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**KENDALL COUNTY**  
**PLANNING, BUILDING & ZONING COMMITTEE MEETING**  
111 West Fox Street • Rooms 209 and 210  
• Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179  
**SPECIAL AGENDA**

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Monday, August 31, 2020 – 5:00 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

APPROVAL OF AGENDA:

PUBLIC COMMENT:

NEW BUSINESS:

1. Approval to Initiate a Text Amendment to the Kendall County Zoning Ordinance Amending Recreational Vehicle Park and Campground Zoning Regulations and Repealing the 1983 Recreational Vehicle Park and Campground Regulations (Pages 3-17)

OLD BUSINESS:

CORRESPONDENCE:

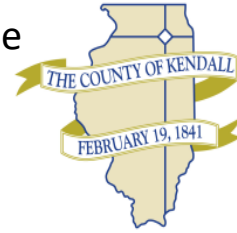
COMMENTS FROM THE PRESS:

ADJOURNMENT:

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 Planning, Building and Zoning Committee

## 8-31-2020 Remote Meeting Attendance



In accordance with the Governor’s Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the Kendall County Planning, Building & Zoning Meeting scheduled for Monday, August 31, 2020, at 5:00 p.m. Instructions for joining the meeting are listed below.

For your safety and others, please attend the meeting by phone or computer, if possible. The County Board Room located on the 2<sup>nd</sup> floor of the County Office Building, 111 W. Fox St, in Yorkville, will have limited seating available. Masks are required when social distancing is not possible. If you plan to attend in person, please follow all social distancing requirements.

If anyone from the public would like to make a comment during the meeting there will be an allotted time on the agenda for public comment, and all of the county board rules of order still apply. We will also accept public comment by emailing: [masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us). Members of the public may contact Kendall County PBZ Department prior to the meeting for assistance making public comment at 630-553-4139; email correspondence is preferred.

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Kendall County

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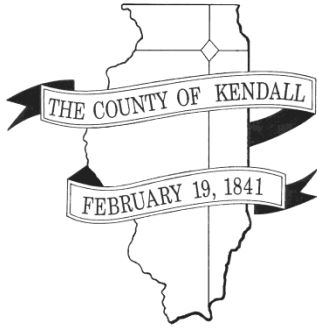
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Kendall County Planning, Building & Zoning Meeting Information:

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/pbz-planning-building-and-zoning>

For information about how to join a Microsoft Teams meeting, please see the following link.

<https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9>



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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**To:** Kendall County Planning, Building and Zoning Committee**From:** Matthew H. Asselmeier, AICP, Senior Planner**Date:** 8/27/2020**Subject:** Petition 20-01 Amendment to the Kendall County Recreational Vehicle Park and Campground Regulations

At the end of 2019, the Kendall County Planning, Building and Zoning Committee started reviewing the existing 1983 Recreational Vehicle Park and Campground Regulations.

After review by the Committee and the State's Attorney's Office, the suggestion was made to incorporate the amended regulations into the Zoning Ordinance.

On August 26, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee reviewed the proposal and offered their suggested changes.

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 original proposed to be added to the Zoning Ordinance. However, the Comprehensive Land Plan and Ordinance Committee proposed that the register be provided upon request and that the register be update at minimum daily which removed the need for this definition.
4. The definitions of Camper, Sanitary Station, Service Buildings, and Tent were added to the Zoning Ordinance from the 1983 regulations.
5. The definition of Collector Streets or Collector Roads was added to the Zoning Ordinance, but requires discussion.
6. The definition of Minor Streets was added to the Zoning Ordinance, but requires discussion.
7. The definition of Picnicker was added to the Zoning Ordinance.
8. The definition of Recreational Vehicle Park or Campground was added from the 1983 regulations and additional language was added regarding permanent place of abode.

9. The definition of Register was added to the Zoning Ordinance.
10. The definition of Accessory Building or Use was amended.
11. The definition of Lot was amended.
12. The definition of Recreational Areas was amended.
13. The definition of Recreational Vehicles was amended by incorporating the language from the 1983 regulations combined with the existing definition found in the Zoning Ordinance. Also, the reference to pickup campers was deleted. Finally, the reference to jet skis, boats, snowmobiles, and other similar vehicles was clarified to apply to the parking regulations only.
14. 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).
15. Throughout the regulation, reference to the Zoning Department was changed to the Planning, Building and Zoning Department.
16. Throughout the regulation, numbers are spelled out completely.
17. Section 3 from the 1983 regulation was placed inside the Zoning Ordinance.
18. The minimum lot size of twenty (20) acres was changed to minimum parcel size of twenty (20) acres (Section e).
19. The twenty percent (20%) maximum forest clearance was changed to exempt the clearing of invasive species. The definition of invasive species would be set by the Illinois Department of Natural Resources (Section k).
20. The reference to the Kendall County Soil and Erosion Ordinance was changed to Stormwater Management Ordinance (Section n).
21. Lots in park or campground would need to be clearly marked on the ground (Section dd).
22. 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.
23. The requirement that no permanent resident is allowed to live at a campground or recreational vehicle park was added and a recreational vehicle or tent would not be considered a location within a recreational vehicle park or campground. A camp caretaker would be exempt from the permanent resident requirement (Section jj).
24. The penalties section from the 1983 regulations was removed because a penalties section already exists in the Zoning Ordinance.

25. The requirement that recreational vehicle parks and campgrounds provide their registers to the Planning, Building and Zoning Department, Health Department, and KenCom upon request was added. The register would be required to be updated daily at minimum. The register shall include campers, picnickers, and other visitors (Section kk.3).
26. A reasonable notice requirement for inspections was added (Section kk.4).
27. The Health Department standards were clarified to apply to all Health Department standards (Section ll).
28. A street sign requirement was added (Section nn).
29. Submitting a map to KenCom and a timeline for changing the map was added (Section oo).
30. The maximum continuous stay requirement that is currently in Zoning Ordinance was deleted.
31. 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.

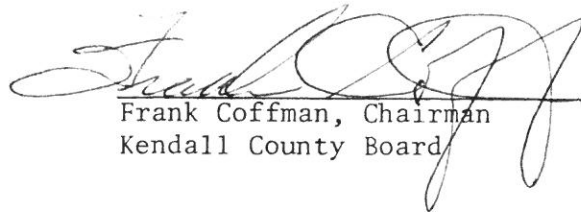
SERVICE BUILDINGS. Those required in all parks or campground, including those which house sanitary facilities, shelters.

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 (8-27-20)

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. Definition not needed if register is required upon request.**~~

**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 **for the purposes of parking regulations**.

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 **ASCS 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 parcel** 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; **this provision does not apply to the clearing of invasive species. Invasive species shall be defined by the Illinois Department of Natural Resources.**
- 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 **and clearly marked on the ground**;
- 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 (such as a voter 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. This provision shall not apply to campground caretakers.**
- 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, picnickers, and visitors in the park or campground. The Planning, Building and Zoning Department and the Health Department, and KenCom shall have the power to inspect the register upon request. ~~containing a record of all campers and picnickers of the park. The register shall be provided within two (2) business days of request. The register shall be updated daily at minimum.~~**
  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 shall be 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, including street signs.**
- oo. A map of the recreational vehicle park or campground shall be supplied to KenCom. At minimum, the map shall show the location and names or numbers of all lots in the recreational vehicle park or campground and the location and names of all streets. Changes to the map or any identification information on the map shall be reported to KenCom within thirty (30) days of the change.**
- ~~pp. 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