

ORDINANCE # 2010- 03

**GRANTING AN AMENDMENT TO ORD. 01-31 AND AMENDMENT TO THE
KENDALL COUNTY ZONING ORDINANCE SECTIONS 7.01 "A-1
AGRICULTURAL DISTRICT" & SECTION 4.08 "GENERAL PROVISIONS-
MOBILE HOMES"**

WHEREAS, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

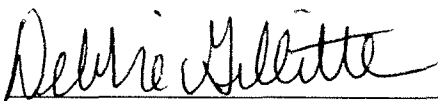
WHEREAS, a petition granting a text amendment was approved by the Kendall County Board on November 20, 2001, as Ordinance Number 01-31 to amend text to section 4.08 "General Provisions- Mobile Homes"; and

WHEREAS, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals on January 26, 2010.

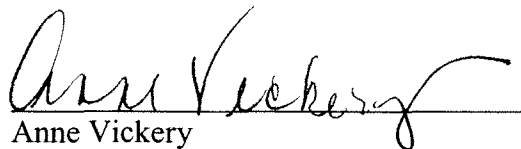
NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Kendall County Ordinance #01-31 and amends Sections 7.01 "A-1 Agricultural District" & Section 4.08 "General Provisions- Mobile Homes" of the Kendall County Zoning Ordinance as provided in attached Exhibit "A".

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 16th day of February, 2010.

Attest:



Kendall County Clerk
Debbie Gillette



Anne Vickery
Kendall County Board Chairman

EXHIBIT A

Eliminate Section 7.01.D.2 “A-1 Agricultural District- Special uses permitted- Ag Labor Housing”

~~Agricultural Labor Housing, subject to the following restrictions:~~

- ~~a. Shall be used in connection with a use permitted in this district.~~
- ~~b. Shall provide for adequately screened off road parking for the occupants.~~
- ~~c. Shall meet all requirements of the Kendall County Health Department.~~

Eliminate Section 7.01.D.19 “A-1 Agricultural District- Special uses permitted- Groomsman or employee watchman”

~~Living quarters, a residential dwelling unit not to exceed two thousand (2,000) square feet, for a groomsman or an employee watchman and immediate family in conjunction with a permitted use or an approved conditional or special use. The living quarters shall be limited to one (1) home, apartment or dwelling unit per zoning lot or zoning parcel.~~

Add to Section 7.01.E.1.h “A-1 Agricultural District- Conditional Uses- authorized by the Zoning Administrator- Ag labor housing or living quarters”

Agricultural Labor Housing or living quarters for a groomsman or an employee-watchman, provided that the following conditions and restrictions are met:

- a. Shall be used in connection with an agricultural purpose as defined in State Statute 55ILCS 5/5-12001 as here after amended.
- b. Shall meet all requirements of the Kendall County Health Department.
- c. Shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman and immediate family.
- d. Shall meet all required setbacks and minimum lot size.

Modify the language in section 4.08.B.1 “General Provisions- Parking and storage of mobile homes- Occupied Mobile homes “

B. Occupied Recreational Trailers and Mobile Homes

- 1. Except as provided in Section 4.08.B herein, occupied recreational trailers and mobile homes may be located in “recreational camps” and subject to the standards and conditions of a special use permit.

Modify the language in section 4.08.B.3 “General Provisions- Parking and storage of mobile homes- Occupied Mobile homes”

B. Occupied Recreational Trailers and Mobile Homes

- 3. Occupied mobile homes utilized for the following purposes may be located in agricultural districts subject to the following restrictions:

- a. Medical Care Assistance:
 - (1) Limited to one per zoning lot provided the individual occupying the mobile home provides medical care or assistance to the occupant of the primary residence on the same zoning lot; and
 - (2) That the zoning lot on which the mobile home and principal residence to which it is accessory are located, must be of sufficient size to provide a lot area of at least 130,000 sq. ft. for each dwelling unit.
 - (3) Shall comply with all zoning and permit requirements and fees of the county.

- b. Temporary Housing:
 - (1) Limited to one per zoning lot provided the individuals residing in said temporary housing will be the future occupants of a home to be repaired or constructed on the same zoning lot,
 - (2) Mobile homes serving as temporary housing for the repair or re-construction of a Farm Residence are exempt from all zoning regulations and permit fees except those fees and permits as may be required per the County's Floodplain Regulations and fees, and the setback standards of the A-1 district.

- c. Ag Labor Housing:
 - (1) Where the occupant is an individual whose employment is related to agricultural activities on the same zoning lot the mobile home is exempt from all zoning regulations and permit fees except those fees and permits as may be required per the County's Floodplain Regulations and the setback standards of the A-1 district. In addition, the zoning lot on which the mobile home and principal residence to which it is accessory are located must be of sufficient size to provide a lot area of at least 130,000 sq. ft. for each dwelling unit.

- d. ECHO Housing
 - (1) Provided it complies with the provisions of Section 7.01.1.e of this Chapter.

Eliminate Section 4.08.D.4 "General Provisions- Parking and storage of mobile homes- Permits"

~~4. Agricultural employee permits and renewals may be approved by the Planning, Building and Zoning Committee. These permits shall only~~

~~be renewed a total of five (5) times. Any renewals beyond this number will require the property owner to physically remove the mobile home from the property during the time when occupants are not actively engaged in agricultural activities. This period where the trailer shall be removed shall be at least three (3) months out of each calendar year.~~

Eliminate the fees associated with a mobile home for agricultural employees.

NEW OR RECONSTRUCTING A NON-FARM RESIDENCE

Initial application	\$ 100.00
Renewal	\$ 100.00

MEDICAL CARE OR ASSISTANCE

Initial application	\$ 100.00
Renewal	\$ 50.00