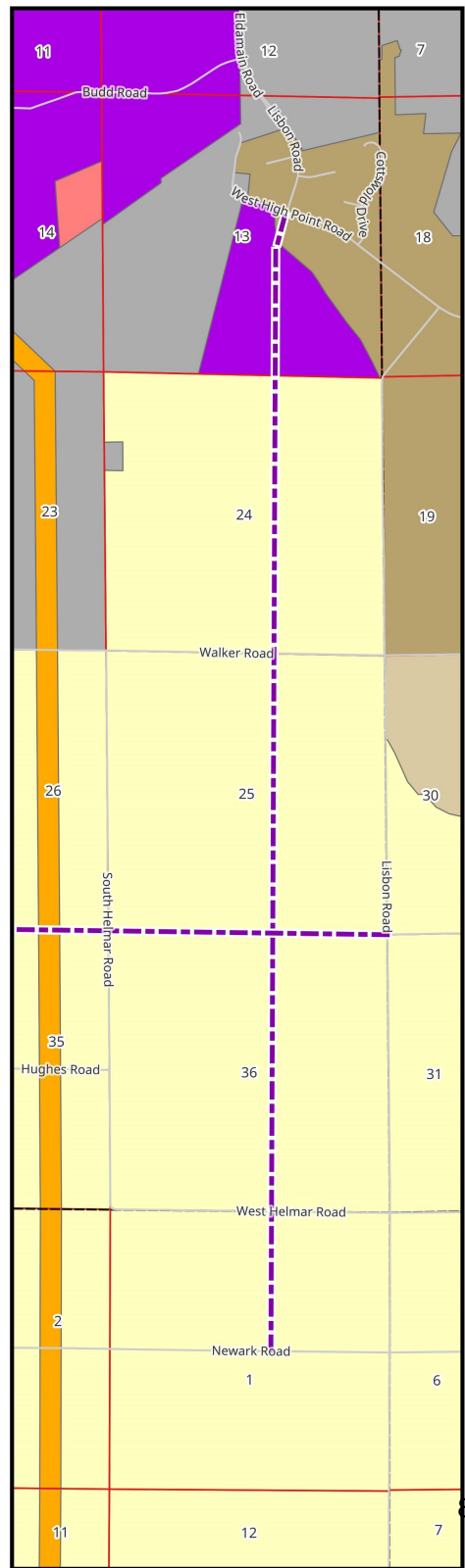
MHA

Encs.: Current Proposed Alignment of Eldamain/Lisbon Roads  
Proposed Alignment of Eldamain/Lisbon Roads Future Land Use Map  
Proposed Alignment of Eldamain/Lisbon Roads Aerial



# Project Overview Map Eldamain Road



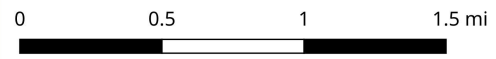


— Proposed Roadway Improvements

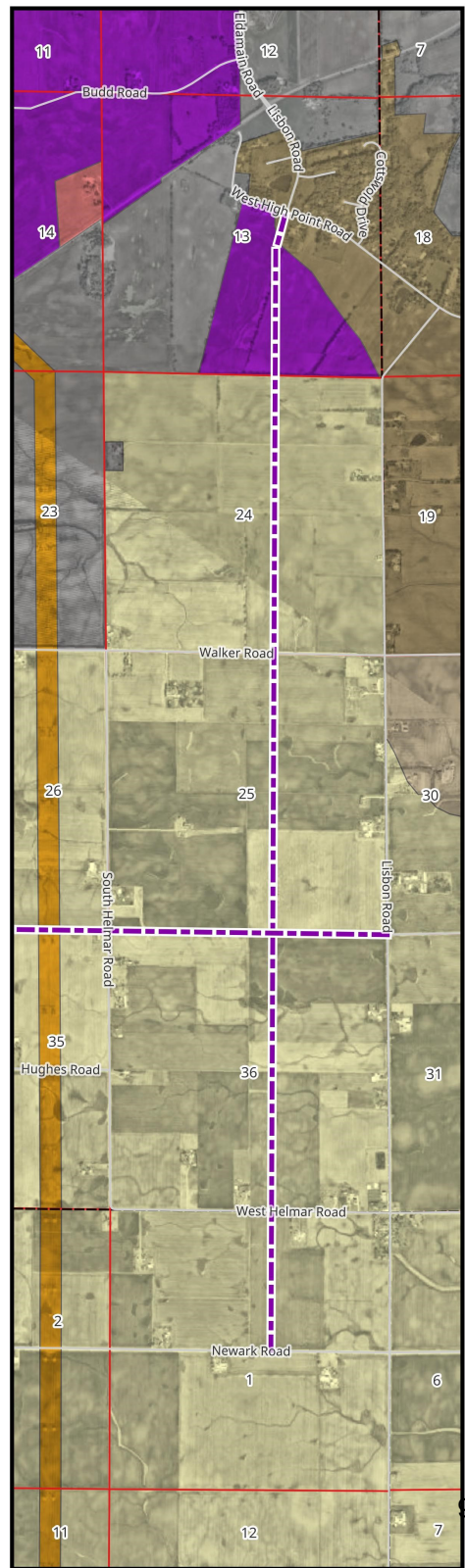
□ Sections

LRMP Management Areas

- Urbanized Communities
- Suburban Residential
- Rural Residential
- Rural Estate Residential
- Countryside Residential
- Hamlet
- Rural Community
- Commercial
- Public / Institutional
- Open Space
- Natural Resource Area
- Agriculture
- Mining
- Potential Mining District
- Mixed Use Business
- Transportation Corridors
- Utility Right of Way
- Agricultural Conservation Area







— Proposed Roadway Improvements

□ Sections

LRMP Management Areas

■ Urbanized Communities

■ Suburban Residential

■ Rural Residential

■ Rural Estate Residential

■ Countryside Residential

■ Hamlet

■ Rural Community

■ Commercial

■ Public / Institutional

■ Open Space

■ Natural Resource Area

■ Agriculture

■ Mining

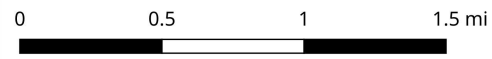
■ Potential Mining District

■ Mixed Use Business

■ Transportation Corridors

■ Utility Right of Way

■ Agricultural Conservation Area



Municipality	Tollway	Arterial	Collector	Local	Notes
Aurora	75'	30'	20' or 15'	20' or 15'	Depends on Building Height
Joliet	N/A	0'	0'	0'	If Commercial Is on a Residential Block, Then 20' or 30'
Lisbon					
Millbrook	See County				
Millington	N/A	30'	30'	30'	
Minooka					
Montgomery					
Newark	N/A	25'	25'	25'	
Oswego					
Plainfield	N/A	20'	20'	20'	
Plano	N/A	0'	0'	0'	
Plattville	See County				
Sandwich	N/A	0'	0'	0'	Vegetative Buffer Required But Not Defined
Shorewood	N/A	10'	10'	10'	
Yorkville	N/A	20'	10'	10'	

County Only

Road	A-1 and M-3	B-1 and B-3	B-2	B-4	B-5	B-6	M-1 and M-2
Arterial	150' or 100'	100' or 50'	100' or 50'	100' or 50'	As Approved by the County Board	125' or 75'	25'
Collector	150' or 100'	90' or 40'	90' or 40'	100' or 50'	As Approved by the County Board	100' or 50'	20'
Local	150' or 100'	75 or 30'	70' or 30'	80' or 40'	As Approved by the County Board	90' or 40'	15'

In addition to stating no parking shall occur in the required front yard setback in Section 11, in the majority of the B Districts, there is a paragraph stating no parking shall occur in the required front yard setback.

## Section 11:02.F

- \* Additional width may be required where the aisle serves as the principal means of access to on-site buildings or structures.

In the event that the desired parking angle is not specified by the above table, the Zoning Administrator may specify other equivalent dimensions associated with the desired parking angle by interpolating from dimensions listed in the table.

5. Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width as specified in the table above and designed to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic movements. (Amended 7/19/2011)
6. Accessible Parking. Please consult the Illinois Accessibility Code and the Americans with Disabilities Act for Parking Regulations (Amended 9/15/20).
7. In Yards. Off-street parking spaces in required setbacks shall conform to the following (Amended 9/15/20):
  - a) Front Yards.
    - i. No parking and drive aisles are permitted in a required front setback except the interior one-half of the front yard in an M-1 Limited Manufacturing District, the M-2 Heavy Industrial District.
    - ii. Unless otherwise provided elsewhere in this ordinance, parking is allowed in a front yard on a private driveway serving single family and two family dwellings but shall not be considered as satisfying the off-street parking requirements for such uses as set forth in the ordinance.
  - b) Side Yards. Unless otherwise provided elsewhere in this ordinance, parking is not permitted in any required side setback. Residential driveways, or parking in the A-1 zoning district is permitted in the required side setback with a minimum setback of five feet (5') from the lot line.
  - c) Rear Yards. Parking is permitted in any rear setback a minimum of five feet (5') with the following exceptions and requirements:



Section 9:01 (B-1)

1. Front Yard. Every building hereafter erected or enlarged shall provide and maintain a front yard in accordance with the following requirements:
  - a. Arterial Roadways. Fifty (50) feet from a dedicated road right-of-way or one hundred (100) feet from the center line of all adjacent roads, whichever is greater.
  - b. Major or Minor Collector Roadways. Forty (40) feet from a dedicated road right-of-way or ninety (90) feet from the center line of all adjacent roads, whichever is greater.
  - c. All Other Streets. Thirty feet (30) from a dedicated road right-of-way or seventy-five (75) feet from the center line of all adjacent roads, whichever is greater.
2. Side Yard. Ten feet from the property line. Where a side yard abuts a setback in an agricultural or residential district or a municipality, the required side yard shall be ten feet, or equivalent to said adjacent setback, whichever is greater.
3. Rear Yard. Twenty feet from the property line. Where a rear yard abuts a setback in an agricultural or residential district or a municipality, the required rear yard shall be twenty feet, or equivalent to said adjacent setback, whichever is greater.

G. LOT COVERAGE.

1. Maximum Floor Area Ratio. Not to exceed 0.50.
2. Impervious Lot Coverage (buildings, parking, drives, etc.). Not to exceed 75% of the lot.

H. MAXIMUM BUILDING HEIGHT. No building hereinafter erected shall exceed 35 feet in height.

-  I. OFF-STREET PARKING AND LOADING. In accordance with the regulations set forth in [Section 11:00](#). Parking shall not encroach upon the required front or side yard. Parking may encroach upon the required rear yard, provided that a landscaped buffer yard of at least 10' from the rear property line is maintained (*Amended 9/15/20*). 

J. OTHER PROVISIONS (*Amended 9/15/20*).

1. Performance Standards. All activities shall conform with the performance

Provision in B-1, B-2 and B-3.  
B-6 language needs to be clarified

## Section 9.06

are provided and maintained in connection with such building.

1. Front Yard. Every building hereafter erected or enlarged shall provide and maintain a front yard in accordance with the following requirements:
  - a. *Arterial Roadways*. Seventy-five (75) feet from the dedicated road right-of-way or one hundred and twenty-five (125) feet from the center line of all adjacent roads, whichever is greater.
  - b. *Major or Minor Collector Roadways*. Fifty (50) feet from the dedicated road right-of-way or one hundred (100) feet from the center line of all adjacent roads, whichever is greater.
  - c. *All Other Streets*. Forty (40) feet from the dedicated road right-of-way or ninety (90) feet from the center line of all adjacent roads, whichever is greater.
2. Side Yard. Thirty feet from the property line. Where a side yard abuts a setback in an agricultural or residential district or a municipality, the required side yard shall be thirty feet, or equivalent to said adjacent setback, whichever is greater.
3. Rear Yard. Forty feet from the property line. Where a rear yard abuts a setback in an agricultural or residential district or a municipality, the required rear yard shall be forty feet, or equivalent to said adjacent setback, whichever is greater.

### G. LOT COVERAGE.

1. Maximum Floor Area Ratio. Not to exceed 0.50.
2. Impervious Lot Coverage (buildings, parking, drives, etc.). Not to exceed 70% of the lot.

### H. MAXIMUM BUILDING HEIGHT. No building hereinafter erected shall exceed 75 feet in height. No building within 300 feet of a residential district shall exceed two stories, nor shall it exceed forty (40) feet in height.

- I. OFF-STREET PARKING AND LOADING. In accordance with the regulations set forth in [section 11.00](#). Parking may encroach upon the required side or rear yard, provided that a landscaped buffer yard of at least 10' from the side or rear property line is maintained. Trucks and semi-trailers shall not be parked or stored out-of-doors overnight, in the parking lot or on the premises, except within an area screened from adjacent properties by a walled and gated sight screen enclosure,



# Section 4:05

district incorporated in this Ordinance;

10. Carports as a separate structure;
11. Towers for personal use, i.e. radio towers, towers to receive internet service.
12. Small wind energy system (Permitted as Accessory Use only in the A-1, R-1, R-2, R-3, and all Business and Manufacturing Districts – may also be approved as part of a Residential Planned Development) subject to the conditions of [Section 4:17](#) (Amended 5/16/23).
13. Solar Energy System, Private subject to the conditions of [Section 4:18](#) (Amended 5/16/23).
14. Home Occupations; (see [Section 4:06 – 4:07](#))
15. Short-Term Rental provided the property is annually registered with the Kendall County Planning, Building and Zoning Department (Amended 9/15/20).

**B. PERMITTED OBSTRUCTIONS IN REQUIRED YARDS.** The following table identifies accessory buildings, structures and uses that are permitted as obstructions in required yards (setbacks) subject to the following restrictions.

1. No structure shall be placed within a recorded easement.
2. No other obstruction shall occur within a recorded easement unless the sole purpose of the easement is for service to only the subject property.
3. No obstruction shall adversely impact drainage.
4. Unless otherwise indicated in the table listed below, no obstruction shall be closer than five feet from a property line.
5. No obstruction shall encroach onto a private septic system or private water wells.

In the following table, an (x) indicates the obstruction is permitted (Amended 9/15/20):

Permitted Obstruction	Front	Side	Rear
Awnings or canopies, which may project not more than three (3) feet into a required yard	X	X	X
Arbors or trellises, and where trellises are attached to the principal building they may also project into front yards or side yards			X

Permitted Obstruction	Front	Side	Rear
Air conditioning equipment			X
Architectural entrance structures on a lot or at entrance roadways into subdivisions provided they comply with the setbacks established in <a href="#">Section 12:00</a> herein.	X	X	X
Balconies			X
Bay windows - projecting not more than three (3) feet into a yard.	X	X	X
Chimneys, attached - projecting not more than three (3) feet into a yard.	X	X	X
Decks, attached to a principal structure, when constructed entirely or partially around a swimming pool, for the sole purpose of providing a connection of the swimming pool to the principal structure. Such decks shall be removed from the required side and/or rear yard within thirty (30) days of the removal of the swimming pool they are providing a connection for. <i>(Amended 11/15/11; Ord. 11-31)</i>		X	X
Eaves and gutters on principal buildings projecting not more than four (4) feet into a front and rear yard nor more than twenty-four (24) inches into a side yard.	X	X	X
Fallout shelters, attached or detached, when conforming also with other County codes and ordinances			X
Fire escapes, open or enclosed, or fire towers - may project into a required front yard or side yard adjoining a street not more than five (5) feet and into a required interior side yard not more than three and one-half (3½) feet	X	X	X
Flagpoles, within two and one-half feet (2.5') of a property line	X	X	X
Garages or carports, detached		X	X

Permitted Obstruction	Front	Side	Rear
Growing of farm and garden crops in the open is allowed in all yards up to property line.	X	X	X
Lawn furniture, such as sun dials, bird baths, and similar architectural features may encroach to within two and one-half feet (2.5') of a lot line.	X	X	X
Open off-street parking and loading spaces may encroach to within two and one-half feet (2.5') of a lot line unless otherwise permitted in <a href="#">Section 11:00</a> herein.			X
Ornamental light standards to within two and one-half feet (2.5') of a property line	X	X	X
Playground and laundry-drying equipment		X	X
Playhouse and open sided summer houses		X	X
Sheds and storage buildings for garden equipment and household items as accessory to dwellings.		X	X
Sills, belt courses, cornices, and ornamental features of the principal buildings, projecting not more than eighteen (18) inches into a yard.	X	X	X
Steps, open or ramps - necessary for access to and from the dwelling or an accessory building, steps or ramps as access to the lot from the street, and in gardens or terraces, up to the property line.	X	X	X
Swimming pools, private - when conforming also with other codes or ordinances of the County.		X	X
Swimming pools, above or below ground, detached or attached to a principal structure, when also conforming with the setback regulations of well and septic systems. (Amended 11/15/11; Ord. 11-31)		X	X
Terraces, patios, and outdoor fireplaces		X	X
Tennis courts, private		X	X
Trees, shrubs, and flowers up to property line except as otherwise regulated per <a href="#">Section 4:04.E</a> Corner Clearance.	X	X	X



Permitted Obstruction	Front	Side	Rear
Other accessory buildings, structures, and uses as herein permitted in district regulations as accessory to a specific permitted use.		X	X

- C. **LOCATION.** Except as otherwise provided for under [Section 4:05](#) no part of any accessory building shall be located closer than five (5) feet from any side or rear property line, nor closer than ten (10) feet to any main buildings, unless attached and made a part of such main building. In the A-1 Agricultural District accessory structures must be ten (10) feet from all property lines dividing lots held in separate ownership. If an accessory structure is the first building on a A-1 Agricultural lot it must meet principle building setbacks as set forth in section [7:01.G.2.a](#) of the Zoning Ordinance (Amended 9/15/20).
- D. **TIME OF CONSTRUCTION.** Except in Agricultural Districts, no accessory building or structure shall be constructed on any lot prior to the start of construction of the principal building to which it is accessory. (Amended 11/18/03)
- E. **HEIGHT OF ACCESSORY BUILDINGS IN REQUIRED REAR YARDS.** No accessory building or portion thereof located in a required rear yard shall exceed the maximum height outlined below:

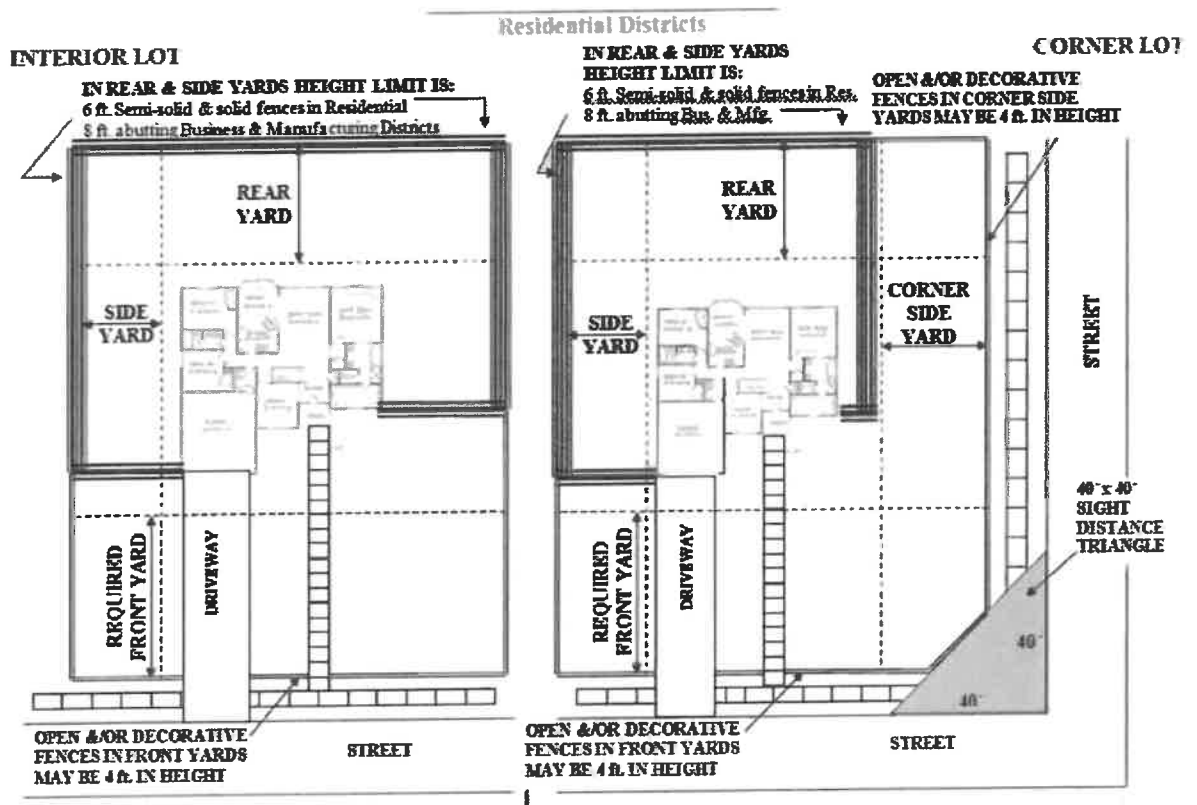
Zoning	Maximum Height
A-1	No limit
R1, R2, RPD-1, RPD-2	25'
R3 or RPD-3	20'
Other residential classification	15'
Commercial or industrial	25'

(Amended 11/18/03)

- F. **FOOTPRINT OF ACCESSORY BUILDINGS.** Any detached accessory building must have a footprint no larger than 70% of the principal structure if located in the R5, R6 or R7 zoning districts. (Amended 11/18/03)
- G. **ON REVERSED CORNER LOTS.** On a reversed corner lot in a Residential District, and within fifteen (15) feet of any adjacent property to the rear in a Residence District, no accessory building or portion thereof located in a required

#### 4:14 FENCES

- A. **GENERAL.** Fences that are open, semi-solid or solid are allowed in all districts and yards with the following conditions, unless otherwise regulated herein:
1. Fences located in the A-1 District shall be excluded from any fence height restriction or fence type restriction specified in this section below.
  2. Only decorative or open fences, which do not exceed four feet (4') in height, are allowed in a front yard. (The front yard is a yard lying between the roadway right-of-way line and the nearest line of the building)



3. Semi-solid and solid fences shall be regulated as follows:
  - a. In Residential districts, solid and semi-solid fences are permitted up to six feet (6') in height in required side and rear yards with the finished side out provided they do not extend

into a required front or corner side yard. Where a side yard or rear lot line of a residentially zoned lot abuts property located in a Business or Manufacturing district, a solid or semi solid fence of up to eight feet (8') in height may be permitted in the required side and rear yards with the finished side out provided they do not extend into a required front or corner side yard. *(Amended 6/20/2006)*

- b. In Business and Manufacturing districts, solid and semi-solid fences are permitted up to eight feet (8') in height, and may be placed along the lot line in required side and rear yards with the finished side out provided they do not extend into a required front or corner side yard.
4. Fences may be placed up to a property line provided that fences shall not encroach into rights-of-way.
  5. Fences on corners of vehicular intersections shall comply with [Section 4:04.E](#), Corner Clearance, of this ordinance *(Amended 9/15/20)*.
  6. Except in the A-1 District & R-1 District, barbed-wire and aboveground electric fences shall not be located in any Residential District or residential platted subdivision. The use of underground electric fences to contain domestic pets is permitted in any District.

**B. REQUIRED FENCES, HEDGES, AND WALLS. *(Amended 11/18/03)***

1. A six-foot-high fence or wall shall be constructed along the perimeter of all areas considered by the Board of Appeals to be dangerous to the public health.
2. When required by the Zoning Administrator, a six-foot-high solid masonry wall shall be erected along the property line or zone boundary lines to separate industrial and commercial districts or uses from abutting residential district as follows:
  - a. Where the zone boundary is at a rear lot line which is not a street, the wall shall be on that line.
  - b. Where the boundary is a side lot line, the wall shall be parallel to said side lot line and be reduced to three feet in height in the area set forth as a required front yard for the abutting residential district. The wall paralleling the front property line shall be set back from said property line not less than ten feet and the space between the wall and the

all variances to this Ordinance shall be considered by the ZBA. All recommendations of the ZBA shall be referred to the County Board for final consideration.

- ii. PBZ Committee. Appeals from decisions of the PBZ Department with regard to Building Code issues shall be considered by the PBZ Committee of the County Board. All recommendations of the PBZ Committee shall be referred to the County Board for final consideration.

#### 4. INSPECTION PROCEDURES

Optional Pre-installation Inspection. The person responsible for the installation of a sign may request a pre-installation inspection prior to installing any permanent sign requiring a permit. Such inspection shall include a footing inspection, if applicable, and confirmation of the other details of mounting and placement. Since such an inspection is not mandatory, an additional fee will be charged for a pre-installation inspection.

Final Inspection. The person responsible for the installation of a sign shall notify the PBZ Department upon completion of the work to schedule a final inspection.

Additional Inspection. Any other reasonable inspection as required.

#### 12:06 GENERAL STANDARDS *(Amended 8/17/04)*

##### A. LOCATION.

1. No sign shall be located in a sight triangle easement formed by intersecting streets. The sides of the triangle formed by the right-of-way of the intersecting streets shall be forty (40) feet in length as measured outward from the point of intersections of said rights-of-way.
2. All signs shall be located a minimum of ten feet from the property line or ROW line (whichever is greater), provided the PBZ Department may require a greater setback or other location, so that said sign will not obstruct the view along any highway, at any intersection, private driveway, field entrance, or other point of ingress or egress.
3. No sign shall be allowed to encroach upon the public right-of-way or public property.

4. All signs shall be located on the premises for which they are advertising except where indicated otherwise under [Sections 12:04](#) and [12:12](#) of this Ordinance. Real estate and development signs may be located off site for a period not to exceed two (2) years, provided that a special use is granted pursuant to [Section 12:12](#) of this Ordinance (*Amended 9/15/20*).
- B. **ILLUMINATED SIGNS.** All Illuminated Signs shall be subject to the following requirements:
1. Signs shall be shaded wherever necessary to avoid casting bright light upon property located in any residential district. When sign is visible from a residential district, it shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.
  2. Internally Illuminated Signs shall permit light to shine fully through only the lettering and graphic elements of the sign. The background for such spacing and graphics shall be opaque or translucent and shall transmit light at a level substantially less than that transmitted through the lettering and graphics.
- C. **TRAFFIC SAFETY.** In order to ensure reasonable traffic safety, it shall be unlawful to erect or maintain any fluttering, undulating, swinging, rotating, blinking, or flashing sign or attention gathering device. No sign or advertising structure shall be erected, installed or maintained in such a manner as to obstruct free and clear vision, or as to distract the attention of the driver of any vehicle by reason of position, shape, color or lighting thereof.
- No sign or advertising structure shall be erected or maintained in such a manner as to be likely to interfere with, obstruct the view of, or imitate, resemble or be confused with any authorized traffic sign, signal or device. Accordingly, no sign or advertising structure shall make use of the words "Stop", "go", "look", "caution", "warning", "danger", or any similar word, phrase, symbol or character, or employ any red, yellow, orange, green or other colored lamp or light, in such a manner as to interfere with, mislead or confuse traffic.
- D. **LANDSCAPING BONUS.** Provision of landscaping around the base of free-standing signs shall be encouraged through a bonus of 10% applied to the allowable area for individual signs if the following requirements are met. To receive this bonus, all proposed landscaping shall be illustrated on the plans submitted as a part of a sign permit application (*Amended 9/15/20*).
1. For every one square foot of gross sign area, there shall be provided one square foot of landscape area adjacent to the sign.

## *Building Code - Temporary Permits Valid for 180 days*

adjacent open space, or from other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors (*Amended 9/15/20*).

**BUILDING, DETACHED.** A building surrounded by open space on the same zoning lot.

**BUILDING HEIGHT.** The vertical distance measured at the front building elevation to the highest point of the structure, including the roof. (*Amended 10/17/00*)

**BUILDING, NON-CONFORMING.** Any building which does not conform to the regulations of this Ordinance prescribing the use, required yards, coverage, height and setbacks, minimum required spacing between buildings on a single lot, and minimum required usable open space for the district in which such building is located.

**BUILDING, PRINCIPAL.** A non-accessory building in which the principal use of the zoning lot, on which it is located, is conducted.

**BUILDING SETBACK LINE.** A line parallel to the street line at a distance from it, regulated by the front yard requirements set up in this Ordinance.

**BUILDING, TEMPORARY.** Any building not designed to be permanently located in the place where it is, or where it is intended to be placed or affixed.

**BUILDING-INTEGRATED SOLAR ENERGY SYSTEMS.** An active solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings (*Amended 5/16/23*).

**BULK.** The term used to describe the size and mutual relationships of buildings and other structures, as to size; height; coverage; shape; location of exterior walls in relation to lot lines, to the center lines of the streets, to other walls of the same buildings, and to other buildings or structures; and to all open spaces relating to the building or structures.

**BUSINESS.** Any occupation, employment or enterprise wherein merchandise is exhibited or sold, or which occupies time, attention, labor and materials, or where services are offered for compensation.

**BUSINESS OR TRADE SCHOOL.** A school or teaching unit organized by an industry or large company to provide trade training, apprentice education, and similar courses.

**CAMPER.** Any person or persons occupying a recreational vehicle and/or tent for recreational purposes. (*Amended 11/17/20*)

**STRUCTURE.** A walled and roofed building including a gas or liquid storage tank that is principally above ground, as well as a mobile home and a prefabricated building.

**STRUCTURAL ALTERATIONS.** Any change other than incidental repairs which would prolong the life of the supporting members of a building or structure, such as bearing wall, column, beams, and girders.

**SUBSTANTIAL IMPROVEMENT.** Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged, and is being restored, before the damage occurred. The term does not, however, include any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or any alteration of a structure or site documented as deserving preservation by the Illinois Department of Conservation or listed on the National Register of Historic Places.

**SUPPORTING FACILITIES.** For the purposes of commercial solar energy facilities and commercial wind energy facilities, supporting facilities shall have the same meaning as defined in 55 ILCS 5/5-12 (*Amended 5/16/23*).

**TAVERN OR LOUNGE.** A building where liquors are sold to be consumed on the premises, but not including restaurants where the principal business is serving food.

**TELECOMMUNICATIONS STATIONS.** A system consisting of a transmitter, a transmission medium, or a receiver used for the transmission of information over significant distances for the purposes of communication.

**TEMPORARY.** For a duration of time no longer than 7 days including weekends.

**TEMPORARY SIGN:** Any sign designed, constructed, or erected to display a message for a limited duration of time. Such signs include but are not limited to: Beacon or Search Light, Grand Opening, Inflatable, Political and Special Event Signs, as well as any other sign which by its definition and application in this chapter is designated as a Temporary Sign.

**TENT.** A structure, enclosure, umbrella structure, or shelter, with or without sidewalls or drops, constructed of fabric or pliable material supported in any manner except by air or the contents it protects. (*Amended 5/16/23*).

**TERRACE, OPEN.** A level and rather narrow place or platform which, for the purpose of this Ordinance, is located adjacent to one or more faces of the principal structure and which is constructed not more than four feet in height above the average level of the adjoining ground.

Develop trail and open space opportunities within developments and connections to adjacent parks, open spaces, or recreational facilities. Trail stubs should also be reserved for future connections.

Encourage land development that provides amenities for pedestrians and bicyclists.

Encourage land development that reduces environmental pollution.

Encourage flexible building setback/yard requirements in instances where conflicts with sensitive environmental features may arise.

Incorporate open spaces and landscaping, particularly native plantings, into site designs to help transition developments into the natural environment.

Ensure neighborhood streets take the form of a two-way street or a one-way loop street around a landscaped median.

Develop streets according to standards that promote road safety, provide adequate access for emergency vehicles, provide access to trails and, where appropriate, to accommodate bikeways on roads, and allow for adequate vehicular circulation and movement within the subdivision and connecting to adjacent subdivisions.

Design the street network in a manner that optimizes connectivity both within the subdivision and to adjacent roads. Cul-de-sacs are discouraged unless there are no practical alternatives to serve the buildable portions of the property.

Maintain a minimum 30 foot vegetative buffer as a separate outlot around the exterior of the development on all sides. The buffer shall be measured from the road right-of-way or adjacent property line, as appropriate. This buffer shall be designed, as appropriate, to screen new housing or incompatible development, to preserve scenic views, or otherwise enhance the landscape as seen from existing perimeter roads. A trail or sidewalk may be constructed within the perimeter buffer area and should, where feasible, connect to any neighboring trails or sidewalks.

Maintain a minimum 150 foot setback from an active agricultural use, an adjacent natural area, or a public or private deed-restricted open space (buffer separate from 50 foot rear yard setback).

Ensure parking lots are designed with the intent of minimizing impervious surfaces and maximizing the opportunity to infiltrate and filter runoff from the lot. Parking lot designs shall meet the following standards:

- a. Provide the minimum number of parking spaces necessary to meet expected needs. Where feasible, shared parking shall be utilized to minimize space requirements.
- b. Route parking lot runoff to internal and/or peripheral swales and bio-swales. Where curbing is determined to be necessary, frequent curb cuts shall be utilized to allow runoff to enter swale and bio-swale structures.
- c. Evaluate the use of permeable paving in lieu of conventional asphalt or concrete paving.