

AGENDA FOR THE SPECIAL MEETING
OF THE CORPORATE AUTHORITIES OF THE
VILLAGE OF CAMPTON HILLS

July 12, 2022

7:00 p.m.

Congregational United Church of Christ

40W451 Fox Mill Blvd.

Campton Hills, IL 60175

1. **Roll Call**

2. **Pledge of Allegiance**

3. **Discussion of Draft Ordinance Received From Plan Commission/ZBA**

- a.) Review of draft zoning ordinance process
- b.) Review of public comments from April 25, 2022, Public Hearing
 - i. RV's
 - ii. Livestock/chickens

4. **Public Comments**

5. **CLOSED SESSION**

Move that the Village Board go into closed session as permitted by the Open Meetings Act to discuss one or more of the following matters:

- a.) Litigation that is filed and pending or is probable or imminent. 2(c)(11)
- b.) Collective negotiating matters. 2(c)(2)
- c.) Appointment, employment, compensation, discipline, performance, or dismissal of specific employees or officials, including legal counsel. 2(c)(1) & (3)
- d.) Section 2.06(d) of Open Meetings Act (5 ILCS 120/2.06(d)) requires that public bodies review minutes of closed meetings for potential release approximately every six months.

6. **Potential Action Pertaining to Closed Session**

7. **Next Meeting:**

8. **Adjournment**

Mission Statement

Entrusted by its citizens, the Village of Campton Hills is dedicated to delivering municipal services in the most responsive, cost-effective, and efficient/proficient manner. Campton Hills is committed to upholding the high quality of life standards by supporting its school districts, maintaining family values and agriculture traditions, preserving natural resources, encouraging environmental stewardship, supporting passive and active recreational opportunities, honoring rural heritage, and generating a strong business foundation for present and future residents and visitors.

Vision Statement

Residents of the Village of Campton Hills wish to maintain the semi-rural quality of their environment and its associated lifestyle. They wish to control their own destiny, act so that property values increase over time at a greater rate than market averages and ensure the excellence of the schools that educate their children.

The Village of Campton Hills will be an aesthetically appealing, fiscally viable, family-oriented community striving to provide excellent educational, social, recreational, and cultural opportunities. The Village will foster a strong residential and business community, with concern for ecological stewardship while cooperating with other governmental bodies and agencies. Campton Hills will also work with area school districts to provide an exceptional education for their children. Campton Hills will strive to be an inviting and safe community that provides for the quality of life needs of its residents while preserving its character and heritage.

Note:

The Village of Campton Hills, in compliance with the Americans with Disabilities Act (ADA), requests that persons with disabilities requiring accommodations to allow observance of and/or participation in this meeting or having questions about the accessibility of the meeting facilities contact the Village Administrator (the Village's ADA Coordinator) at (630) 524-6252, at least 24 hours in advance of the meeting date.

Village of Campton Hills

Board Summary Memo

To: Village President and Board of Trustees
From: Denise Burchard, Village Administrator
Date: July 8, 2022
Subject: Storage of Recreational Vehicles **Agenda Item: 3 b)i**

Issue: The Village Board is discussing the Draft Zoning Ordinance as presented by the Plan Commission at the public hearing on April 25, 2022. The public hearing brought out residents concerned about the keeping of chickens in residential areas.

Background/Reasoning: The public comments at the hearing on April 25, 2022 revolved around the storage of recreational vehicles. The Plan Commission recommended that two things be removed from the Draft Zoning Ordinance regarding recreational vehicles:

- 1) Screening requirements and 2) public utilities hook up restriction

The language below is the current language in the draft ordinance with a highlighted statement recommended to be added:

9.10 STORAGE OF RECREATIONAL VEHICLES

- A.** No recreational vehicle or trailer licensed to transport recreational vehicles or equipment may be stored within a residential driveway within the front or corner side yard for more than seven days.
- B.** Recreational vehicles may be stored in a residential district either within a fully enclosed structure or within the interior side yard behind the front building line or in the rear yard. If stored in the interior side or rear yard, the recreational vehicle must be located at least ten feet from any lot line and screened from view from any public right-of-way, excluding alleys, or any adjacent residential by a privacy fence or wall. The recreational vehicle must be stored on either a paved or gravel surface. If the recreational vehicle is screened by an existing structure or landscape so that it is not visible from the public right-of-way, excluding alleys, it is considered to have met these requirements. Temporary storage tents for recreational vehicles are not considered a fully enclosed structure.
- C.** No recreational vehicle may be used for living, sleeping, or housekeeping purposes in any district and may not be hooked up to any public utilities. **Recreational vehicles may be connected to electricity at a residence in order to maintain the battery life of the vehicle.**
- D.** All recreational vehicles must be maintained in mobile condition. No recreational vehicle may be parked or stored in such manner as to create a dangerous or unsafe condition on the lot where it is parked or stored. If the recreational vehicle is parked or stored, whether loaded or not, so that it may tip or roll, it is considered to be a dangerous and unsafe condition.

Action Requested: Staff recommends keeping the screening requirement for recreational vehicles and adding the highlighted statement which clarifies that recreational vehicles can be connected to electricity in order to maintain the battery of the vehicle

Village of Campton Hills Board Summary Memo

To: Village President and Board of Trustees
From: Denise Burchard, Village Administrator
Date: July 8, 2022
Subject: Keeping of Chickens **Agenda Item: 3 b)ii**

Issue: The Village Board is discussing the Draft Zoning Ordinance as presented by the Plan Commission at the public hearing on April 25, 2022. The public hearing brought out residents concerned about the keeping of chickens in residential areas.

Background/Reasoning: In speaking with other village officials, I discovered that the staff at the Village of Hampshire completed a survey in June regarding the keeping of chickens. I am sharing the information they collected after surveying 11 communities. In summary, six of eleven communities surveyed do not allow chickens in residential areas, and the five that do have similar regulations.

The table below depicts a summary of information collected from the communities surveyed, including how many chickens are permitted, the coop size/setback regulations, and any license/fee to be paid for such use.

<u>Municipality</u>	<u># Permitted</u>	<u>Coop Regulations</u>	<u>License/Fee</u>
East Dundee	4	25 ft from adjacent homes Rear yard only Min 10 sqft per hen	\$50 one time
Elgin	4	25 ft from adjacent homes Rear yard only 6 ft from property line	\$30 one time
Genoa	6	Side or rear yard only 25 ft from property line	\$20 annually
Sugar Grove	4	Min 10 sqft per hen Max 50 sqft total 5 ft from property line Screened by 6 ft fence 25 ft from adjacent homes	\$65 one time
West Dundee	4	40-100 sqft; 10 ft from property line 15 ft from adjacent homes	\$25 annually

The following communities do not allow keeping of chickens on residential properties: Elburn, Gilberts, Huntley, Marengo, McHenry, and Pingree Grove.

Other notable points:

- None of the municipalities surveyed allowed roosters.
- None of the municipalities surveyed allow chickens in multifamily districts.
- Building permits are required for construction of coops.
- Sugar Grove and Elgin limit the number of licenses at 16 and 100 respectively.

Action Requested: Staff recommends the incorporation of the attached language into the draft zoning ordinance which covers the keeping of chickens. Much of the attached language is taken from an ordinance recently approved by the Village of Hampshire. The language allows for the licensing, permitting and chicken coop requirements.

KEEPING OF CHICKENS

6-20-1 : GENERAL PROVISIONS.

A. KEEPING OF CHICKENS ALLOWED: Chickens may be raised, kept, harbored or maintained at any detached, single-family residential property located in the Village, subject to the regulations set forth in this Article. The raising, keeping, harboring or maintaining of any chickens shall be performed at all times in such manner as to minimize visual, noise and odor impacts upon neighboring properties or residences.

For purposes of this section, "chicken" shall mean a member of the sub-species *Gallus gallus domesticus*, a domesticated fowl.

B. LICENSE REQUIRED: No person shall raise, keep, harbor, or maintain any chickens in the village without having first obtained a license therefor.

1. The number of licenses that may be issued by the Village shall be set from time to time by the Board of Trustees.
2. The owner of or person desiring to raise, keep, harbor or maintain chickens shall pay an annual license fee to the village, in such amount set from time to time by the Board of Trustees.
3. Such person shall file annually an application and fee for such license no later than December 1 for issuance for the period from January 1 to December 31 of the following year. After the first year of licensure, licenses shall be issued to a current licensee before being issued to any new licensee, provided the current licensee is in good standing with the Village and has not received any written notices of violation of this Article.

C. REQUIREMENTS:

1. No person shall at any time raise, keep, harbor, or maintain more than eight (8) chickens.
2. No chickens shall be raised, kept, harbored or maintained inside any residence.
3. No person shall raise, keep, harbor or maintain any rooster in the village.
4. No person shall breed any chickens in the village.
5. No person shall slaughter any chickens within the village.
6. No person shall allow any of the following in connection with the raising, keeping, harboring or maintaining any chickens:
 - a. Creation of noxious or offensive odors, including but not limited to odors from

Regulations for Keeping of Chickens / Draft Text

chickens, chicken manure, or other chicken-related substances that are perceptible beyond the boundaries of the owner's property.

- b. Emitting of loud noises for any extended and uninterrupted period, including but not limited to noise from chickens loud enough to be heard beyond the boundaries of the owner's property and so as to disturb a person of reasonable sensitivity.
- c. Chickens running at large in the village or otherwise roaming outside the enclosure prescribed in this Article.

- 7. All food products for any chickens must be kept and maintained in rodent-proof containers.
- 8. Chickens shall be provided with access to feed and clean water at all times.
- 9. All waste produced by chickens must be collected and stored in a fully covered structure with a lid over the entire storage container and shall be disposed of in a sanitary manner.
- 10. No person shall raise, keep, harbor or maintain chickens infested with insects or parasites. Any such chickens may be removed from the premises by the Village at the expense of the owner.
- 11. No person shall keep chickens on a vacant or uninhabited tract of land, or on any Village-owned property.
- 12. No person shall engage in either keeping of chickens or production of fertilizer from chicken waste for any commercial purpose.

D. COOP ENCLOSURE / FENCED AREA: All chickens raised, kept, harbored or maintained in the village must be kept in a coop from sundown to sunup each day and overnight, provided, during daytime hours the chickens may be allowed to roam within a fenced area on the property.

- 1. Coops and fenced areas for roaming shall be located in the rear yard or the rear half of any side yard.
- 2. Coops and fenced areas for roaming must be set back a minimum of ten (10') feet from any property line and a minimum of twenty-five (25') feet from the nearest adjacent habitable building.
- 3. Coops must be sized properly for the number of chickens to be contained therein, provided no coop shall be larger than fifty (50 sq. ft.) square feet in area nor more than seven (7') feet in height.
 - a. A minimum of ten (10 sq. ft.) square feet of floor space must be provided for each

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chicken including the area within the coop and a run.

4. Coops must be designed, constructed and maintained so as to be impermeable by predators, birds, and rodents, and so as to avoid infestation by insects or parasites.
5. No coop shall be erected without a building permit issued by the Village.
6. Coops shall be kept in a clean, dry, neat and sanitary condition at all times.
7. Any fenced area for roaming shall be attached to the coop, shall consist of sturdy wire fencing material, shall be fully covered with wire or aviary netting, and shall be no more than one-hundred (100 sq. ft.) square feet in area nor more than seven (7') feet in height.
8. Fenced areas for roaming shall be effectively screened from all neighboring properties by fencing or landscaping.

E. SALES PROHIBITED.

1. No person engaged in the keeping of chickens under this Article shall offer for sale or sell any chickens or eggs produced by chickens in the village.

6-20-2 : PENALTY

- A. Any person who violates the provisions of this Article shall be fined an amount not less than \$75.00 and nor more than \$750.00 for each offense.
- B. Each day that an offense exists and/or continues to exist shall constitute a separate offense.
- C. In addition to any other penalty, any license granted by the Village to any person may be revoked upon violation of any of the provisions of this Article. Such person shall be notified of such revocation in writing and may appeal the revocation to the Board of Trustees by filing a written notice of such appeal with the Village Clerk within ten (10) days after the date of such notice. The Board of Trustees shall consider said appeal as soon thereafter as practicable and shall notify the appellant of the result in writing.

6/07/22 VOCH Draft Zoning Notes – Ed Muncie

The following are areas of the Draft Zoning which I would like to bring to the attention of the Board of Trustees. I believe these areas should be further evaluated and subsequently modified to more accurately reflect the vision and mission of our village.

RECOMMENDATION 1:

I recommend we add or more clearly define several General Terms.

Article 2.3, Definition of General Terms (p.5)

Accessory Use – Simply requires bold and underline to conform to formatting.

Agriculture – (Not in Article 2.3 - on p.57, Article 7.5 Use Definitions) Land and associated structures used to grow crops and/or raise livestock for sale, commercial use, personal food production, donation, and/or educational purposes. The agriculture use includes single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture.

The first sentence does not specify that agriculture must be the principal use, but the second sentence does mention buildings ancillary to the principal activity of agriculture. Is a lot “in agricultural use” only when agriculture is the principal use? If that’s the case, then the Draft Zoning allows agriculture as a principal use on lots in the RE-1 through R2 districts (15,000 ft² or larger) as shown in the Use Matrix on p. 46.

Lot in Agricultural Use - Not Specifically Defined – *Principal use or accessory use or either? Depends on interpretation of “Agriculture” and “Agriculture Use” as defined above.*

Permitted Use – Not Defined, but Article 7.1 states: “P indicates that the use is permitted by-right in the district”

Special Use – Not Defined, but Article 7.1 states: “S indicates that the use is a special use in the district and requires special use permit approval.”

Stable – (Not in Article 2.3 - on p.61, Article 7.5 Use Definitions) A facility where equines are kept, fed, and cared for. (*P. 47 use matrix – no Stables on any lot under RE-2 - 2 acre minimum.*)

RECOMMENDATION 2:

I recommend we specifically state that chicken coops up to a maximum of 64 ft² in area do not require building permits. Further, I recommend that one (1) such small chicken coop is permitted in addition to the maximum number of two accessory structures on any lot. (Chicken coops can be bought off the shelf at Trellis, Farm and Fleet, etc. and small coops shouldn’t require a building permit or count as an accessory structure.)

Article 8.3 Accessory Structures and Uses (p. 65)

- 8.3 A 2 - “A building permit is required for the construction of an accessory structure, unless specifically exempted by this Ordinance. If the standards for an accessory structure do not specifically cite that a building permit is not required, such accessory structure requires a building permit.”
- 8.3 A 5 - No more than two detached accessory structures are permitted on any lot, except: a. For any lot in active agricultural use... *(See definitions above re: a lot “in active agricultural use”.)*
- If a chicken coop is on a lot NOT in agricultural use, it appears to count as one of the two allowable detached accessory structures. I recommend that the following be added to 8.3 H: **“One (1) chicken coop up to a maximum of 64 ft² in area is permitted in addition to the maximum number of two accessory structures on any lot.”**
- There is nothing in 8.3 that specifically states that a chicken coop does not require a building permit. I recommend language be added to 8.3 H “Chicken Coops” similar to 8.3 D 5: “Apiaries do not require a building permit.” Specifically, the following is recommended to be added to 8.3 H: **“Chicken coops up to a maximum of 64 ft² in area do not require a building permit.”**

Recommendation 3:

I recommend we increase the allowable antenna height for active, in-service Amateur (HAM) Radio Equipment as defined by Article 2.3 to a maximum of 75 feet.

8.3 C Amateur (HAM) Radio Equipment (p. 66)

- Article 8.3 C limits the height of such towers to 10 feet above the principal building, except that a special use approval may be applied for if a taller tower is “technically necessary”. However, the “special use” process would subject the radio operator to potential aesthetic and opinion-based objections which may or may not be warranted.
- As drafted, this would be more restrictive than our neighboring communities allow for amateur non-commercial radio antennas as a permitted use (St. Charles = 100 ft, Batavia = 75 ft, and Geneva = 70 ft.)
- As explained by the detailed public comment made on 4/25/22 by resident Bill Muhr, these amateur radio operators provide a very valuable benefit to the community – especially in times of emergency.
- **I recommend we increase the allowable antenna height for active, in-service Amateur (HAM) Radio Equipment as defined by Article 2.3 to a maximum height of 75 feet.**

RECOMMENDATION 4:

I recommend we remain consistent with the adopted 2014 Kane County zoning and do not restrict carports to the F zoning district only, and remove or modify other specific restrictions in “Article 8.3 G Carport”.

Article 8.3 G Carport (p.67)

- 8.3 G 1 “Carports are permitted in the F District only.”
 - I fail to see how removing the freedom to choose a carport as a parking option is in line with the vision and mission of our village, or our comprehensive plan. Carports provide an economical means of shelter and may also reduce the run-off of automotive fluids from a parked vehicle.
 - Further, a “Porte Cochere” is permissible, as shown in Table 8.1, p.77. A “Porte Cochere” is defined (by Webster’s dictionary as per 2.1 F) as “*2 : a roofed structure extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles.*” It seems that if one were to call a proposed roofed structure over a driveway a “Porte Cochere” instead of a “Carport” it would be allowed by the draft zoning.
 - Not allowing carports appears to be an aesthetic preference rather than something rooted in our vision, mission, and comprehensive plan, and therefore **I recommend the removal of 8.3 G 1 in its entirety.**
- 8.3 G 3 “A carport must be a minimum of ten feet from any lot line.” This seems arbitrary and not considerate of the fact in some cases a residential driveway may be within ten feet of a lot line. **I see no reason to retain this restriction and I recommend removing 8.3 G 3 entirely – or at the very least reducing the distance to five (5) feet.**
- 8.3 G 4 “The total length of a carport is limited to 22 feet. The height of a carport is limited to 12 feet.”
 - I’m not aware of how these measurements were derived and why they do not include a maximum width. I recommend this be changed to the standard dimensions of a typical two-car garage, to read: **“Carports are limited to a length of 22 feet, a width of 22 feet, and a maximum building height of 20 feet and a maximum eave height of 12 feet. However, no carport shall be taller than the principal structure upon a lot.”**
- I recommend a special use provision be added for carports which could exceed these dimensions, to read: **“Special use zoning approval for a carport to exceed these dimensions, for example to shelter a recreational vehicle, shall be at the discretion of the Planning Commission and Zoning Board of Appeals through the zoning appeals process for an accessory structure.”**

RECOMMENDATION 5:

I recommend we modify Article 8.3 H “Chicken Coops” to allow for the humane and respectful (also of one’s neighbors) preparation of chickens as food, that a building permit is not required for chicken coops within a maximum of 64 ft² in area, and that said small coops do not count as an accessory structure.

Article 8.3 H – Chicken Coops (p. 68)

- “These standards apply to chicken coops that are accessory to non-agricultural uses.” As stated in Recommendation #1 above, “agricultural use” requires further definition.
- 8.3 H 7 “Slaughtering of chickens on-site is prohibited”. Slaughtering chickens is a part of raising and keeping chickens. This is how roosters that were hatched are culled from the flock, and how aging chickens are humanely put down without waste. This is part of the valuable life lessons learned raising chickens. On the other hand, the slaughtering of a chicken could be very distasteful to a neighbor and not something that they should be exposed to if they would rather not. **I recommend 8.3 H 7 be changed to “Slaughtering of chickens must be carried out as humanely and quietly as possible, and in an area not visible to neighboring properties.”**
- As stated in Recommendation #2 above, I recommend language be added to 8.3 H “Chicken Coops” similar to 8.3 D 5: “Apiaries do not require a building permit.” However, in the case of chicken coops I recommend the following language be added: **“Chicken coops up to a maximum of 64 ft² in area do not require a building permit”.**
- As stated in Recommendation #2 above, I recommend the following language be added: **“One (1) chicken coop up to a maximum of 64 ft² in area is permitted in addition to the maximum number of two accessory structures on any lot.”**

RECOMMENDATION 6:

I recommend we revise and clarify several items within Article 8.3 J – Fences and Walls

Article 8.3 J – Fences and Walls (p. 69)

- 8.3 J 1 a – This item provides an exemption to the building permit requirement for “lots in agricultural use”. I refer back to Recommendation #1 to more clearly define “lots in agricultural use”.
- 8.3 J 1 e vii – “Chain link is prohibited in residential districts.” Similar to the carport recommendation, I fail to see how eliminating the freedom to choose a chain link fence is rooted within our Village’s vision, mission, or comprehensive plan. Therefore, I recommend this item read as follows: **Chain link fencing is allowed only in yard areas located behind the front facade building line. No chain link fence in the Village may**

use slats. (Any “good repair” or “safe condition” concerns with chain link fencing are already addressed in 8.3 J 1 b.)

- 8.3 J 2 – Heights of Fences, Walls, and Hedges
 - The Draft Zoning specifies maximum allowable heights for non-privacy fences in the front and corner side setbacks for both residential and non-residential districts at three and one half (3.5) feet. This appears to be based on an aesthetic opinion, similar to something listed in HOA restrictions. Standard non-privacy fencing materials are manufactured in four foot heights - and requiring custom heights such as 3.5 feet would increase the cost and installation work for the homeowner. I fail to see how eliminating the freedom to use standard commercially available fencing materials without modification is rooted within our Village’s vision, mission, or comprehensive plan. Further, due to variations in topography the top of a fence cannot remain exactly the same height as measured from the ground throughout the length of the fence. Therefore, I recommend **8.3 J 2 a i and 8.3 J 2 b i should be changed to read: “up to a maximum height of four feet, with a maximum variance of an additional four inches.”**
 - The Draft Zoning includes Hedges in the same height restrictions as fences and walls. As per Article 2.3 (p.9) the definition of a Hedge is “A row of closely planted shrubs, bushes, or any kind of plant forming a boundary”. Article 8.3 D 1 (p.66) requires a “flyway barrier” for apiaries to be “at least six feet in height consisting of a hedge, fence, solid wall, or combination”. However, 8.3 J 2 (p.69) restricts fences, walls, and hedges to a maximum of 6 feet – equating to a flyway barrier of exactly 6 feet – no more and no less. In addition, in semi-rural and rural areas closely planted rows of shrubs, bushes, or plants are commonly used as a windbreak to protect structures from excessive wind and/or sun and to lower energy consumption. Closely planted rows of shrubs, bushes, or plants are also commonly used in semi-rural areas to provide privacy from busy roads, neighbors, and to buffer noise. Restricting closely planted rows of shrubs, bushes, or plants to a maximum height of six feet does not appear to be rooted in our vision statement, mission statement, or comprehensive plan – and seems like it stems from a more suburban opinion of appearance or aesthetics. Limiting hedges to a maximum of six feet would create less effective apiary flyway barriers, and eliminate the ability to have effective privacy and noise screens and windbreaks. Therefore, I recommend removing the height restriction on closely planted rows of shrubs, bushes, or plants “Hedges” as follows:
 - **Remove the word “Hedge” entirely from all areas of Article 8.3 J 2.**
 - Article 8.3 J 2 c Fence Height For Agricultural use. This section provides additional fence heights for “any lot in agricultural use”. I refer back to Recommendation #1 to more clearly define “lots in agricultural use”.

- Article 8.3 J 3 c – Barbed Wire and Chicken Wire Fences. This section states “Barbed wire material must be located a minimum of seven feet above the adjacent ground. This height restriction is fine for a utility in any district or for the RD district – but not for the F and FB districts where it is necessary to contain livestock. I recommend Article 8.3 J 3 c be revised as follows: **“Barbed wire material must be located a minimum of seven feet above the adjacent ground in the RD district and for a utility in any district. In the F and FB districts, barbed wire of a suitable agricultural type shall be used as permissible in commonly accepted livestock management practices.”**
- Article 8.3 J 4 “Corral Fences” provides another definition of a fence, in addition to the three definitions in Article 2.3. The type of fence this describes is effectively an equestrian style fence, with the potential to add wire on the inside surface. It specifies that a corral fence is permitted “in any setback where animals are contained”. This conflicts with Article 8.3 M 4 which prohibits “live stock enclosures” in the required front or corner side setback. Further, this article does not define what an “animal” is, so does this apply to contain domestic pets such as dogs and cats as well as horses and livestock? In addition, equestrian style fences are very expensive, and there are other suitable alternatives which meet the definitions in Article 2.3 and which have been permitted and approved in this Village. Article 8.3 J 3 already allows for a non-privacy fence with a maximum height of five feet, so if lots “in agricultural use” includes “containing animals” then the allowance for a five-foot fence is already specified. Article 8.3 J 4 appears to be redundant, confusing, and unnecessary and could result in an interpretation that any fence to contain an animal must be constructed as an expensive equestrian style fence. For this reason, **I recommend Article 8.3 J 4 be removed entirely.**

RECOMMENDATION 7:

I recommend we revise and clarify several items within Article 8.3 M – Livestock

Article 8.3 M – Livestock (p. 71)

I and Trustee Cappell continue to research and develop information pertinent to this section. Recommendations for Article 8.3 M - Livestock will be forthcoming.

RECOMMENDATION 8:

I recommend we revise Article 9.9 A – Storage of Commercial Vehicles

Article 9.9 – Storage of Commercial Vehicles (p. 87)

- The Village’s Planning Commission recommendation for Article 9.9 A is “Maintain Kane County Code adopted by Village in 2007 regarding: Parking and storage of Recreational

Vehicles, Commercial Vehicles, and Trucks, as it is written. (Change in size of truck was increased to 1 ton from ¾ ton.” To clarify, the Village adopted the Kane County Zoning Ordinance No. 0-07-14.

- I recommend we follow the Planning Commission’s recommendation, and **Article 9.9 A should be replaced with the following** (with the recommended vehicle weight change and clarification) from the Kane County Zoning Ordinance No. 0-07-14:
 - **The storage or keeping of a truck or other commercial vehicle in excess of a “one ton truck” classification or the storage or keeping of commercial equipment and supplies is prohibited on lots in residential districts.**
- I recommend Article 9.9 B “For non-residential uses in the non-residential districts” remain as it is written in the Draft Zoning.

RECOMMENDATION 9

I recommend we revise several items within Article 9.10 – Storage of Recreational Vehicles

As per the 4-25-22 meeting minutes of Village’s Planning Commission, it was recommended that the requirements that recreational vehicles be screened from view from any public right of way and not hooked up to public utilities should be removed. I concur with this recommendation, and expand it as follows:

- Article 9.10 A prohibits storing an RV (which includes RV’s camper trailers, boats, etc.) in a residential driveway within the front or corner side yard for more than seven days. Our residents expressed many issues with this. **I recommend we revise Article 9.10 A to maintain the adopted Kane County Zoning Ordinance No. 0-07-14 wording, to read: “Storage of boats, recreational vehicles and recreational trailers of any kind closer than required setback line and required sideyard width” is prohibited.**
- **Article 9.10 B should be revised to meet the PCZBA’s recommendations as follows:**
 - **Recreational vehicles may be stored in a residential district either within a fully enclosed structure or within the interior side yard behind the front building line or in the rear yard. If stored in the interior side or rear yard, the recreational vehicle must be located at least ten feet from any lot line. The recreational vehicle must be stored on either a paved or gravel surface. Temporary storage tents for recreational vehicles are not considered a fully enclosed structure.**
- **Article 9.10 C should be revised to meet the PCZBA’s recommendations as follows:**
 - **No recreational vehicle may be used for living, sleeping, or housekeeping purposes in any district.**

RECOMMENDATION 10

I recommend we revise Article 11.8 C 3 - Holiday and Seasonal Decorations.

Article 11.8 C 3 - Holiday and Seasonal Decorations (p.98)

- Decorations on private property clearly incidental and customary, and commonly associated with, national, local, or religious holidays or seasonal events, are permitted for one 30 day display period at a time.
- **I recommend we extend the period of display of holiday and seasonal decorations to 90 days to allow for those that like to decorate early and for periods of storms and inclement weather that prevent the safe removal of decorations after the holiday has passed.**

7/07/22 VOCH Draft Zoning Notes – Ed Muncie

Notes on Article 8.3 H. Chicken Coops and Article 8.3 M. Livestock

8.3 H. Chicken Coops

1. The bulk of my review and recommendation for 8.3 H is detailed in my 6-07-22 notes.
2. Further, I recommend we add ducks and turkeys to Chicken Coop section and remove them entirely from the livestock section. Article 8.3 H. would then be renamed “Poultry Coops”. (e.g. chickens, turkeys, geese, ducks, and gamefowl)

8.3 M. Livestock

In 2019 and 2020 as a member of the public I shared my research on this topic with the PCZBA and the resulting “Animal Unit Table”. The PCZBA included the Animal Unit Table in their draft zoning revision, but it became more complex than the original recommendation and some areas contain errors. In order to simplify this section and continue to retain sustainable limits on livestock, I recommend the following Article 8.3 M. sections be completely replaced by the following:

1. Keeping of livestock, including required livestock enclosures, is permitted as an accessory use on lots in residential use of ~~two~~ one or more acres. (This corrects an error, as the draft zoning already allows for such accessory use on lots of one acre but this “two” was not changed accordingly.)
3. The maximum number of livestock permitted on a lot in residential use is as follows:
 - a. Small Animals < 100 lbs. (e.g. miniature goat and sheep) One acre minimum lot to keep any small animals, three small animals for the first acre, one additional animal per each 1/3 acre thereafter.
 - b. Large Animals > 100 lbs. (e.g. alpaca, llama, donkey, mule) Two acre minimum lot to keep any large animals, two large animals for the first two acres, one additional large animal for each additional ½ acre thereafter.
 - c. Cattle & Swine. Two acre minimum lot to keep any cattle or sheep, one animal for the first two acres, one additional cattle or swine for each additional acre thereafter.
 - d. Horses. One acre minimum lot to keep any horses, two horses for lots of 1 acre to two acres, and one additional horse per acre for lots in excess of two acres.
 - e. Livestock animal calculations are cumulative. For example, on a lot of exactly two acres, the following maximums would apply:

- i. One swine or one cattle.
- ii. Two large animals.
- iii. Six small animals.
- iv. Three small animals and one large animal.
- v. One large animal and two horses.
- vi. Three small animals and two horses.
- vii. Two horses.

9. (New) All livestock keeping and management practices must remain in compliance with Article 8.5 Environmental Performance Standards including, but not limited to the standards for Noise, Stormwater Management, Dust and Air Pollution, and Odors.