

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET, COURT ROOM
YORKVILLE, IL 60560
January 27, 2025 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant

Others Present: Tom Ryan, Nick Bellone, Mike Keith, Nick Standiford, Steve Grebner, and Paul Yearsley

PETITIONS:

Chairman Mohr swore in Tom Ryan, Nick Bellone, Mike Keith, Nick Standiford, Steve Grebner, and Paul Yearsley

The Zoning Board of Appeals started their review and re-opened the public hearing of Petition 24-35 at 8:44 p.m.

Petition 24 – 35 – Kendall County Regional Planning Commission

Request: Text Amendment to the Kendall County Code Amending the Parking Regulations in Front Yard Setbacks

Purpose: Petitioner Would Like to Allow Parking in the Interior ½ of the Front Yard Setback on Properties Zoned A-1

Mr. Asselmeier summarized the request.

Section 36-1013 (f) (6) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

“No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District.”
During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

After review by the Kendall County Regional Planning Commission on December 11, 2024, the proposal was clarified to read as follows:

“No parking and drive aisles are permitted in a required front setback except the interior one-half ($\frac{1}{2}$) of the front yard in **A-1 Agricultural District**, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. **Specifically, in the A-1 Agricultural District, no parking is allowed in the exterior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the exterior fifty feet (50') from the right-of-way line where a right-of-way existed.**”

Information was sent to the Townships on October 25, 2024. **No comments received.**

ZPAC reviewed the original proposal at their meeting on November 5, 2024. Discussion occurred regarding the history of front yard setback regulations. ZPAC voted to recommend approval of the proposal by a vote of seven (7) in favor and zero in opposition (0) with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 11, 2024. Discussion occurred regarding grandfathering and the applicability of the standards if a road is widened. The Commission wanted the setback distances of seventy-five feet (75') and fifty (50') emphasized in the regulation. Staff was requested to update the proposal to reflect this emphasis. The Kendall County Regional Planning Commission voted to continue this proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are provided.

At their meeting on January 22, 2025, the Kendall County Regional Planning Commission recommended approval of the proposal by a vote of ten (10) in favor and zero (0) in opposition. The minutes of the meeting are provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on December 16, 2024. The Kendall County Zoning Board of Appeals voted to continue to the proposal to the January 27, 2025, hearing by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

Member Fox made a motion, seconded by Member Whitfield, to recommend approval of the text amendment.

The votes were as follows:

Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The townships will be notified of the results of the public hearing.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on March 10, 2025, at 6:30 p.m. at the Historic Courthouse.

The Zoning Board of Appeals completed their review and closed the public hearing for Petition 24-35 at 8:46 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported the next meeting is March 3, 2025, and the only agenda items are Petition 24-30 and the by-laws amendment.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Cherry made a motion, seconded by Member Prodehl, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:51 p.m.

The next regularly scheduled meeting/hearing will be on Monday, March 3, 2025, in the Historic Courthouse.

Respectfully submitted by,
Wanda A. Rolf
Planning, Building and Zoning Part-Time Administrative Assistant

Exhibits

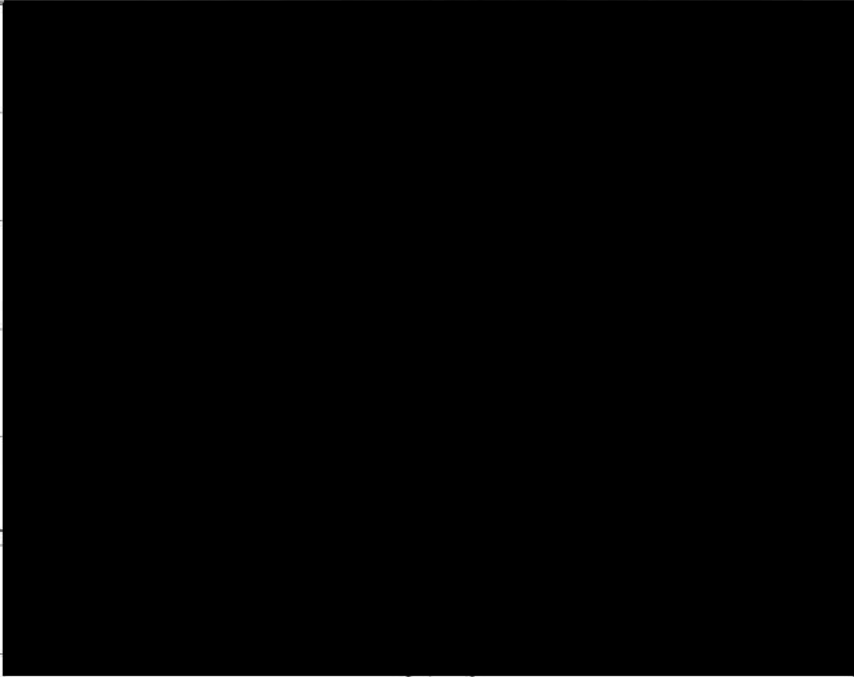
1. Memo on Petition 24-35 Dated January 23, 2025
2. Certificate of Publication for Petition 24-35 (Not Included with Report but on file in Planning, Building and Zoning Office)

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**KENDALL COUNTY
ZONING BOARD OF APPEALS**

JANUARY 27, 2025

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Tom Ryan		
Nick Bellone		
Mike Keith		
Nick Standiford		
Steve Grebner		
Paul Vassley		



DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: January 24, 2025
Re: Proposed Text Amendment Related to Allowing Parking in the Front Yard Setback of A-1 Zoned Properties (Petition 24-35)

Section 36-1013 (f) (6) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

“No parking and drive aisles are permitted in a required front setback except the interior one-half ($\frac{1}{2}$) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District.”

During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

After review by the Kendall County Regional Planning Commission on December 11, 2024, the proposal was clarified to read as follows:

“No parking and drive aisles are permitted in a required front setback except the interior one-half ($\frac{1}{2}$) of the front yard in **A-1 Agricultural District**, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. **Specifically, in the A-1 Agricultural District, no parking is allowed in the exterior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the exterior fifty feet (50') from the right-of-way line where a right-of-way existed.**”

Information was sent to the Townships on October 25, 2024.

ZPAC reviewed the original proposal at their meeting on November 5, 2024. Discussion occurred regarding the history of front yard setback regulations. ZPAC voted to recommend approval of the proposal by a vote of seven (7) in favor and zero in opposition (0) with three (3) members absent. The minutes of the meeting are provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 11, 2024. Discussion occurred regarding grandfathering and the applicability of the standards if a road is widened. The Commission wanted the setback distances of seventy-five feet (75') and fifty (50') emphasized in the regulation. Staff was requested to update the proposal to reflect this emphasis. The Kendall County Regional Planning Commission voted to continue this

proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are provided. The minutes of the meeting are provided.

At their meeting on January 22, 2025, the Kendall County Regional Planning Commission recommended approval of the proposal by a vote of ten (10) in favor and zero (0) in opposition. The minutes of the meeting are provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on December 16, 2024. The Kendall County Zoning Board of Appeals voted to continue to the proposal to the January 27, 2025, hearing by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing are provided.

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

MHA

Encs.: November 5, 2024, ZPAC Meeting Minutes (This Petition Only)
December 11, 2024, RPC Meeting Minutes (This Petition Only)
December 16, 2024, ZBA Hearing Minutes (This Petition Only)
January 22, 2025 RPC Meeting Minutes (This Petition Only)

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 5, 2024 – Unapproved Meeting Minutes

PBZ Chairman Seth Wormley called the meeting to order at 9:01 a.m.

Present:

Matt Asselmeier – PBZ Department
Lauren Belville – Health Department
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Commander Jason Langston – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Seth Wormley – PBZ Committee Chair

Absent:

Meagan Briganti – GIS Department
Greg Chismark – WBK Engineering, LLC
Fran Klaas – Highway Department

Audience:

James Kerrigan, Nicholas Bellone, and Nicholas Standiford

PETITIONS

Petition 24-35 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

Section 36-1013 (f) (6) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

"No parking and drive aisles are permitted in a required front setback except the interior one-half ($\frac{1}{2}$) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District."

During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

Accordingly, the redlined version of the text is as follows:

"No parking and drive aisles are permitted in a required front setback except the interior one-half ($\frac{1}{2}$) of the front yard in **A-1 Agricultural District**, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District."

Information was sent to the Townships on October 25, 2024. No comments received.

Mr. Holdiman asked if the setback was whichever was greater. Mr. Asselmeier said that, in terms of the setback, the whichever was greater language had been removed from the zoning regulations.

Mr. Guritz asked why the current provisions were in place and what about the impact of changing the regulations. Mr. Asselmeier explained that the requirement of not allowing parking in front yard setbacks had been in the Zoning Ordinance for a long time. However, the setback in the A-1 District had increased over time. Mr. Holdiman noted the increase of

businesses in the agricultural district, like landscaping businesses, that have the need for parking. Mr. Asselmeier said the ordinance already sets the number of parking spaces based on use; stormwater regulations would also apply.

Mr. Guritz made a motion, seconded by Ms. Belville, to recommend approval of the proposal to the Kendall County Regional Planning Commission.

The votes were follows:

Ayes (7): Asselmeier, Belville, Guritz, Holdiman, Langston, Olson, and Wormley

Nays (0): None

Abstain (0): None

Absent (3): Briganti, Chismark, and Klaas

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on December 11, 2024.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Commander Langston, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 9:31 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Director

Enc.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois*

Unapproved - Meeting Minutes of December 11, 2024 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Bob Stewart, and Claire Wilson

Members Absent: Seth Wormley

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Tom Ryan, Juan Hernandez, and Tom Ryan

PETITIONS

Petition 24-35 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

Section 36-1013 (f) (6) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

“No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District.”

During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

Accordingly, the redlined version of the text is as follows:

“No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in **A-1 Agricultural District**, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District.”

Information was sent to the Townships on October 25, 2024. No comments received.

ZPAC reviewed the proposal at their meeting on November 5, 2024. Discussion occurred regarding the history of front yard setback regulations. ZPAC voted to recommend approval of the proposal by a vote of seven (7) in favor and zero in opposition with three (3) members absent. The minutes of the meeting were provided.

Member Landovitz stated that the dimensions are not clearly stated. Mr. Asselmeier stated the parking is permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District. Member Landovitz favored more explicitly stating the seventy-five foot (75') and fifty foot (50') requirement.

The amendment would read “No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in **A-1 Agricultural District**, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. **Specifically, for properties located in the A-1 Agricultural District, parking and driving aisles are permitted within the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.**”

Member Wilson asked if the proposal applied to all roads or rights-of-way. Mr. Asselmeier responded that, if a road authority widened a road, the property would be grandfathered. The property owner could also pursue a variance under the argument that the State created the hardship/non-conformity. Member Wilson discussed a case in Channahon where a restaurant could not be rebuilt.

Member Landovitz made a motion, seconded by Member Bernacki, to continue the Petition to the January 22, 2025, meeting at the Historic Courthouse.

The votes were as follows:

Ayes (9): Ashton, Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Rodriguez, Stewart, and Wilson
Nays (0): None
Absent (1): Wormley
Abstain (0): None

The motion carried.

The proposal returns to the Kendall County Regional Planning Commission on January 22, 2025.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the application deadline for the January meeting is December 24, 2024. Petitions 24-30 and 24-35 will be on the agenda.

Member Landovitz appreciated the Staff for updating the ordinance as necessary. Mr. Asselmeier said that the Staff was proposing text amendments reducing the number of plats submitted for certain applications.

Member Wilson suggested only including a summary instead of complete NRI Reports.

ADJOURNMENT

Member Wilson made a motion, seconded by Member Hamman, to adjourn. With a voice vote of nine (9) ayes,

the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:05 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM, Director

Enc.



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
DECEMBER 11, 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)
Tom Ryan		
Juan Hernandez		
Steve Gengler		

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
December 16, 2024 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, Jillian Prodehl, Dick Thompson, and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant

Others Present: Michael Faulkner and Miranda Marshall-Faulkner

PETITIONS:

The Zoning Board of Appeals started their reviews of Petitions 24-30 and 24-35 and opened the public hearings for both at 7:01 p.m.

Petition 24 – 30 – Nicholas S. Bellone on Behalf of Ament Solar 1, LLC (Tenant) and Janet M. Dhuse on Behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (Owner)

Request: Special Use Permit for a Commercial Solar Energy Facility and Variance to Section 36-282(17)(a) of the Kendall County Code to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement

PINs: 05-16-300-006 and 05-17-400-005

Location: South of 9949 and 10021 Ament Road, Yorkville in Kendall Township

Purpose: Petitioner Would Like to Install a Commercial Solar Energy Facility; Property is Zoned A-1

Petition 24 – 35 – Kendall County Regional Planning Commission

Request: Text Amendment to the Kendall County Code Amending the Parking Regulations in Front Yard Setbacks

Purpose: Petitioner Would Like to Allow Parking in the Interior ½ of the Front Yard Setback on Properties Zoned A-1

At the request of the Petitioners, Chairman Mohr stated that Petition 24 – 30 and Petition 24 – 35 will be continued until the January 27, 2025, meeting, at 7:00 p.m., at the Historic Courthouse.

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals completed their reviews and recessed the public hearings for Petition 24-30 and 24-35 at 7:02 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported that the next application deadline was December 24, 2024. The only petitions, to date, for the January hearing are the solar project on Simons Road and the solar project on Ament Road and the two (2) petitions continued at tonight's meeting.

Michael Faulkner, a property owner in the A-1 district, wanted to speak about Petition 24-35, the parking regulations in the front yard setbacks.

Mr. Asselmeier spoke regarding the issue with the setbacks. It was noted that at their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

Mr. Faulkner asked why he could not park within the first twenty-five feet (25') of the road if he is a owns property zoned A-1. Mr. Asselmeier stated that Mr. Faulkner is not allowed to count that parking spot as his principal, required parking spot.

Miranda Marshall-Faulkner discussed the situation at 1539 Collins Road regarding the demolition of the house and their concerns about setbacks at the property.

The reasoning behind this proposal was because there was a landscaping business that wanted to have their required parking spaces in the front yard setback and that is against regulation.

Chairman Mohr asked Mr. and Mrs. Faulkner to attend the January 27, 2025, meeting, at 7:00 p.m., at the Historic Courthouse.

Starting in January, the meetings will be in the Historic Courthouse.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Prodehl, to adjourn.

With a voice vote of seven ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:33 p.m.

The next regularly scheduled meeting/hearing will be on Monday, January 27, 2025, in the Historic Courthouse.

Respectfully submitted by,
Wanda A Rolf
Planning, Building and Zoning Part-Time Administrative Assistant

Exhibits

1. Memo on Petition 24-35 Dated December 12, 2024
2. Certificate of Publication for Petition 24-35 (Not Included with Report but on file in Planning, Building and Zoning Office)

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois*

Unapproved - Meeting Minutes of January 22, 2025 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:03 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: None

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Steve Grebner, Steve Gengler, Tom Ryan, and Nick Standiford

PETITIONS

Petition 24-35 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

Section 36-1013 (f) (6) (a) (1) of the Kendall County Code contains the following regulations regarding parking in the front yard setbacks:

“No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District.”
During the review of the special use permit for a landscaping business between 3900 and 3716 Stewart, Staff was requested to investigate allowing parking in a portion of the required front yard setbacks.

The front yard setbacks for properties zoned A-1 are one hundred fifty feet (150') from the centerline and one hundred feet (100') from the right-of-way line.

The consensus among the members of the Kendall County Regional Planning Commission was that this requirement was too large and prevented property owners from using their land effectively.

At their meeting on October 23, 2024, the Kendall County Regional Planning Commission decided to initiate a text amendment to the Kendall County Code allowing parking in the A-1 Zoning District in the interior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the interior fifty feet (50') from the right-of-way line where a right-of-way existed.

After review by the Kendall County Regional Planning Commission on December 11, 2024, the proposal was clarified to read as follows:

“No parking and drive aisles are permitted in a required front setback except the interior one-half (½) of the front yard in **A-1 Agricultural District**, M-1 Limited Manufacturing District, or M-2 Heavy Industrial District. **Specifically, in the A-1 Agricultural District, no parking is allowed in the exterior seventy-five feet (75') from the centerline for properties where the right-of-way was not dedicated and the exterior fifty feet (50') from the right-of-way line where a right-of-way**

existed.”

Information was sent to the Townships on October 25, 2024. No comments received.

ZPAC reviewed the original proposal at their meeting on November 5, 2024. Discussion occurred regarding the history of front yard setback regulations. ZPAC voted to recommend approval of the proposal by a vote of seven (7) in favor and zero in opposition (0) with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 11, 2024. Discussion occurred regarding grandfathering and the applicability of the standards if a road is widened. The Commission wanted the setback distances of seventy-five feet (75') and fifty (50') emphasized in the regulation. Staff was requested to update the proposal to reflect this emphasis. The Kendall County Regional Planning Commission voted to continue this proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are provided. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on December 16, 2024. The Kendall County Zoning Board of Appeals voted to continue to the proposal to the January 27, 2025, hearing by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

Member Wormley made a motion, seconded by Member Landovitz, to recommend approval of the text amendment.

The votes were as follows:

Ayes (10): Ashton, Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Rodriguez, Stewart, Wilson, and Wormley
Nays (0): None
Absent (0): Wormley
Abstain (0): None

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on January 27, 2025.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported there were no petitions for the February 26th meeting.

ADJOURNMENT

Member Wilson made a motion, seconded by Member Hamman, to adjourn. With a voice vote of ten (10) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:08 p.m.


Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM, Director

Encs.

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**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
JANUARY 22, 2025**

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)
Steve Grebner		sgrebner@kendalltwp.com
Steve Gengler		SGengler@Kendalltwp.com
Nick Standford		
Tom Ryan		