



AGENDA ITEM SUMMARY

Agenda Date	September 8, 2025
Requested Action	Consider a request for a variance to chapter 2.11.10(a), left turn lanes, of the Engineering Design Manual (EDM) for a property located at 109 Ammann Road (KCAD310823 and 11864).
Contact Person	Abigail Knott – City Engineer
Background Information	<p>The applicant requests a variance to the City’s Engineering Design Manual (EDM) for the property at 109 Ammann Road to remove the requirement to construct a left-turn lane on Ammann Road. The applicant’s request is based upon the limited primary operations only being Sunday mornings between 10:15 a.m. and 11:15 a.m.</p> <p>BACKGROUND:</p> <p>In February 2021, City Council adopted the Engineering Design Manual concurrent with the Unified Development Code (UDC). In April 2023, City Council adopted amendments to the Engineering Design Manual, including a revised lower threshold for left-turn lanes. The current EDM requires left turn lanes to be provided at intersections and site access points when the projected left turning movements are 5 or more vehicles during the peak hour of traffic.</p> <p>Turn lanes at driveways and intersections serve several key purposes:</p> <ul style="list-style-type: none">• Improved Safety: Separating vehicles from through traffic reduces the likelihood of rear-end and angle collisions.• Reduced Congestion: Turn lanes keep through traffic moving by removing slower turning vehicles from the main travel lane.• Better Access: Drivers entering or exiting private driveways can do so more safely and with less delay.• Long-Term Benefit: As traffic volumes grow, these improvements ensure that both public roadways and private developments function well together.

	<p>ANALYSIS:</p> <p>The site at 109 Ammann Road is approximately 18.14 acres and is within the City’s Extraterritorial Jurisdiction (ETJ). Ammann Road is a classified roadway on both the city and county throughfare plans; a “Collector” Road on the city plan and “Major” Road on the county’s plan. The section of Ammann Road adjacent to the project is under the jurisdiction of Kendall County. It is currently a rural two-lane road without turn lanes, curbs, or shoulders with a speed limit of 45 mph.</p> <p>The proposed development is a 47,423 square foot new church facility. Two driveways are proposed with the project: one driveway with full access and a second gated location for emergency access only.</p> <p>Per the traffic data provided by the applicant, the proposed project is required by City’s EDM to provide both a right deceleration lane and a left turn lane at the proposed project driveway.</p> <p>VARIANCE REQUEST:</p> <p>Per the provided variance application, the applicant proposes to utilize a uniformed police officer on-site during Sunday services to direct traffic instead of construction of the left turn lane on Ammann Road.</p> <p><u>MOTIONS FOR CONSIDERATION:</u></p> <p>The following motions are provided to assist the Commission’s decision.</p> <ul style="list-style-type: none"> - I move that the Planning and Zoning Commission APPROVE the variance request to Engineering Design Manual Chapter 2.11 to waive construction of a left-turn lane on Ammann Road. - I move that the Planning and Zoning Commission DENY the variance request to Engineering Design Manual Chapter 2.11 to waive construction of a left-turn lane on Ammann Road.
<p>Item Justification</p>	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Customer Pull <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input checked="" type="checkbox"/> Other: <u>Variance Request</u> </div> </div>

Strategic Alignment <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	N/A
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Variance Application, Variance Exhibit, Letter received from Kendall County, City Thoroughfare plan, County Thoroughfare plan