

**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**
110 West Madison Street • East Wing Conference Room
• Yorkville, IL • 60560
AGENDA

Wednesday, August 26, 2020 – 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 (Scott Gryder), Kendall County Soil and Water Conservation District Representative (Alyse Olson), Kendall County Planning, Building and Zoning Committee Chairman or Designee (Matthew Prochaska), and Jeff Wehrli

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from July 22, 2020 Meeting (Pages 2-4)

NEW/OLD BUSINESS

1. Review of Petition 20-01, Request from the Planning, Building and Zoning Committee for Proposed Changes to the Kendall County Recreational Vehicle and Campground Regulations (Pages 5-19)

OTHER BUSINESS/ANNOUNCEMENTS

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, September 23, 2020

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
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
5:00 p.m.
Meeting Minutes of July 22, 2020***

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

Members Present: Bill Ashton, Larry Nelson, Alyse Olson, Matthew Prochaska, and Jeff Wehrli

Member Absent: Scott Gryder and Randy Mohr

Others Present: Matt Asselmeier and Mike Hoffman

Alyse Olson introduced herself to Committee members.

APPROVAL OF AGENDA

Without objection, the agenda was approved as presented.

APPROVAL OF MINUTES

Mr. Ashton made a motion, seconded by Mr. Wehrli, to approve the minutes of the January 22, 2020 meeting. With a voice vote of five (5) ayes, the motion carried.

Mr. Wehrli made a motion, seconded by Mr. Ashton, to approve the minutes of the June 29, 2020 special meeting. With a voice vote of five (5) ayes, the motion carried.

NEW/OLD BUSINESS

1. Review of Petition 20-14, Request from the Kendall County Regional Planning for Proposed Changes to the Kendall County Zoning Ordinance

Mr. Asselmeier outlined the approval process.

The proposal will be one petition.

Discussion occurred about having the document searchable and codification. Discussion also occurred about tracking map and text amendments after codification.

Discussion also occurred about capturing information from various versions of GIS maps; Mr. Prochaska will ask GIS about this activity.

Mr. Asselmeier noted the change to the definition of banner signs, giving the Regional Planning Commission the ability to create bylaws, and adding information regarding the two hundred foot (200') soil grid and unsuitable soils for conventional septic systems to the consideration of open space. Mr. Asselmeier also noted that places of worship in the RPD Districts can be a conditional use or a special use depending on when the place of worship was developed.

If a conflict exists between the text and an appendix, the text has priority.

Discussion occurred regarding grandfathering.

Mr. Asselmeier noted the changes to research home occupations and notice requirements for the Zoning Board of Appeals had been previously denied by the County Board.

Other than Petition 20-01 pertaining to campgrounds, no open text amendments exist.

Mr. Prochaska made a motion, seconded by Mr. Wehrli, to forward the proposal to the Regional Planning Commission with a positive recommendation. With a voice vote of five (5) ayes, the motion carried.

2. Review of Petition 20-01, Request from the Planning, Building and Zoning Committee for Proposed Changes to the Kendall County Recreational Vehicle and Campground Regulations

Mr. Asselmeier provided background information on the proposal. The proposal updates the regulation and incorporates the 1983 ordinance as updated into the Zoning Ordinance. If changes occurred, the changes would not apply to existing campgrounds or RV parks, unless the existing campground or RV park requests changes to their special use permits.

The consensus was to have certain definitions apply to campgrounds and RV parks only.

Discussion occurred about campground registries and permanent occupancy.

Mr. Prochaska made a motion, seconded by Chairman Nelson, to postpone consideration for one (1) month. With a voice vote of five (5) ayes, the motion carried.

3. Discussion of Amending the Future Land Use Map in Land Resource Management Plan by Having the Transportation Plan Correspond to the 2019-2039 Long Range Transportation Plan, Updating Municipal Boundaries, Reclassifying Islands in the Fox River from Unknown to Open Space and Reclassifying the Remaining Unknown Properties to Match Adjoining Land Use Classifications

Mr. Asselmeier presented the proposal.

Chairman Nelson requested that the proposal be amended to show Miller Road going into DeKalb County.

Mr. Asselmeier will invite Fran Klaas and Chairman Gryder to an upcoming Committee meeting. Mr. Klaas will be asked to bring maps.

Mr. Asselmeier informed the Committee that the renovations to County Board Room could start in August. The next meeting of the Committee could occur in the Historic Courthouse.

Discussion occurred regarding the renovations to the County Board Room.

Mr. Prochaska left at this time (6:11 p.m.).

Mr. Wehrli made a motion, seconded by Mr. Ashton, to layover this request. With a voice vote of four (4) ayes, the motion carried.

CITIZENS TO BE HEARD/PUBLIC COMMENT

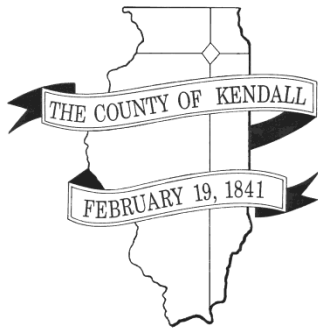
None

ADJOURNMENT:

The next meeting will be August 26, 2020. Mr. Wehrli made a motion to adjourn the meeting, seconded by Mr. Ashton. With a voice vote of four (4) ayes, the motion carried.

The meeting adjourned at 6:13 p.m.

Respectfully submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

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MEMORANDUM

To: Kendall County Comprehensive Land Plan and Ordinance Committee

From: Matthew H. Asselmeier, AICP, CFM Senior Planner

Date: 8/4/2020

Subject: Petition 20-01 Amendment to the Kendall County Recreational Vehicle Park and Campground Regulations

Following the Comprehensive Land Plan and Ordinance Committee's July meeting, Staff updated certain definitions to apply to Campground and Recreational Vehicle Parks only. The definition of Recreational Vehicle still requires additional discussion.

In summary, the proposed changes are as follows:

1. Repeals the 1983 Recreational Vehicle Park and Campground regulations in their entirety.
2. The purpose section from 1983 regulations was not incorporated into the Zoning Ordinance because a purpose section already exists in the Zoning Ordinance.
3. The definition of Business Day was added to the Zoning Ordinance.
4. The definitions of Camper and Tent were added to the Zoning Ordinance from the 1983 regulations.
5. The definitions of Campground and Recreational Vehicle Park Sanitary Station, Campground and Recreational Vehicle Park Service Buildings were changed to focus solely on campgrounds and recreational vehicle parks. The remainder of the definitions come from the 1983 regulations.
6. The definition of Campground and Recreational Vehicle Park Collector Streets or Collector Roads was added to the Zoning Ordinance.
7. The definition of Campground and Recreational Vehicle Park Minor Streets was added to the Zoning Ordinance.
8. The definition of Picnicker was added to the Zoning Ordinance.
9. The definition of Recreational Vehicle Park or Campground was added from the 1983 regulations with additional language regarding permanent place of abode.
10. The definition of Register was added to the Zoning Ordinance.
11. The definition of Accessory Building or Use was amended.

12. The definition of Lot was amended.
13. The definition of Recreational Areas was amended.
14. The definition of Recreational Vehicles was amended and requires additional discussion.
15. Section 2 from the 1983 regulations was placed inside the Zoning Ordinance with an amendment that the reference to the Kendall County ACSC office was changed to the Soil and Water Conservation District (Section a.6.xv).
16. Throughout the regulation, reference to the Zoning Department was changed to the Planning, Building and Zoning Department.
17. Throughout the regulation, numbers are spelled out completely.
18. Section 3 from the 1983 regulation was placed inside the Zoning Ordinance.
19. The reference to the Kendall County Soil and Erosion Ordinance was changed to Stormwater Management Ordinance (Section n).
20. The requirement that campgrounds and parks not cause demands that increase additional public funds to be expended for fire or police services was deleted because this requirement was difficult to quantify (Section hh). The subsequent sections of would be re-lettered to reflect this deletion.
21. The requirement that no permanent resident is allowed to live at a campground or recreational vehicle park was added (Section jj).
22. The penalties section from the 1983 regulations was removed because a penalties section already exists in the Zoning Ordinance.
23. The requirement that recreational vehicle parks and campgrounds provide their registers within two (2) business days of request was added (Section kk.3).
24. A reasonable notice requirement for inspections was added (Section kk.4).
25. The maximum continuous stay requirement that is currently in Zoning Ordinance was deleted.
26. Section 9.05.C.15, regarding recreational camps and recreational vehicle parks as special uses in the B-4, M-1, and M-2 District was changed to reference the A-1 special use requirements.

A copy of the 1983 regulations and the redlined version of this proposal are attached.

If you have any questions, please let me know.

Thanks,

MHA

Encs.

KENDALL COUNTY
RECREATIONAL VEHICLE PARK
AND CAMPGROUND REGULATIONS

1.00 PURPOSE

This ordinance is designed to:

- 1.01 Protect and maintain productive agricultural lands;
- 1.02 Protect and maintain the future development of agricultural operations by protecting existing agricultural operations from incompatible uses;
- 1.03 Prevent excessive increases in public service costs by directing proposed campgrounds to areas served by or adjacent to public service facilities;
- 1.04 Protect the County's high quality recreational resource areas including wooded areas, natural watercourses, ponds, wetlands, unique topographic features, and slopes exceeding 10%, and,
- 1.05 Insure that Recreational Vehicle Parks and Campgrounds maintain the high quality of the County's recreational resource areas.

2.00 DEVELOPMENT APPLICATION AND SITE PLAN REQUIREMENTS

2.01 All applications for a permit to operate a recreational vehicle park or campground shall contain the following:

- a. Name, address and telephone number of applicant.
- b. Percentage of interest of the applicant and/or owners in the proposed campground.
- c. Name and address of all persons holding an interest or having an interest in the proposed campground.
- d. Location, address and legal description of the entire proposed campground.
- e. Existing zoning of subject property and all adjacent properties.
- f. Complete engineering plans and specifications of the proposed campground showing:
 1. The area and dimensions of the entire tract of land;
 2. The number, location and size of all lots intended for use by recreational vehicles or tents;
 3. The number, location and size of all unimproved, partially improved and fully improved lots;
 4. The location, right-of-way and surfaced roadway width and surfacing materials of roadways and walkways;
 5. The location of proposed interior vehicular and pedestrian circulation patterns;
 6. The location of service buildings, sanitary stations and any other existing or proposed structures;
 7. The location of water and sewer lines;
 8. Plans and specifications of all buildings constructed or to be constructed within the campground;
 9. Plans and specifications of the water supply, refuse and sewage disposal facilities, pet exercise and sanitation areas;

10. The location and details of lighting and electrical systems;
11. The location of fire hydrants, if provided;
12. Location of all drainage easements to comply with County drainage plans.
13. Quantity and point or area of departure of storm water runoff prior to and subsequent to construction of the proposed RV park.
14. Erosion control and landscaping plans;
15. Kendall County ASCS soils report;
16. The calendar months of the year during which the applicant will operate the proposed campground.

Where a campground development is proposed for construction in a series of stages, a master plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.

2.02 Every application for the construction, operation, maintenance and occupancy for a campground shall be accompanied with plans and specifications, fully setting out the trailer spaces, the position of each RV, motor vehicle parking spaces, the driveway giving access thereto and a plan of landscaping. Before any permit is issued for a campground and the use thereof, the plans and specifications shall first be approved by the Kendall County Building and Zoning Department and the Kendall County Health Department, taking into account all the provisions as set out herein, as well as such special conditions as may be imposed by the Kendall County Board or its specified subcommittee, and provided further that said plans and specifications are in accordance with State regulations governing campgrounds.

2.03 After completing the necessary zoning requirements and when upon review of the application, the Building and Zoning Department has determined that the proposed plan meets all requirements of this Ordinance, a permit shall be issued.

3.00 CRITERIA TO BE USED IN EVALUATING RECREATIONAL VEHICLE PARKS

- 3.01 Compatibility with nearby agricultural and other land uses;
- a. The park or campground must be screened from nearby agricultural and other land uses by a vegetative buffer other than multiflora rose or honeysuckle. The width of the buffer should vary in proportion to the maximum campground or park population up to a maximum of 300 feet.
 - b. The periphery of the park or campground, except at designated access roads, must be completely enclosed and maintained by a fence which will not permit people or farm animals to pass through it;
 - c. The park or campground must maintain litter control and refuse collection so as to prevent litter or refuse from blowing onto or otherwise being deposited on nearby lands;
 - d. Traffic from the park or campground must not seriously impair the movement of or cause hazard to agricultural and vehicular traffic.
- 3.02 Maintaining and protecting high quality recreational resource areas;
- a. All lands classified as floodplains shall remain in permanent open space;
 - b. No more than 20% of any forest shall be cleared or developed and the remaining 80% shall be retained in permanent open space;
 - c. All ponds, wetlands, and watercourses shall be left in permanent open space and no dredging, filling, or diversion of water shall be permitted;

- d. Storm water runoff shall be limited to the rate which would occur under natural conditions;
- e. All ponds, wetlands, and watercourses are to be protected from erosion and sedimentation in accordance with the Kendall County Soil and Erosion ordinance;
- f. Areas with slopes greater than 15% are to be retained in permanent open space;
- g. Scenic views from public highways or adjoining lands must be maintained.

3.03 Insuring high quality recreational vehicle parks or campgrounds.

- a. The park or campground should provide separate circulation systems for vehicles and pedestrians;
- b. Access to the park must be safe and convenient;
- c. To insure adequate open space and protection of resource areas, lots within the park or campground should be clustered;
- d. Internal roads, except one main collector road, should be one way and no wider than 18';
- e. Collector roads should be no wider than 24';
- f. Recreation facilities within the park should be in proportion to the maximum park population;
- g. Recreational space within the park should be in proportion to the maximum park population and may include up to 60% of the park or campground;
- h. Water supply and waste disposal facilities shall be designed, constructed and maintained in accordance with Health Department regulations.
- i. The storage, collection and disposal of refuse shall be performed as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions;
- j. No parking is permitted on interior roads;
- k. All outdoor cooking facilities shall be located, constructed, and maintained to minimize fire hazard and smoke nuisance;
- l. All accessory uses should be limited to park residents;
- m. There shall be no indication of retail accessory uses visible from any public road or street;
- n. Lots in the park or campground must be at least 1500 square feet;
- o. Trailers and accessory structures must be separated from one another by at least 10 feet in all directions;
- p. Off street parking is to be provided at the rate of 2.25 parking spaces per lot.

3.04 Prevent excessive increases in Public Service Costs.

- a. Traffic generated by the maximum park or campground population must not exceed capacities of the local traffic network or cause public funds to be used for traffic safety or control improvements;
- b. Demands produced by the park or campground for fire or police service must not cause additional public funds to be used to maintain current service levels;
- c. Demands for public water or sanitary waste disposal must not overburden current facilities;
- d. No recreational vehicle or trailer shall be used as a permanent place of abode. Continuous occupancy beyond three months is considered to be permanent.

4.00 PENALTIES

Any person who violates any provision of this Ordinance shall upon conviction be punished by a fine of not less than \$200 nor more than \$500; each day's failure of compliance with any such provision shall constitute a separate violation.

5.00 INSPECTION OF RECREATIONAL VEHICLE PARK OR CAMPGROUND

5.01 The Building and Zoning Department and the Health Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance, but in no case shall such inspection take place less than once per year.

5.02 The Zoning Department and the Health Department shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.

5.03 The Zoning Department and the Health Department shall have the power to inspect the register containing a record of all campers and picnickers of the park.

5.04 It shall be the duty of the park management to give the Zoning Department and the Health Department free access to all lots and other areas at reasonable times for the purpose of inspection.

5.05 It shall be the duty of every camper or picnicker in the park to give the owner thereof or his agent or employee access to any part of such recreational vehicle park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance and to facilitate inspections.

6.00 DEFINITIONS

ACCESSORY BUILDINGS. Those buildings which house facilities or services relating to recreational uses at the park or campground.

CAMPER. Any person or persons occupying a recreational vehicle and/or tent for recreational purposes.

COLLECTOR STREETS. Any park street which extends from a park entrance street and intersects with three or more other streets or any street which intersects with five or more other streets or any street which extends for more than 1200 feet.

DAILY USER. Any person or persons using the park for recreational purposes on a daily basis.

GROUP CAMPING. The assembly of not more than 30 recreational vehicles and/or tents when registered as a group in advance with the park management. Normally, these groups are youth, scouting and clubs in an approved designated area for the purpose of recreational camping.

HEALTH AUTHORITY. The Kendall County Health Department or the Illinois Department of Public Health.

LOT. A parcel of land designated on the official plot plan for the placement of a single recreational vehicle or tent and for the exclusive use of its occupants.

MINOR STREETS. Any park street which is not a collector street.

Kendall County Recreational Vehicle Park and Campground Regulations

RECREATIONAL AREA. Area which is set aside for non-camping use. Recreational areas may include space for service buildings and/or accessory buildings as well as natural open space, children's playgrounds and other recreational facilities.

RECREATIONAL VEHICLE (RV). A vehicular portable structure designed as a temporary dwelling for travel, recreational or vacation uses, and to be used without a permanent foundation.

RECREATIONAL VEHICLE PARK OR CAMPGROUND. A contiguous parcel of land which has been developed for the non-permanent placement of recreational vehicles and/or tents. Recreational Vehicle Parks may not be operated in whole or in part for the lease or rent of such vehicles by the park owner(s) or operator(s), nor can any such vehicle be inhabited for purposes of permanent year-round dwelling units.

SANITARY STATION. Facility used for removing and disposing of wastes from RV holding tanks.

SERVICE BUILDINGS. Those required in all parks or campground, including those which house sanitary facilities, shelters.

TENT. Collapsible shelter of canvas or other material stretched and sustained by poles fixed in the ground and used for a temporary outdoor camping shelter.

PASSED THIS 14th day of
June, 1983.

ATTEST:



Jean P. Brady, Clerk



Frank Coffman, Chairman
Kendall County Board

RV Park and Campground Amendments

Repeal 1983 Recreational Vehicle Park and Campground Regulations in their entirety.

Amend Section 3.02 by adding the following terms and definitions:

BUSINESS DAY. A day when the Kendall County Planning, Building and Zoning Department is open for business.

CAMPER. Any person or persons occupying a recreational vehicle and/or tent for recreational purposes.

CAMPGROUND AND RECREATIONAL VEHICLE PARK COLLECTOR STREETS OR COLLECTOR ROADS. Any park street which extends from a park entrance street and intersects with three or more other streets or any street which intersects with five or more streets or any street which extends for more than 1200 feet.

CAMPGROUND AND RECREATIONAL VEHICLE PARK MINOR STREETS. Any park street which is not a collector street.

CAMPGROUND AND RECREATIONAL VEHICLE PARK SANITARY STATION. Facility used for removing and disposing of wastes from RV holding tanks.

CAMPGROUND AND RECREATION VEHICLE PARK SERVICE BUILDINGS. Those required in all parks or campground, including those which house sanitary facilities, shelters.

PICNICKER. Any person or persons that visits the recreational vehicle park or campground, but does not stay overnight and is not employed by the recreational vehicle park or campground.

RECREATIONAL VEHICLE PARK OR CAMPGROUND. A contiguous parcel of land which has been developed for the non-permanent placement of recreational vehicles and/or tents. Recreational Vehicle Parks may not be operated in whole or in part for the lease or rent of such vehicles by the park owner(s) or operator(s), nor can any such vehicle be inhabited **as a permanent place of abode as defined in Section 7.01.D.**

REGISTER. In cases of recreational vehicle parks and campgrounds, a listing of the names, make of car, and license plate number of all campers and picnickers. Said list shall identify each person as a camper or a picnicker, the date the person arrived on the property, and the date that the person left the property. In the case of campers, the register shall also list which lot(s) the person camped.

TENT. Collapsible shelter of canvas or other material stretched and sustained by poles fixed in the ground and used for a temporary outdoor camping shelter.

Amend Section 3.02 by changing the following terms and definitions:

ACCESSORY BUILDINGS OR USE. An "accessory building or use" is one which:

1. Is subordinate to the principal building or principal use served in terms of area and function; and
2. Contributes to the comfort, convenience, or necessity of occupants of the principal use served.

In cases of recreational vehicle parks and campgrounds, accessory buildings or **accessory structures** are those buildings which house facilities or services relating to recreational uses at the park or campground.

LOT. A parcel of land legally described as a distinct portion or piece of land of record.

In cases of recreational vehicle parks and campgrounds, a lot is a parcel of land designated on the official plot plan for the placement of a single recreational vehicle or tent and for the exclusive use of its occupants.

RECREATIONAL AREAS. Parks and open space devoted primarily to the pursuit of outdoor recreational activities such as golf courses, fishing lakes, playgrounds, trails and nature preserves; does not include outdoor commercial sporting activities. **In cases of recreational vehicle parks and campgrounds**, areas which are set aside for non-camping use. Recreational areas may include space for service buildings and/or accessory buildings as well as natural open space, children's playgrounds and other recreational facilities.

RECREATIONAL VEHICLE (RV). A vehicular portable structure designed as a temporary dwelling for travel, recreational or vacation uses, and to be used without a permanent foundation or a vehicle that is built on a single chassis, designed to be self-propelled or permanently towable by a light duty vehicle, and designed primarily for recreation, camping, travel or seasonal use. For purposes of regulation in this code, pickup campers, jet skis, boats, snowmobiles, or similar vehicles shall also be considered to be recreational vehicles. **(Need to Discuss Definition)**

Delete Section 7.01.D.43 and Replace with the Following:

7.01.D.43 (Special Uses in the A-1)

Recreational camps and recreational vehicle parks subject to the following conditions:

- a. All applications for a permit to operate a recreational vehicle park or campground shall contain the following:
 1. Name, address and telephone number of applicant.
 2. Percentage of interest of the applicant and/or owners in the proposed campground.
 3. Name and address of all persons holding an interest or having an interest in the proposed campground.

4. Location, address and legal description of the entire proposed campground.
5. Existing zoning of subject property and all adjacent properties.
6. Complete engineering plans and specifications of the proposed campground showing:

- i. The area and dimensions of the entire tract of land;
- ii. The number, location and size of all lots intended for use by recreational vehicles or tents;
- iii. The number, location and size of all unimproved, partially improved and fully improved lots;
- iv. The location, right-of-way and surfaced roadway width and surfacing materials of roadways and walkways;
- v. The location of proposed interior vehicular and pedestrian circulation patterns;
- vi. The location of service buildings, sanitary stations and any other existing or proposed structures;
- vii. The location of water and sewer lines;
- viii. Plans and specifications of all buildings constructed or to be constructed within the campground;
- ix. Plans and specifications of the water supply, refuse and sewage disposal facilities, pet exercise and sanitation areas;
- x. The location and details of lighting and electrical systems;
- xi. The location of fire hydrants, if provided;
- xii. Location of all drainage easements to comply with County drainage plans.
- xiii. Quantity and point or area of departure of storm water runoff prior to and subsequent to construction of the proposed RV park.
- xiv. Erosion control and landscaping plans;
- xv. Kendall County **ASGS Soil and Water Conservation District** soils report;
- xvi. The calendar months of the year during which the applicant will operate the proposed campground.

- b. Where a campground development is proposed for construction in a series of stages, a master plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.
- c. Every application for the construction, operation, maintenance and occupancy for a campground shall be accompanied with plans and specifications, fully setting out the trailer spaces, the position of each RV, motor vehicle parking spaces, the driveway giving access thereto and a plan of landscaping. Before any permit is issued for a campground and the use thereof, the plans and specifications shall first be approved by the Kendall County **Planning**, Building and Zoning Department and the Kendall County Health Department, taking into account all the provisions as set out herein, as well as such special conditions as may be

imposed by the Kendall County Board or its specified subcommittee, and provided further that said plans and specifications are in accordance with State regulations governing campgrounds.

- d. After completing the necessary zoning requirements and when upon review of the application, the **Planning**, Building and Zoning Department has determined that the proposed plan meets all requirements of this Ordinance, a permit shall be issued.
- e. The minimum lot size must be **twenty** (20) acres.
- f. The park or campground must be screened from nearby agricultural and other land uses by a vegetative buffer other than multiflora rose or Honeysuckle. The width of the buffer should vary in proportion to the maximum campground or park population up to a maximum of **three hundred feet (300') feet**.
- g. The periphery of the park or campground, except at designated access roads, must be completely enclosed and maintained by a fence which will not permit people or farm animals to pass through it;
- h. The park or campground must maintain litter control and refuse collection so as to prevent litter or refuse from blowing onto or otherwise being deposited on nearby lands;
- i. Traffic from the park or campground must not seriously impair the movement of or cause hazard to agricultural and vehicular traffic.
- j. All lands classified as floodplains shall remain in permanent open space;
- k. No more than **twenty percent (20%)** of any forest shall be cleared or developed and the remaining **eighty percent (80%)** shall be retained in permanent open space;
- l. All ponds, wetlands, and watercourses shall be left in permanent open space and no dredging, filling, or diversion of water shall be permitted;
- m. Storm water runoff shall be limited to the rate which would occur under natural conditions;
- n. All ponds, wetlands, and watercourses are to be protected from erosion and sedimentation in accordance with the Kendall County **Soil and Erosion ordinance Stormwater Management Ordinance**;
- o. Areas with slopes greater than **fifteen percent (15%)** are to be retained in permanent open space;

- p. Scenic views from public highways or adjoining lands must be maintained.
- q. The park or campground should provide separate circulation systems for vehicles and pedestrians;
- r. Access to the park must be safe and convenient;
- s. To insure adequate open space and protection of resource areas, lots within the park or campground should be clustered;
- t. Internal roads, except one main collector road, should be one way and no wider than **eighteen feet (18')**;
- u. Collector roads should be no wider than **twenty-four feet (24')**;
- v. Recreation facilities within the park should be in proportion to the maximum park population;
- w. Recreational space within the park should be in proportion to the maximum park population and may include up to **sixty percent (60%)** of the park or campground;
- x. Water supply and waste disposal facilities shall be designed, constructed and maintained in accordance with Health Department regulations.
- y. The storage, collection and disposal of refuse shall be performed as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions;
- z. No parking is permitted on interior roads;
- aa. All outdoor cooking facilities shall be located, constructed, and maintained to minimize fire hazard and smoke nuisance;
- bb. All accessory uses should be limited to park residents;
- cc. There shall be no indication of retail accessory uses visible from any public road or street;
- dd. Lots in the park or campground must be at least **one thousand five hundred (1500)** square feet;

- ee. Trailers and accessory structures must be separated from one another by at least **ten feet (10') feet** in all directions;
- ff. Off street parking is to be provided at the rate of **two point two five (2.25)** parking spaces per lot.
- gg. Traffic generated by the maximum park or campground population must not exceed capacities of the local traffic network or cause public funds to be used for traffic safety or control improvements;

hh. Demands produced by the park or campground for fire or police service must not cause additional public funds to be used to maintain current service levels;

- ii. Demands for public water or sanitary waste disposal must not overburden current facilities;

jj. No recreational vehicle ~~or trailer tent, or other location within a recreational vehicle park or campground~~ shall be used as a permanent place of abode. Continuous occupancy ~~within the recreational vehicle park or campground~~ beyond three (3) months is considered to be permanent. ~~If the address of the recreational vehicle park or campground is listed as a person's address on any government issued document, including, but not limited to, any government roll or registry, or any application or enrollment information for a public, private, or parochial educational institution, the recreational vehicle park or campground shall be considered that person's permanent place of abode, regardless of the length of that person's occupancy.~~

kk. Inspections

1. The **Planning**, Building and Zoning Department and the Health Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance, but in no case shall such inspection take place less than once per year.
2. The **Planning, Building and** Zoning Department and the Health Department shall have the power to enter at reasonable times **and upon reasonable notice** upon any private ~~or public~~ property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.
3. **The owner of the recreational vehicle park or campground, or his agent or employee, shall be required to maintain a register containing a record of all campers in the park or campground.** The **Planning, Building and Zoning Department and the Health Department** shall have the power to inspect the register ~~containing a record of all campers and picnickers of the park.~~ **The register shall be provided within two (2) business days of request.**
4. It shall be the duty of the park management to give the **Planning, Building and** Zoning Department and the Health Department free access to all lots and

other areas at reasonable times **and upon reasonable notice** for the purpose of inspection.

5. It shall be the duty of every camper or picnicker in the park to give the owner thereof or his agent or employee access to any part of such recreational vehicle park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance and to facilitate inspections.

- II. All standards of the Health Department are met in accordance with the requirements set forth in the most recent version of the Kendall County Food Establishment Sanitation Ordinance and Kendall County Food Establishment Sanitation Ordinance.

mm. Must seek approval from the Fire and police departments.

nn. Adequate directional signage must be throughout the property.

~~oo. Maximum continuous stay shall not exceed 90 days.~~

Delete Section 9.05.C.15 and Replace with the Following: (Special Uses in B-4, M-1, and M-2 Districts).

Recreational camps and recreational vehicle parks subject to the conditions contained in Section 7.01.D