

ORDINANCE # 2006-27

**AMENDMENT TO THE RPD-2 RESIDENTIAL DISTRICT OF THE  
KENDALL COUNTY ZONING ORDINANCE**

WHEREAS, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals.

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Sections 8.04.B "Maximum Density" (RPD-2 Residential Planned Development - Two) of the Kendall County Zoning Ordinance to read as follows:

- B. Maximum dDensity. Maximum density, including all density bonuses as provided in Section 8.03 C, shall not exceed 0.65 dwelling units per acre of buildable land (0.45 dwelling units per buildable acre base density, plus maximum incentive of 0.20 dwelling units per buildable acre). An additional density bonus of 0.20 dwelling units per buildable acre (which would allow up to 0.85 dwelling units per acre of buildable land) may be granted in the case of a proposed development that:
1. Is all or partially located within 100 feet of a Class A Stream as defined by IDNR, (i.e. the Aux Sable Creek and Big Rock Creek) or its tributaries; and
  2. utilizes both community septic and community water services.

~~However, particularly creative development plans that provide additional significant public amenities may be appropriate for an additional bonus up to a maximum density of 0.65 units per buildable acre as provided for under the County's Land Resource Management Plan. Such bonuses shall be subject to review and approval by the County Board. Examples of additional and significant public amenities may include but shall not be limited to contributions for off-site roadway improvements, construction of road improvements that facilitate the development of planned re-alignment of existing and/or future roads, land contributions to the Forest Preserve District in excess of the minimum amount required under the County's land cash donation ordinance. Density transfers may be considered where land with unique natural features such as woodlands will be dedicated to the Forest Preserve District. Regardless of the application of density bonuses, at least 30% of the total acreage must still be designated as open space.~~

IN WITNESS OF, this Amendment to the Kendall County Zoning Ordinance was approved by the Kendall County Board on April 18, 2006.

  
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Attest:

  
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John A. Church

Kendall County Board Chairman

Paul Anderson  
Kendall County Clerk