

## Zine, Natalie

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**From:** VanKerkhoff, Mark  
**Sent:** Friday, August 8, 2025 11:18 AM  
**To:** Berkhout, Keith  
**Cc:** Zine, Natalie  
**Subject:** Zoning Enforcing Officer Determination for Petition 4665

Good day Keith,

Thank you for sharing the ZBA's questions regarding the categorization for the uses proposed by the applicant in this petition. Please share the below determination with the ZBA members.

First, to clarify any confusion, the applicant stated on the petition that "the proposed use by the Riverside Club for its property at 49W226 Jericho Road is for educational purposes with a focus on providing after school supplemental programs in the Creative Arts, Outdoor/Naturalist Education, and Craftsmanship".

Our staff characterized the requested action in the petition information as "Special Use in the F-Farming District for a recreational camp"

Staff apologizes to the ZBA and the public for inadvertently using a term defined in the zoning ordinance (RECREATIONAL CAMP) and also listed as an allowable special use in the F District (*W. Recreational camps*).

My determination is that the petition best fits under special use *DD. Other uses similar to those permitted herein as special uses.*

The other special uses that are similar include:

- A. Special uses allowed in the R1 District are allowed in the F District.
- N. Health and recreation clubs, as defined herein, and provided that a detailed plat of the proposed club and all proposed improvements shall be submitted to the zoning board for approval or amendment at the public hearing. Such plat, when approved by the county board, shall become a part of this ordinance and development of the site shall be in strict accordance with said plat.
- Q. Monasteries, nunneries, religious retreats, nursing and convalescent homes, assisted living facilities, boarding schools and orphanages.
- W. Recreational camps, as defined herein, and provided that a detailed plat of the proposed camp and all proposed improvements shall be submitted to the zoning board for approval or amendment at the public hearing. Such plat, when approved by the county board, shall become a part of this ordinance and development of the site shall be in strict accordance with said plat.

From special uses in the R1 District (also permitted in the F District)

- B. Community buildings and social and recreational centers of a community nature.
- F. Nursery schools/preschools and/or childcare centers as defined herein

Related definitions in the Ordinance include:

- CLUB OR LODGE, PRIVATE (NONPROFIT): A nonprofit association of persons, who are bona fide members paying dues, which owns, hires, or leases a building, or portion thereof; the use of such premises being restricted to members and their guests. The affairs and management of such "private club or lodge" are conducted by a board of directors, executive committee, or similar body chosen by the members. It shall be permissible to serve meals and beverages on such premises, and where licensing is required, such license shall be prerequisite to the issuance of a permit.

- **NURSERY SCHOOL/PRESCHOOL/CHILDCARE CENTER:** Any establishment which regularly provides supplemental parental care and supervision, and/or educational instruction for less than twenty four (24) hours per day to more than eight (8) children in a facility other than a single-family home. In addition, the establishment shall conform to all other licensing standards and requirements for daycare centers adopted by the state of Illinois.
- **RECREATIONAL CAMP:** Any area of land where one or more tents, travel trailers, or other nonpermanent type shelters are erected or maintained primarily for recreational camping activities. It shall include all related buildings and facilities and may include not more than one permanent residence for manager or caretaker. Related buildings and facilities may include an office and delicatessen and/or grocery store to be operated during the camping season for patrons of camp only. Individual sites for tents, travel trailers, or other temporary shelters shall be not less than one thousand (1,000) square feet in area, not including any required roadways, walkways or screening.
- **RURAL RETREAT:** An establishment that is part of a working farm that provides temporary overnight accommodations for individuals or groups engaged in supervised training or personal improvement activities. Examples include corporate retreat facilities, educational retreat facilities and working farm learning centers. Cafeterias not meeting the definition of Restaurant, Farm-Based and open only to retreat attendees are an allowed accessory use.

I hope this determination is of assistance to the ZBA members.

Respectfully,

Mark D. VanKerkhoff, AIA, Director  
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