

ORDINANCE NUMBER 2025- 07

**TEXT AMENDMENTS PERTAINING TO PARKING REGULATIONS IN FRONT YARD
SETBACKS IN THE ZONING CHAPTER OF THE KENDALL COUNTY CODE**

WHEREAS, Section 36-42 of the Kendall County Code permits the Kendall County Board to approve text amendments and provides the procedure through which text amendments are granted; and

WHEREAS, Section 36-1013 (f) (6) (a) (1) of the Kendall County Code forbids parking and driving aisles in a required front yard setback except the interior one-half (1/2) of the front yard in an M-1 Limited Manufacturing District or M-2 Heavy Industrial District; and

WHEREAS, the Kendall County Regional Planning Commission, hereinafter be referred to as "Petitioner", desires to allow parking in a portion of the front yard setback on properties zoned A-1 Agricultural District; and

WHEREAS, on or about October 23, 2024, the Petitioner submitted text amendments to the Kendall County Code allow parking in the interior seventy-five feet (75') from the centerline 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 on properties zoned A-1 Agricultural District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on November 21, 2024, the Kendall County Zoning Board of Appeals initiated a public hearing on December 16, 2024, at 7:00 p.m., in the County Office Building, at 111 W. Fox Street, in Yorkville, and continued the public hearing to January 27, 2025, at 7:00 p.m., in the Historic Court House, at 110 W. Madison Street, in Yorkville, at which the Petitioner presented evidence, testimony, and exhibits in support of the requested text amendment and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended approval of the text amendments on January 27, 2025; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing, and has forwarded to the Kendall County Board a recommendation approval of the requested text amendments; and

WHEREAS, the Kendall County Board has considered the recommendations of the Planning, Building and Zoning Committee and the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, that the Kendall County Code be amended as follows:

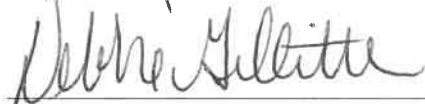
- I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.

II. Amended Text: The present language contained in Section 36-1013 (f) (6) (a) (1) of the Kendall Code is hereby amended 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 an 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.”

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 18th day of March, 2025.

Attest:



Kendall County Clerk
Debbie Gillette


Kendall County Board Chairman
Matt Kellogg