



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

Wednesday, February 28, 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 January 24, 2024, Meeting (Pages 2-5)

NEW/OLD BUSINESS

1. Update from Seward Township Regarding Updating the Seward Township Plan (Pages 6-14)
2. Discussion of Eldamain/Lisbon Road Alignment South of Route 71 (Pages 15-17)
3. Discussion of Amendments to the Kendall County Zoning Ordinance Pertaining to Obstructions and Parking Lots in Required Setbacks (Pages 18-30)

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, March 27, 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 January 24, 2024*

Chairman Larry Nelson called the meeting to order at 5:03 p.m.

Members Present: Bill Ashton, Randy Mohr, Larry Nelson, Matthew Prochaska, and Jeff Wehrli, Alyse Olson (Arrived at 5:06 p.m.), Seth Wormley (Arrived at 5:15 p.m.)

Members Absent: Scott Gengler and Matt Kellogg.

Others Present: Matt Asselmeier, Wanda Rolf, Pete Fleming, Steven Graves, and Ron Miller.

APPROVAL OF AGENDA

Mr. Prochaska made a motion, seconded by Mr. Mohr, to approve the agenda. With a voice vote of five (5) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Wehrli made a motion, seconded by Mr. Prochaska, to approve the minutes of the October 26, 2022. With a voice vote of five (5) ayes, the motion carried.

NEW/OLD BUSINESS

1. Discussion of Amending the Future Land Use Map Contained in the Land Resource Management Plan by Reclassifying Properties Between 7775 A/B and 8175 Route 47 from Transportation Corridor to Mixed Use Business. Mr. Asselmeier discussed a request from AB Schwartz who is leasing The GrainCo property and their request to change the classification to Mixed Use Business and rezone property to M-1. This request will be going to the PBZ Committee and County Board in February.

Ms. Olson arrived at this time (5:06 p.m.).

Steven Graves is a property owner in the area, and asked if the nearby USDA building is zoned as B-3. Mr. Asselmeier responded that was correct; they are zoned as B-3, but the future land use map has it classified as Transportation Corridor.

Attendees discussed the possibility of more businesses building in the area and the need for sewer and water. Discussion occurred regarding who would install the sewer and water as Route 47 becomes a four (4) lane highway in that area.

Mr. Wormley arrived at this time (5:15 p.m.).

Mr. Ashton made a motion, seconded by Mr. Prochaska, to recommend approval of the proposal and forward it to the Planning Commission.

The votes were as follows:

Ayes (7): Ashton, Mohr, Nelson, Olson, Prochaska, Wehrli, and Wormley
Nays (0): None
Absent (2): Gengler and Kellogg
Abstain (0): None

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

Pete Fleming, Chairman of the Seward Township Planning Commission, discussed the County's Future Land Use Plan for Seward Township. The original proposal called for doing three (3) townships in one (1) phase and do the entire County over the course of three (3) years. The plan was removed from the budget proposals in the previous years and Seward Township decided not to do a plan on their own. There was no plan to bring a township plan to the County for approval. Chairman Nelson asked Seward Township to prepare a draft of what the plan will look like. Mr. Fleming stated they already have a map for reference of what they were planning. Mr. Fleming will bring it to the next meeting in February. Mr. Mohr would like to bring Joan Soltwisch back to discuss her ideas to protect the Aux Sable Creek Watershed.

3. Approval of Fiscal Year 2023/2024 Meeting Calendar

Mr. Prochaska made a motion, seconded by Mr. Mohr, to approve the calendar as presented. With a voice vote of seven (7) ayes, the motion carried.

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. Chairman Nelson requested that Mr. Asselmeier obtain a map showing Eldamain Road extended in a straight line south from where it currently ends to Newark Road. This will be explored further at the February meeting.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be February 28, 2024. Mr. Mohr made a motion to adjourn the meeting, seconded by Mr. Prochaska. With a voice vote of seven (7) ayes, the motion carried.

The meeting adjourned at 5:57 p.m.

Respectfully submitted,

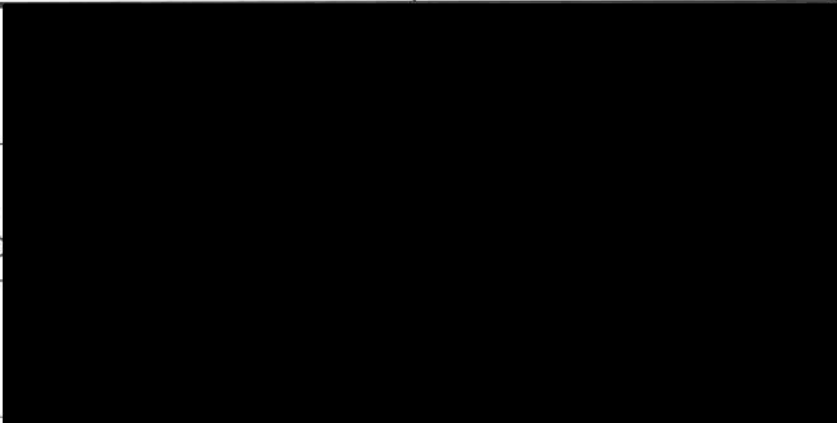
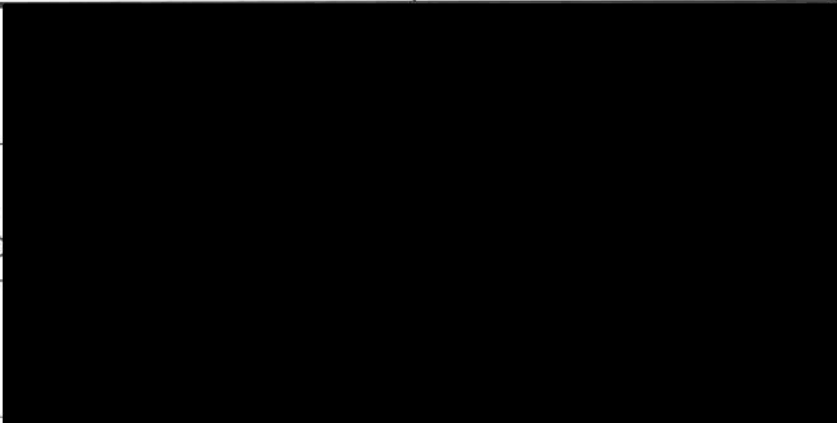
Wanda A. Rolf
Administrative Assistant

Encs.



**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
JANUARY 24, 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		
Steven Graves		
Kar Mill		

Seward Township

Future Land Use Drafts / Proposals



0

1

— Proposed Roadway Improvement

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

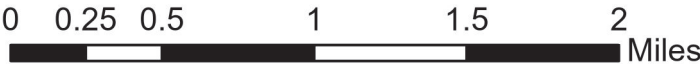
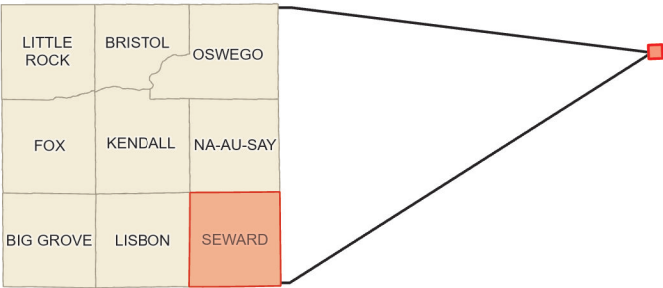
FUTURE LANDUSE SEWARD TOWNSHIP 2023

Legend

- 
Wetlands
- 
Floodplains
- 
Proposed Roadway Improvements

Land Resource Management Plan Management Areas

- 
Utility Right of Way
- 
Urbanized Communities
- 
Suburban Residential
- 
Rural Residential
- 
Rural Estate Residential
- 
Commercial
- 
Agricultural Conservation Areas
- 
Mixed Use Business
- 
Public / Institutional
- 
Open Space
- 
Agriculture













Kendall County
Planning, Building & Zoning Department
111 Fox Street
Yorkville, Illinois 60560

FUTURE LANDUSE SEWARD TOWNSHIP 2023

Legend

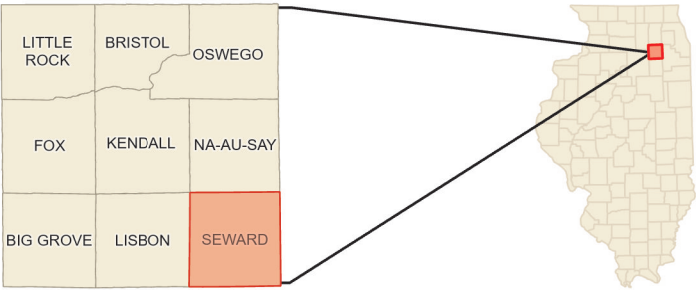
-  Wetlands  Floodplains  Proposed Roadway Improvements

Land Resource Management Plan Management Areas

- | | | |
|---|--|--|
|  Utility Right of Way |  Rural Residential |  Mixed Use Business |
|  Urbanized Communities |  Rural Estate Residential |  Public / Institutional |
|  Suburban Residential |  Commercial |  Open Space |
| | |  Agriculture |

Boundary Agreement Lines

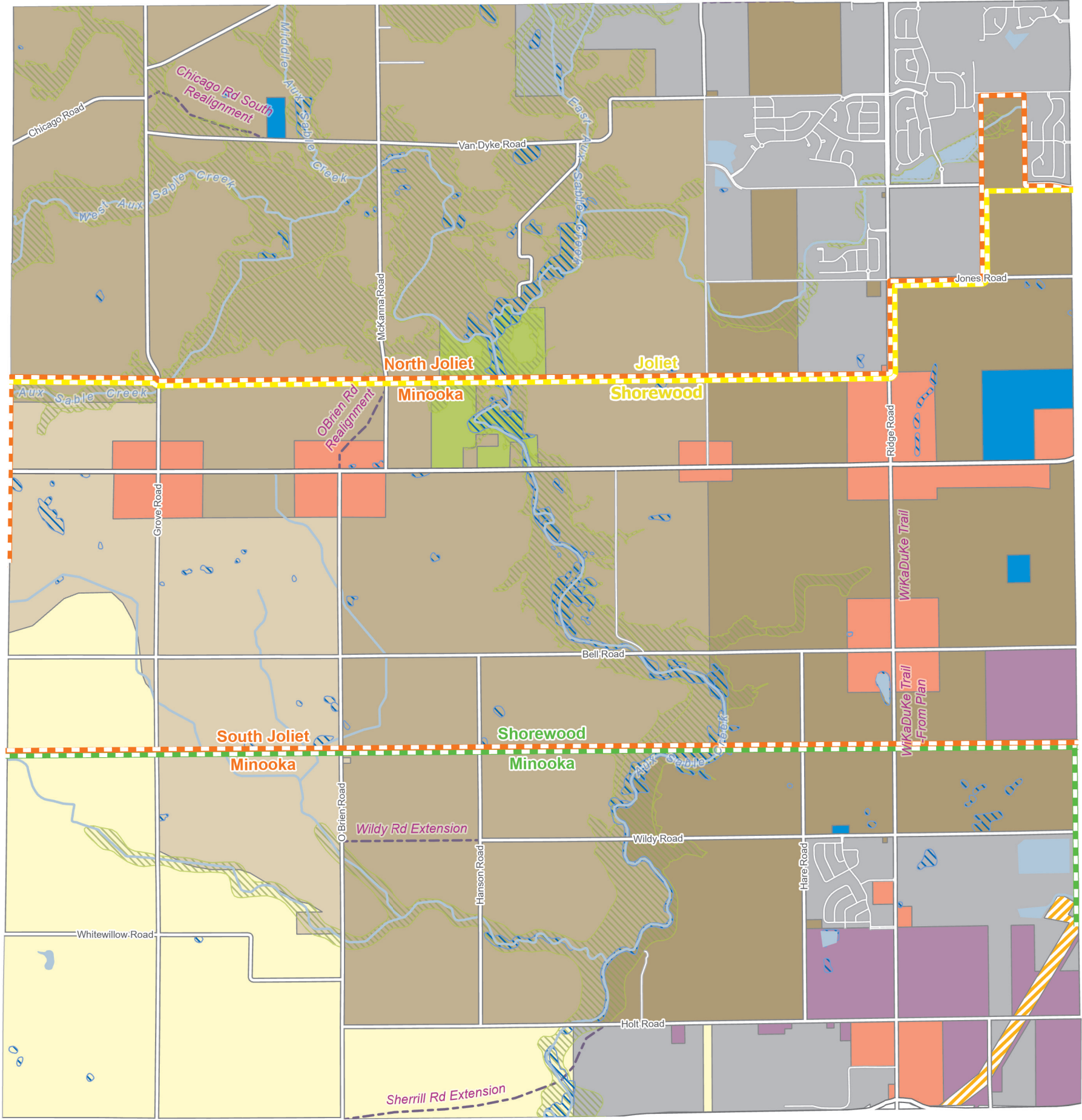
-  Minooka-Shorewood (202000000684)  Joliet-Shorewood (201100017184)  Joliet-Minooka (200900012326)

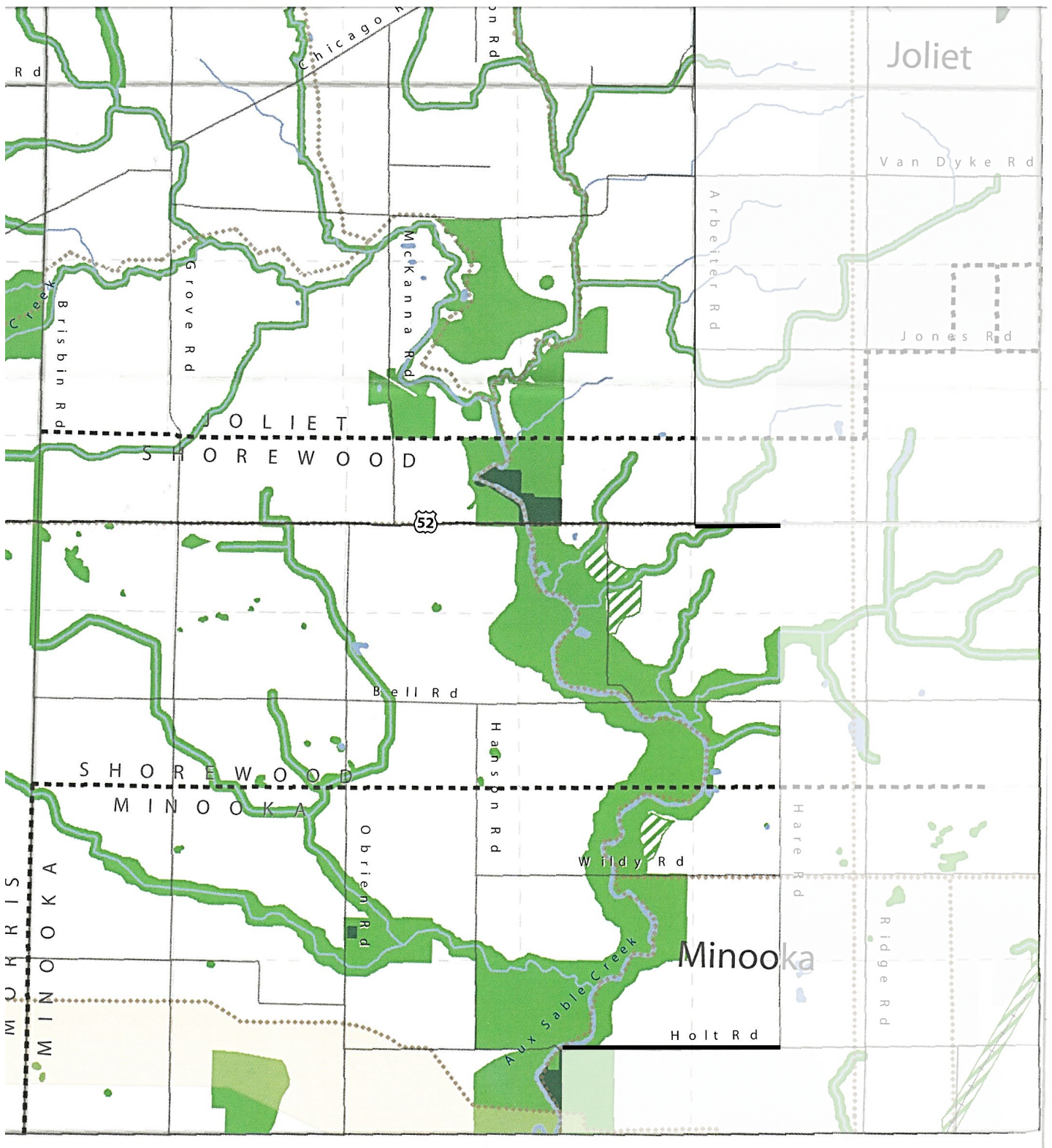


0 0.25 0.5 1 1.5 2 Miles

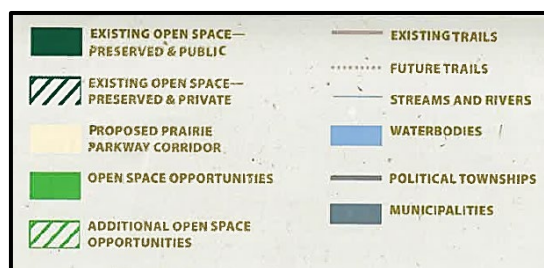


Kendall County
Planning, Building & Zoning Department
111 Fox Street
Yorkville, Illinois 60560





Excerpted from "The Natural Treasures of Kendall County"



City of Joliet Kendall County Sub Area Comprehensive Plan Aux Sable Design Corridor and Future Land Use

Legend

Residential

- Residential - 2.5 Dwelling Units/Acre if Single Family
3.0 Dwelling Units/Acre if Mixed Use
PUD Components are limited to no more
than 20% of the total Dwelling Units
- Residential - Aux Sable Design Corridor
Same Densities as Above , See
Section 8 for Design Amenities.

Commercial

- Local Commercial
- General Location of Commercial Centers
- Community Commercial

Municipal/Institutional (Schools Fire Stations & Municipal Facilities)

- As Labeled
- TC Town Center
- M/E Elementary / Middle Schools
- # Fire Stations
- Utilities

Public Open Space

- Kendall County Forest Preserve
- Parks
- Aux Sable Creek Protection Corridor
- Aux Sable Creek
- Flood Plain
- Multi-Use Trail
- Pathway Bridge crossing

- Major Arterial Roads
- Major Arterial Roads (Future)*
- Arterial Roads
- Arterial Roads (Future)*
- Collector Roads

NORTH

1200 0 1200 2400

Joseph H. Abel & Associates
Land Use Planning • Zoning • Economic Development • Report Testimony

200 Forest Avenue
Gen. Ely, Illinois 60137
(630) 858-5085
Fax (630) 790-1116

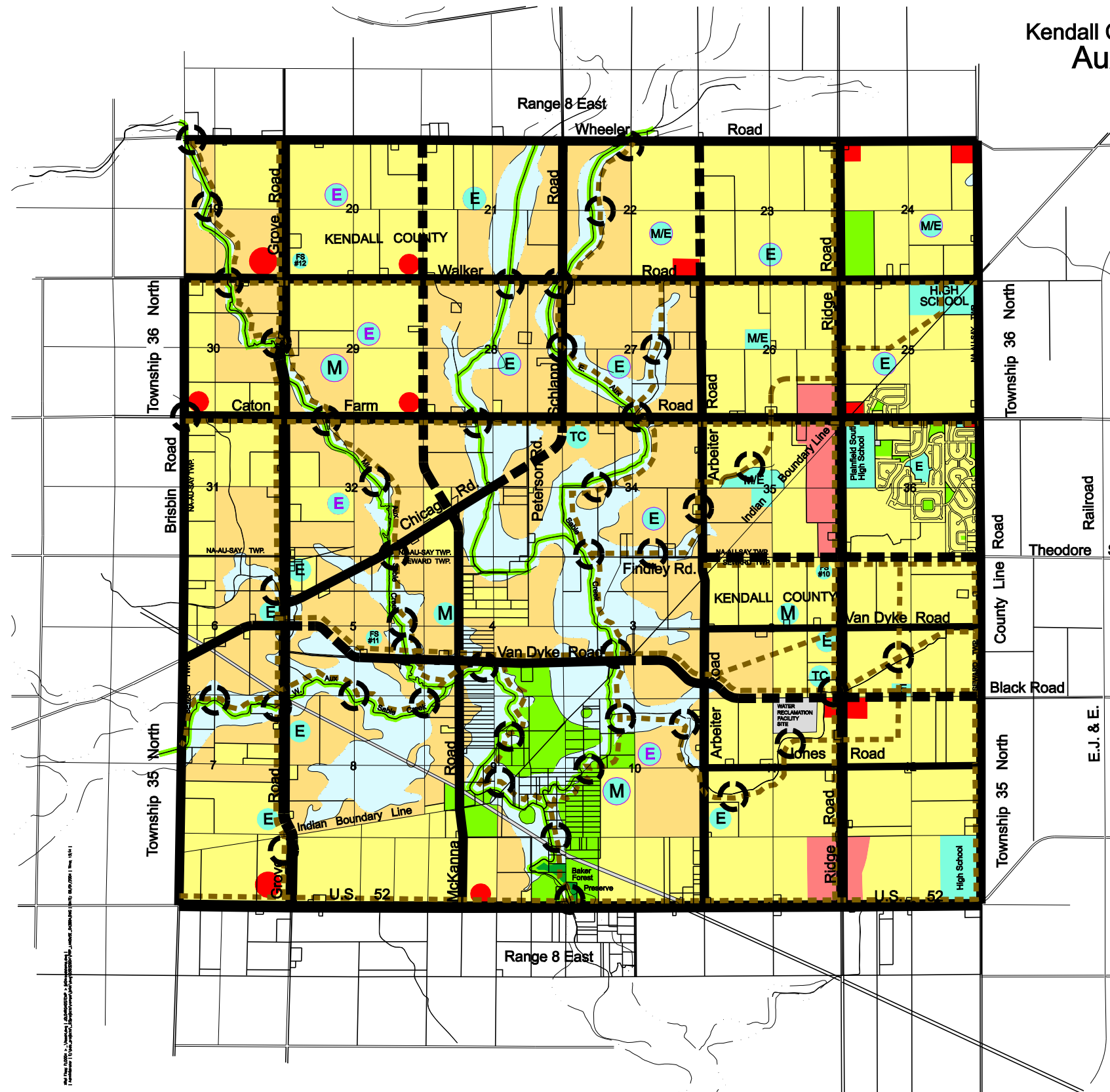
REMPE-SHARPE
CONSULTING ENGINEERS
234 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (800) 232-0527 - Fax (800) 232-1629

ENCAP, Inc.



LAND PLANNING
234 ROUTE 100 WEST
WILMINGTON, ILLINOIS 60401
TELEPHONE (800) 644-1111
FAX (800) 644-1111

EXHIBIT 5-1



Future Land Use

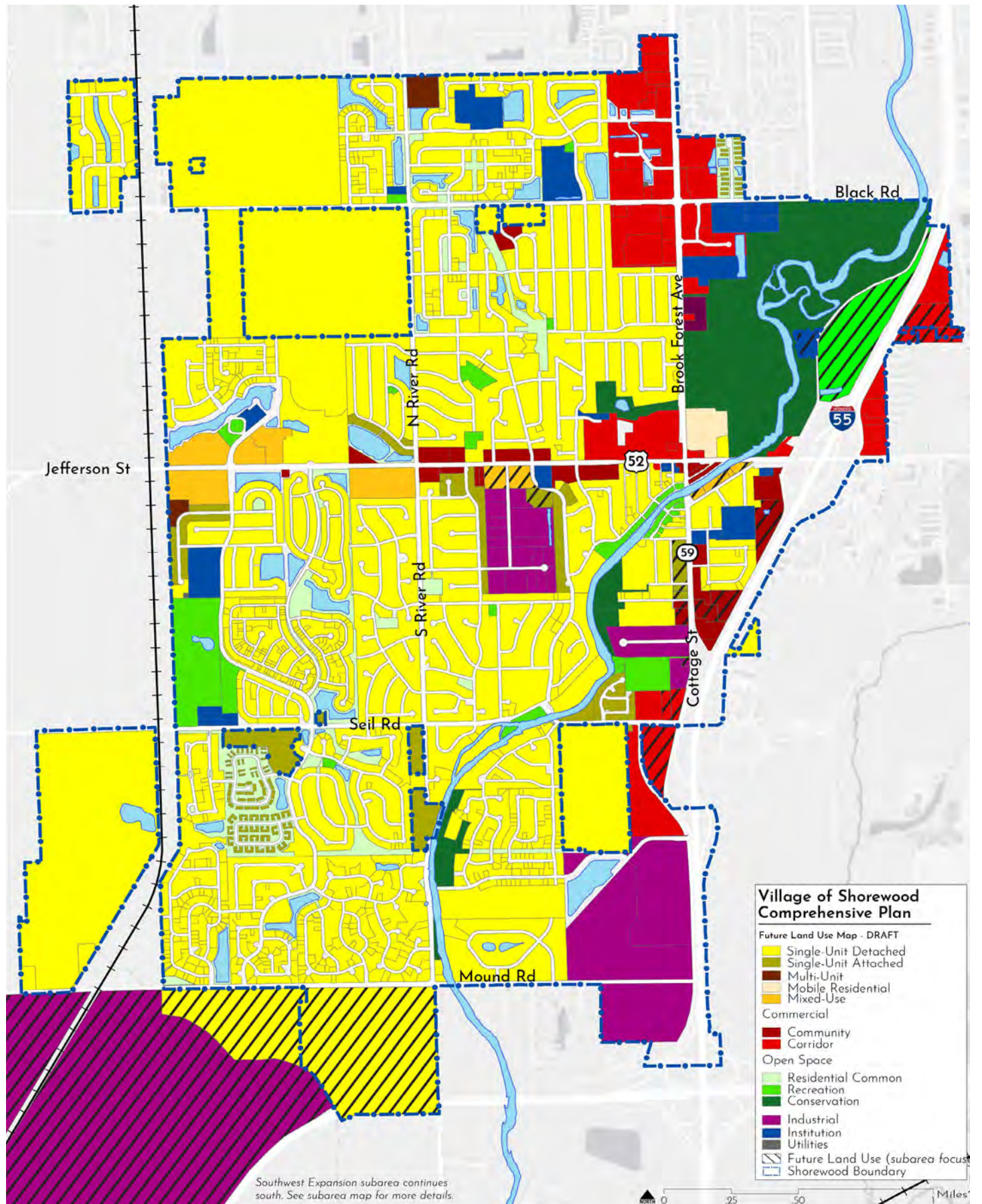
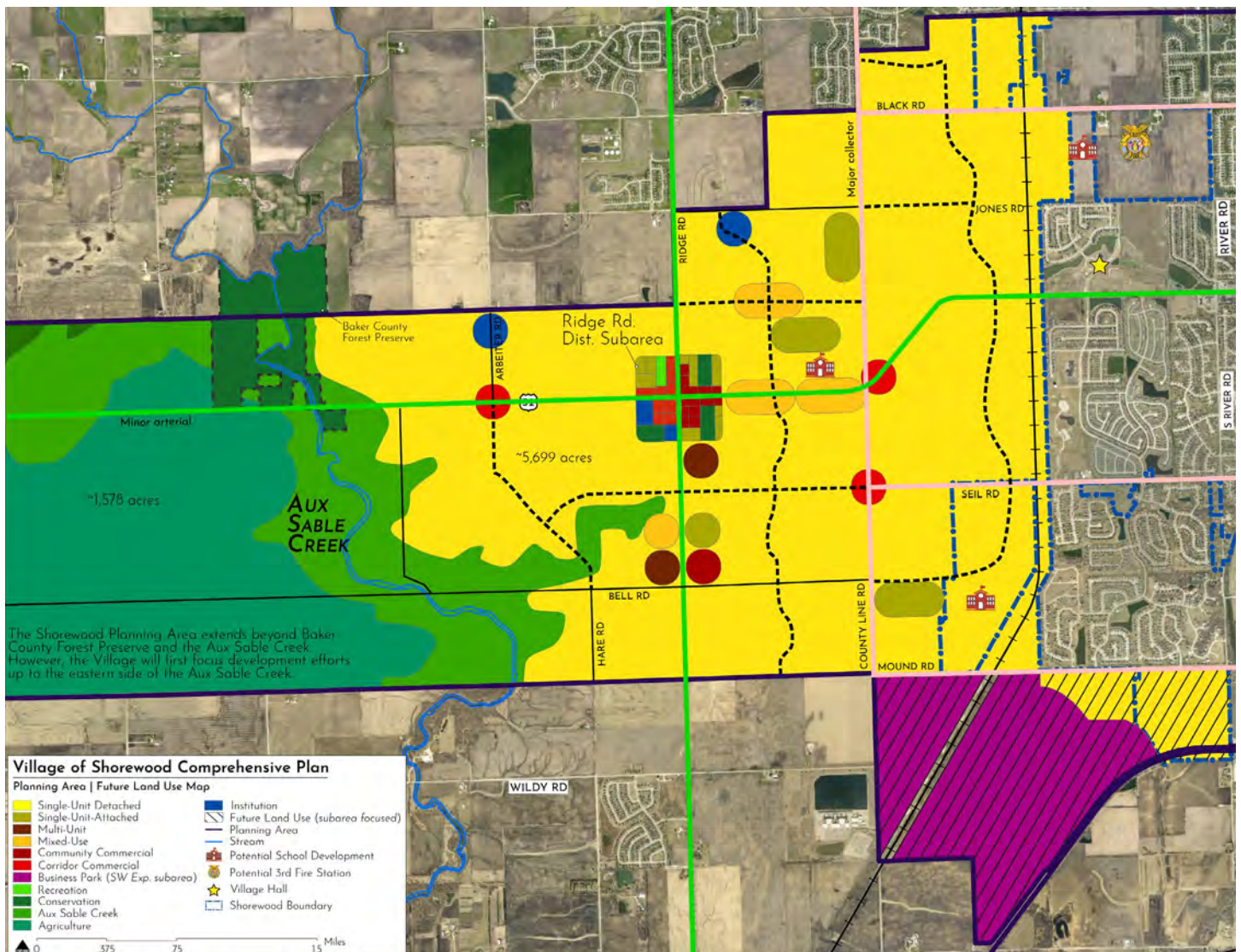
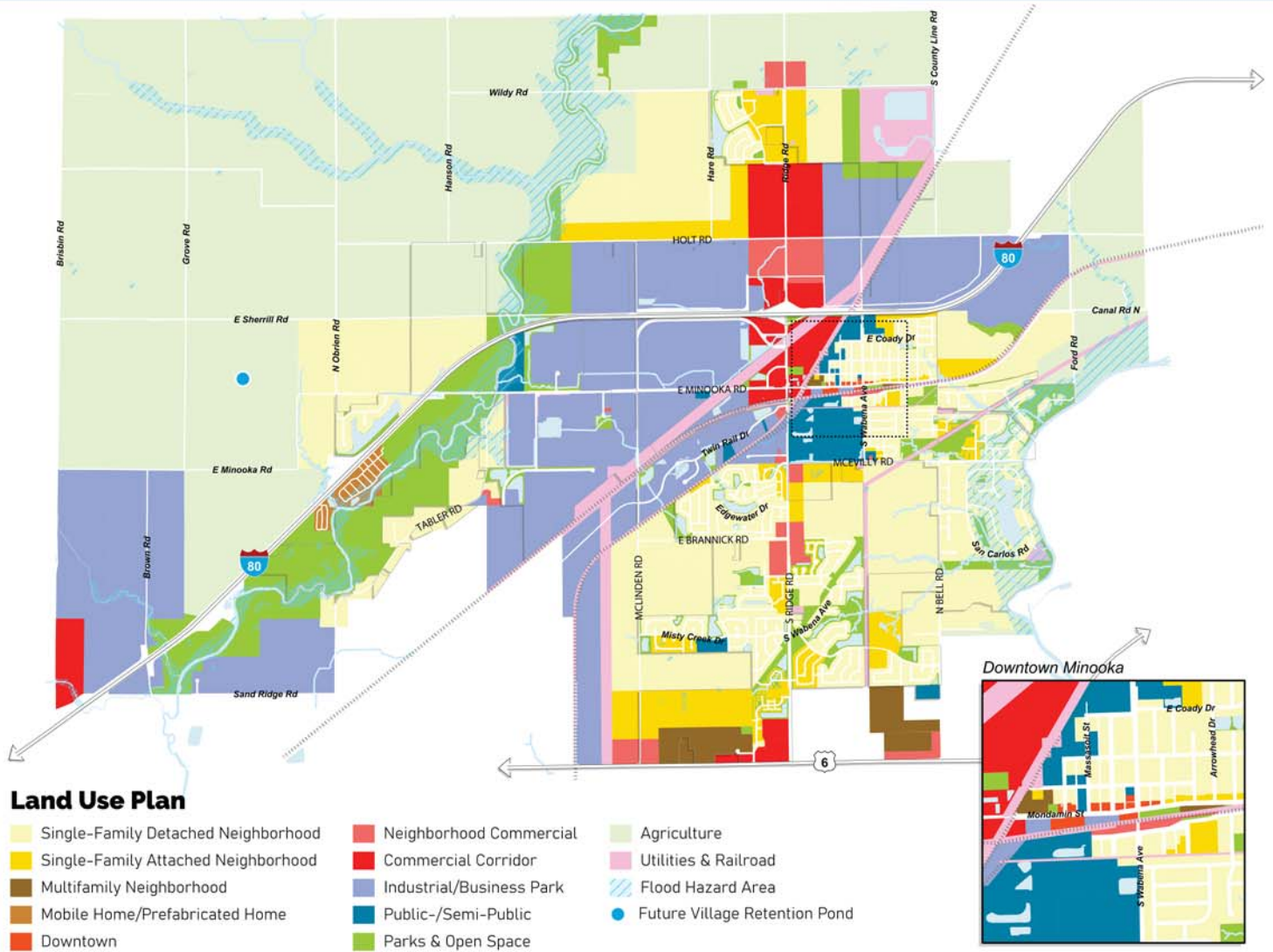
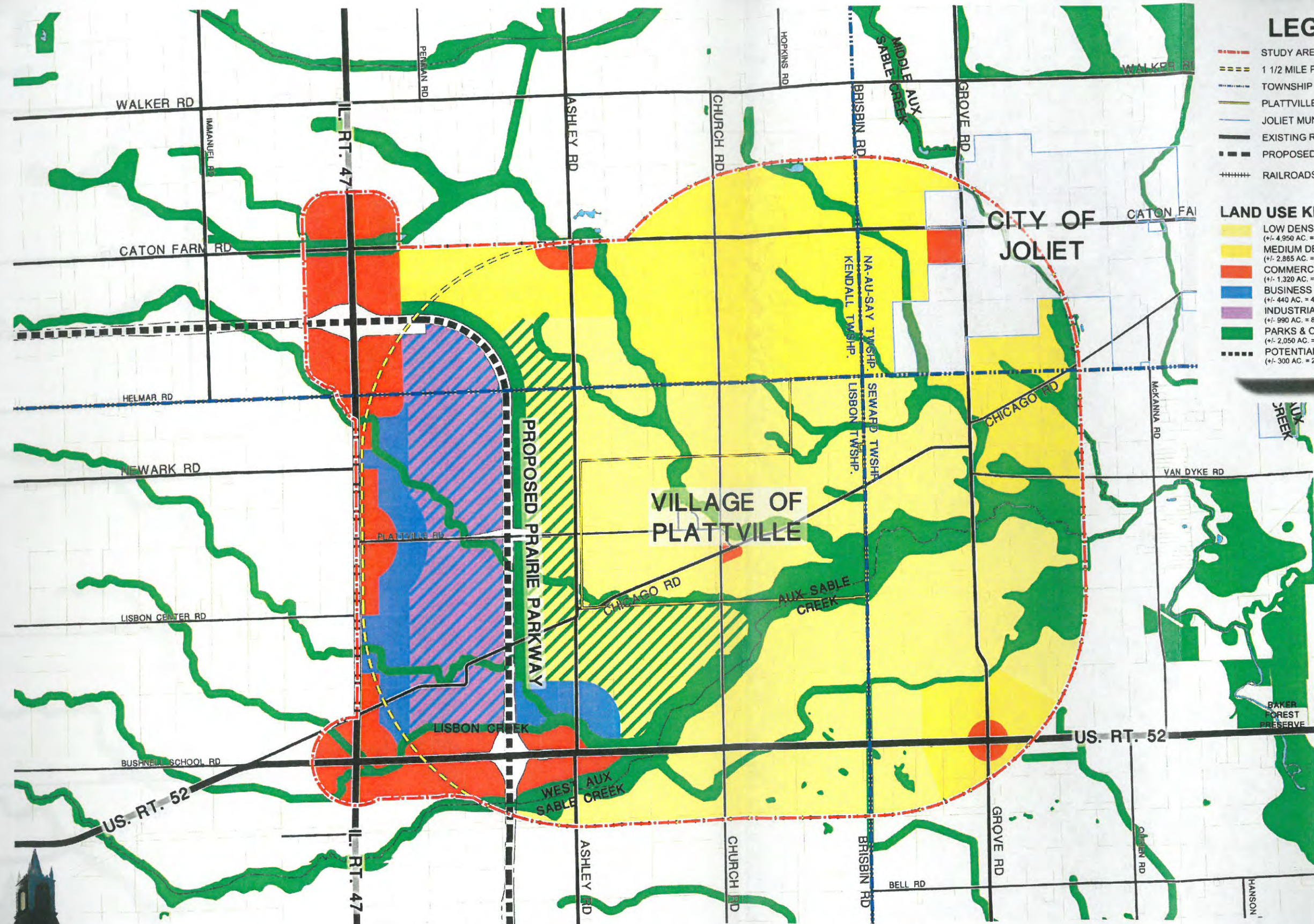


Figure 18: Western Growth Area - Future Land Use





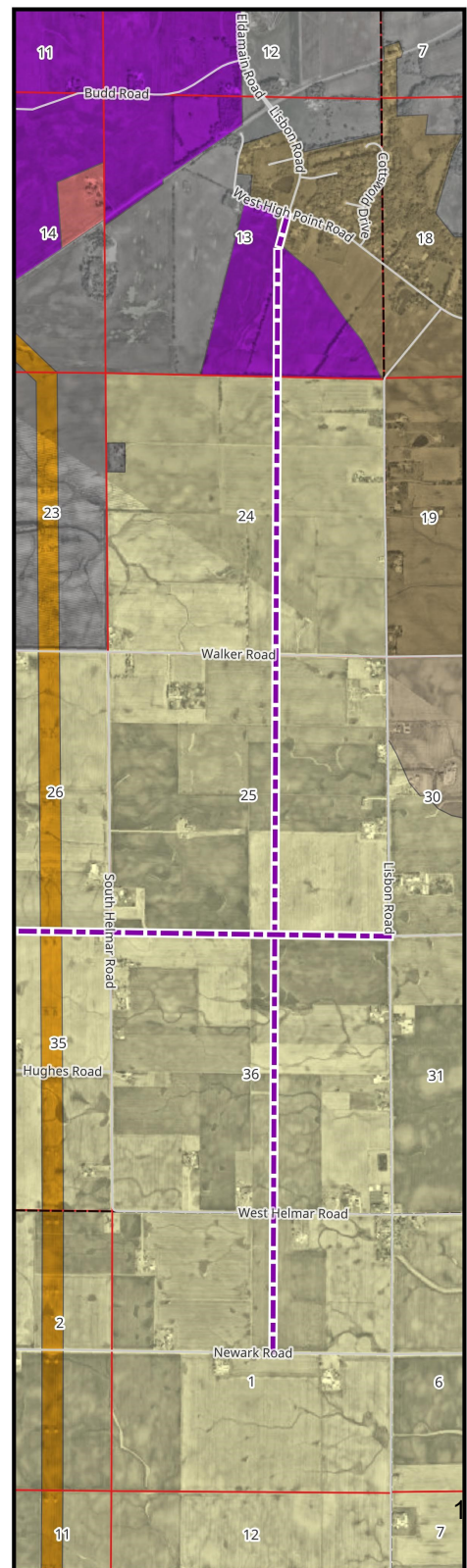


LEGEND

- STUDY AREA
 - 1 1/2 MILE PLANNING RADIUS
 - TOWNSHIP LINE
 - PLATTVILLE MUNICIPAL BOUNDARY
 - JOLIET MUNICIPAL BOUNDARY
 - EXISTING ROADS
 - PROPOSED ROADS
 - RAILROADS
-
- LAND USE KEY**
- LOW DENSITY RESIDENTIAL
(+/- 4,950 AC. = 38% OF STUDY AREA)
 - MEDIUM DENSITY RESIDENTIAL
(+/- 2,885 AC. = 22% OF STUDY AREA)
 - COMMERCIAL
(+/- 1,320 AC. = 10% OF STUDY AREA)
 - BUSINESS PARK/OFFICE
(+/- 440 AC. = 4% OF STUDY AREA)
 - INDUSTRIAL
(+/- 990 AC. = 8% OF STUDY AREA)
 - PARKS & OPEN SPACE
(+/- 2,050 AC. = 16% OF STUDY AREA)
 - POTENTIAL ROADS
(+/- 300 AC. = 2% OF STUDY AREA)

FUTURE LAND USE PLAN - DRAFT


 NORTH
 Scale: 1" = 1,320'



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

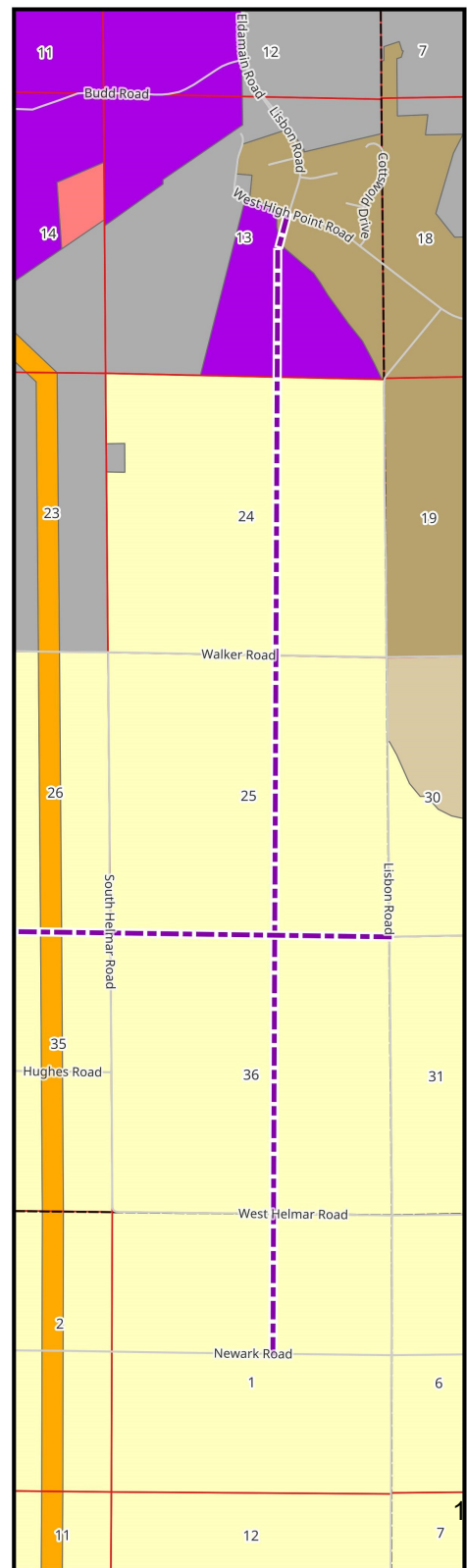
Utility Right of Way

Agricultural Conservation Area



0 0.5 1 1.5 mi



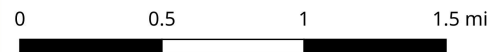


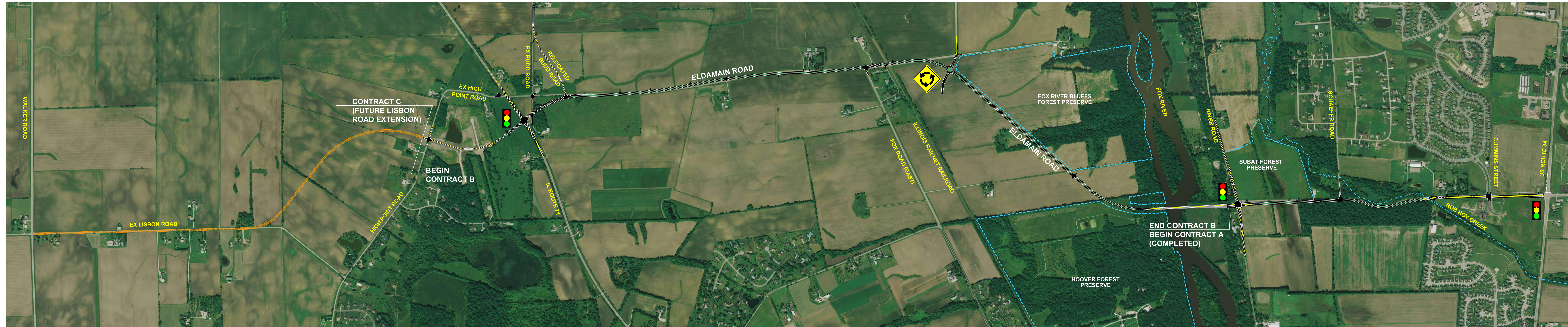
Proposed Roadway Improvements

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





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 Section 12:00 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 Section 11:00 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 Section 4:04.E 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'

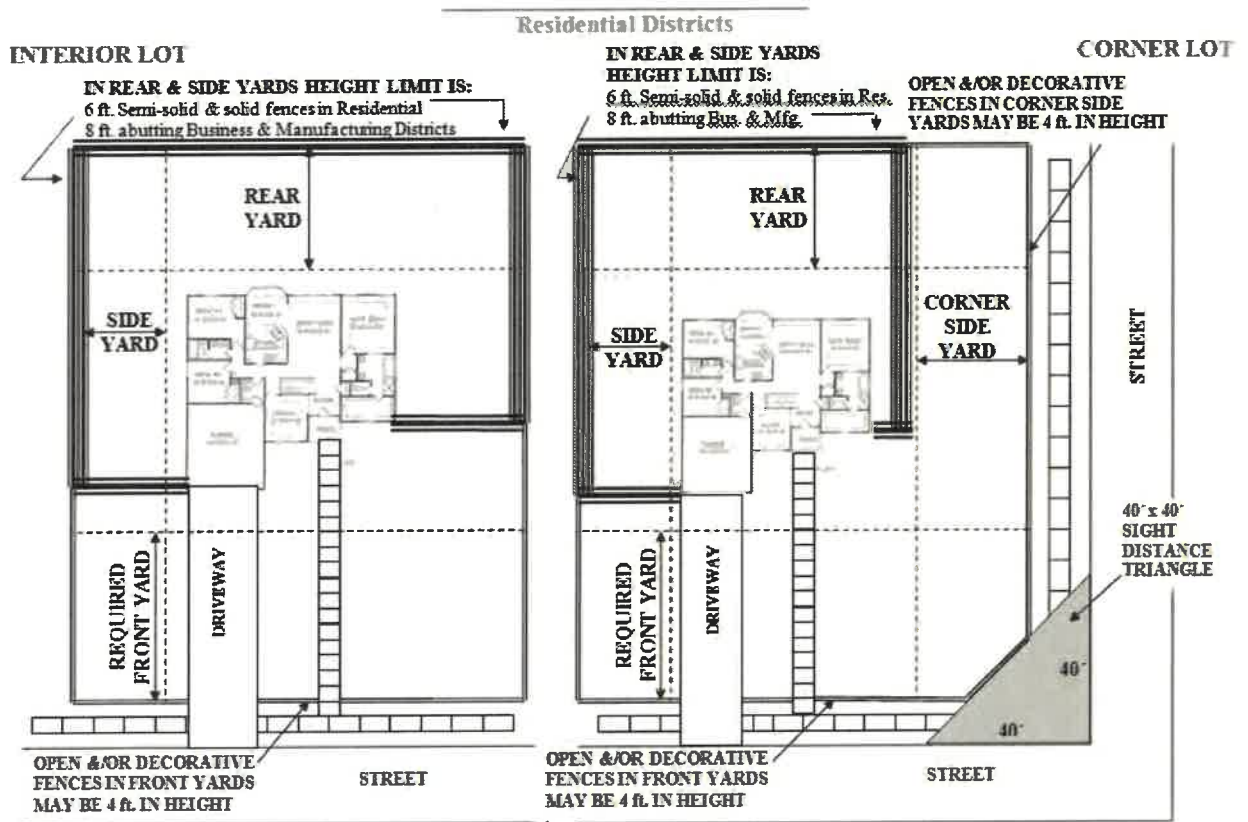
(*Amended 11/18/03*)

- 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

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:

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.

Appendix 1 Lot Size Guide--Agriculture and Residential Districts

This is a guide only. For exact requirements refer to provisions in Section which applies.

	A-1	R-1	R-2	R-3	R-4	R-5	R-6	R-7	RPD-1	RPD-2	RPD-3
Minimum Single-Family Residential Lot Size -- sq. ft.	130,000*	130,000	90,000	45,000	30,000	15,000	7,000	7,000	20,000	20,000	20,000
Minimum Lot Width -- ft.	200**	200'	lot depth	lot depth	lot depth	lot depth	lot depth	40% of lot depth	100'	100'	100'
Maximum Building Height -- ft.											
--Single-Family Residential		40'	40'	40'	40'	40'	40'	40'	40'	40'	40'
--Churches		45'	45'	45'	45'	45'	45'	24'	45'	45'	45'
--Other Non-Residential Uses	N/A	45'	45'	45'	45'	45'	45'	24'	45'	45'	45'
Front Yard Setback - ft. (minimum)											
--Freeway & Arterial Roads					40'	40'	40'	50'			
--Major & Minor Collector Roads					30'	30'	30'	40'			
--All other roads	**See Below	150' or 50'	50'	50'	25'	25'	25'	30'	30'	30'	30'
Side Yard Setback - ft. (minimum)	50'	50'	25'	10% of lot width	10% of lot width	10% of lot width	10% of lot width	10'	10% of lot width	10% of lot width	10% of lot width
Side Yard Setback - Corner Lot - ft. (minimum)	150'	50'	50'	30'	30'	30'	30'	30'	10% of lot width	10% of lot width	10% of lot width
Rear Yard Setback - ft. (minimum)	50'	50'	50'	50'	30'	30'	30'	30'	50'	50'	50'
Public Utilities Required W-Water; S-Sewer	N/A	N/A	N/A	N/A	S	S	W, S	S	N/A	N/A	N/A
Minimum Non-Residential Lot Size - Acres	N/A	N/A	5	5	5	5	5	5	***See Below	***See Below	**See Below
Lot Coverage - Maximum Percent	N/A	10%	12%	20%	20%	40%	40%	40%	See Ordinance	See Ordinance	See Ordinance
Density - No. of Units per Acre	N/A	N/A	N/A	0.8	1.2	2.2	3.5	15	.45(max) .33 (min.)	.65 (max) .45 (min.)	1 (max.) .86 (min.)
Gross Acres Required	N/A	Not Specified	<10	<10	N/A	N/A	N/A	N/A	Not Specified	Not Specified	Not Specified

*Minimum listed is for existing and replacement homes or A-1 conditional home permits. See A-1 District Regulations for specifics.

**A-1 Front Yard Requirements--100' from a dedicated road right-of-way or 150' from the center line of all adjacent roads.

***Minimum RPD non-residential lot sizes are specific to use. Please refer to the RPD regulations.

All "Special Use" lot sizes shall be specified in the Special Use Permit.
Updated 9/15/2020

Appendix 2 Lot Size Guide--Other Districts

This is a guide only. For exact requirements refer to provisions in the Section which applies.

	B-1	B-2	B-3	B-4	B-5	B-6	M-1	M-2	M-3
Minimum Lot Size - sq. ft.	10,000	10,000	10,000	20,000	As approved by the County Board	150,000	Not Specified	Not Specified	Not Specified
Minimum Lot Width - ft.	100'	100'	100'	100'	As approved by the County Board	250'	Not Specified	Not Specified	Not Specified
Maximum Building Height - ft.	35'	35'	35'	50'	As approved by the County Board	75'	Not Specified	Not Specified	Not Specified
Front Yard--ft.									
--Arterial Roadways	50'	50'	50'	50'		75'	50'	50'	
--Major or Minor Collector Roadways	40'	40'	40'	50'	As approved by the County Board	50'	40'	40'	
--All Other Streets	30'	30'	30'	40'	the County Board	40'	30'	30'	N/A
Side Yard--ft. (minimum)	10'	10'	20'	10'	As approved by the County Board	30'	10% of lot width (up to 20')	10% of lot width (up to 20')	TBD by ZBA
Rear Yard--ft. (minimum)	20'	20'	20'	10'	As approved by the County Board	40'	40'	40'	TBD by ZBA
Lot Coverage - Maximum Percent	75%	70%	70%	75%	As approved by the County Board	70%	60%	70%	Not Specified
Floor Area Ratio - Maximum	0.5	0.5	0.5	0.2	As approved by the County Board	0.5	N/A	N/A	Not Specified
Distance from Other Zoning Districts - ft.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	200'
Distance from Property Lines - ft.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100'
Distance from any Street or Road - ft.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	150'
Gross Acres Required	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10

*or 100' in B-1, B-2, B-3, B-4 or 125' in B-6 from the center line of all adjacent roads, whichever is greater

**or 90' in B-1, B-2, and B-3 or 100' in B-4 and B-6 from the center line of all adjacent roads, whichever is greater

***or 70' from the center line of all adjacent roads, whichever is greater; 75' in the B-1 and B-3; and 80' in the B-4; and 90' in B-6

****When adjoining property in an A-1 or R district or a municipality, a side yard equal to that required on the adjacent property shall be provided, but in no event shall the setback be less than the minimum listed above.

*****No building within 300' of a Residential district shall exceed 40' in height.

Updated 9/15/2020

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.