



**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
AGENDA**

Wednesday, September 25, 2019 – 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 (Megan Andrews), Kendall County Planning, Building and Zoning Committee Chairman or Designee (Matthew Prochaska), and Jeff Wehrl

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from August 28, 2019 Meeting (Pages 2-4)

NEW/OLD BUSINESS

1. Review of Sections 3, 7:01, 8:02, 9, and 12 of the Zoning Ordinance with Corrections Proposed by Teska Associates (Pages 5-76)
2. Approval of Fiscal Year 2019-2020 Meeting Calendar (Page 77)

OTHER BUSINESS/ANNOUNCEMENTS

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, October 23, 2019

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 August 28, 2019***

Chairman Larry Nelson called the meeting to order at 5:10 p.m.

Members Present: Bill Ashton, Scott Gryder (arrived at 6:25 p.m.), Larry Nelson, Matthew Prochaska, and Jeff Wehrli

Member Absent: Megan Andrews and Randy Mohr

Others Present: Matt Asselmeier, Senior Planner

It was announced that John Shaw had resigned from the Committee.

APPROVAL OF AGENDA

Mr. Prochaska made a motion, seconded by Mr. Wehrli to approve the agenda. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Wehrli made a motion, seconded by Mr. Prochaska, to approve the minutes of the July 24, 2019, meeting. With a voice vote of four (4) ayes the minutes were approved.

NEW/OLD BUSINESS

1. Review of Sections 3, 4, 5, 6, 7, 8, and 12.03 of the Zoning Ordinance with Corrections Proposed by Teska Associates

Mr. Asselmeier distributed the changes. The proposed changes are as follows:

Signage related definitions were moved from Section 12.03 to Section 3. These terms include awning sign, banner sign, changeable copy sign, commercial message, construction sign, crop identification signs, erect, external illumination, façade, free-standing signs, garage/yard sale signs, grade, ground sign, illegal sign, illuminated sign, inflatable sign, instructional sign, internal illumination, marquee or canopy, marquee or canopy sign, memorial or tablet sign, non-conforming sign, off premise identification sign, outdoor advertising structure (billboard), pennant, political sign, portable signs, projecting signs, real estate signs, roof sign, sign (business), sign (church bulletin board), sign contractor, sign (flashing), sign (gross surface area of), sign identification, sign structure, sign supports, special event signs, temporary sign, wall sign, window area, and window sign.

The consensus of the Committee was to keep the definition of erect from the definitions section and delete the definition of erect originally found in the sign section.

Discussion occurred regarding the definition of grade. The definition came from the sign section. The consensus of the Committee was to get a more detailed definition for the term grade.

Mr. Asselmeier will check exemptions contained in the sign regulations as they relate to ground signs and signs within a property for internal use.

The definition of kennel would be changed to reference the Illinois Animal Welfare Act.

The consensus of the Committee was that the definition of outdoor advertising structure (billboard) from the sign section would be used. The definition of sign, advertising (billboard) from the definitions section would be deleted. The definition would cross reference billboard.

In Section 4:05, discussion occurred regarding attached accessory buildings. The phrase attached accessory building was deleted.

In Section 6:02, discussion occurred regarding the official zoning map. The consensus of the Committee was that the paper copy in the Planning, Building and Zoning Department should be the official zoning map and the online map should be secondary.

In Section 7:01.D.11, the consensus of the Committee was to change the bed and breakfast requirements to the language in the Bed and Breakfast Act.

Discussion occurred whether or not riding stables should be a special use or a conditional use in the agricultural district. The consensus of the Committee was that riding stables should be conditional uses.

Section 7:01.H would be deleted because it is superfluous.

In Section 8:02.A.10, the phrase or similar was added next to type of animal.

In Section 8:02.B, the question was asked why beekeeping required annual renewal fees. Mr. Asselmeier will check why the fee was placed.

Scott Gryder arrived at this time (6:25 p.m.).

Discussion occurred regarding emotional support animals.

In Section 8:02.B.11.I, the reference to fee would be deleted.

In Section 7:01.G.2, discussion occurred regarding the setback of structures from roads. Mr. Asselmeier will check why the language calls for the greater distance.

In Section 8:03, Mr. Asselmeier noted that the footnotes were placed into the text.

The consensus of the Committee was to move Section 8:06 to Section 13 with the rest of the adoption procedures.

In the first paragraph of Section 8:06.B, the intent was to include other districts; the language was changed to other affected districts.

Under the procedure for approval, the one point five (1.5) mile jurisdictional review was clarified to only municipalities with jurisdictional control. Also, the timing of the Planning, Building and Zoning Committee review was changed to within thirty (30) days unless a legal objection by a township could be filed.

2. Update on Petition 18-04-Request from the Kendall County Regional Planning Commission for Amendment to the Land Resource Management Plan for Properties Located Near Route 47 in Lisbon Township

Mr. Asselmeier reported that the County Board rejected the proposal with one (1) member voting in favor and nine (9) members voting in opposition. Mr. Gryder thanked the Committee for their work on this project.

3. Discussion of Recreational Marijuana Zoning Related Regulations

Mr. Asselmeier stated that the Planning, Building and Zoning Committee initiated a text amendment for recreational and medical cannabis uses with the goal to have an ordinance adopted by January 1st, if the County does not opt-out. The Committee reviewed the proposal in its current form.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

The next meeting will be September 25, 2019. Mr. Wehrli made a motion to adjourn the meeting, seconded by Mr. Gryder. With a voice vote of five (5) ayes, the motion passed and the meeting adjourned at 7:45 p.m.

Respectfully submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Follow-Up Items from August Meeting

3:01 RULES

- A. Words used in the present tense shall include the future; and words used in the singular number shall include the plural number, and the plural, the singular.
- B. The word "shall" is mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The word "lot" shall include the words "plot", "piece", and "parcel"; the word "building" includes all other structures of every kind regardless of similarity to buildings; and the phrase "used for" shall include the phrase "arranged for", "designed for", "intended for", "maintained for", and "occupied for".
- E. The following words and terms, wherever they occur in this amended ordinance shall be interpreted as herein defined.
- F. Words and terms not defined shall have the meanings indicated by common dictionary definition.**

3:02 DEFINITIONS

BILLBOARD. Any structure or portion thereof upon which are signs or advertisements used as an outdoor display. This definition does not include any bulletin boards used to announce church services, or to display court or other public office notices, or signs offering the sale or lease of the premises on which the sign is located.

OUTDOOR ADVERTISING STRUCTURE: (BILLBOARD). A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises on which such sign is located or to which it is affixed.

GRADE: The lowest point of elevation of the surface of the ground, paving or sidewalk at any point adjacent to a structure. For the purposes of signs, grade shall be the established or finished elevation measured at the centerline of the adjacent street.

GROUND SIGN: Any detached sign which has its bottom portion erected upon or mounted on a base that is permanently set on the ground that is at least as wide as the bottom of the sign. Ground signs are also commonly known as Monument Signs.

7:01.D.46 (A-1 Special Use) and 7.01.E.9 (A-1 Conditional Use)

Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses subject to the following:

- ~~i. All such facilities shall meet all State Animal Management Statutes.~~
- ii. Not more than twenty-four (24) horses can be housed in said stable or on the premises at any one time, unless otherwise approved in the special use permit.

- ~~iii. All signage shall comply with the provisions of Section 12:00 of the Kendall County Zoning Ordinance.~~
- iv. Except for security lighting at low wattage, there shall be no outside lighting of the riding arena. All lighting shall be directed away from surrounding properties to prevent glare or the migration of light onto adjoining or surrounding properties.
- v. Submission~~s~~ of a manure management plan for review and approval by the Kendall County Health Department.
- vi. Hours of operation for the indoor arenas shall be restricted to 6:00 am – 10:00 pm daily. Outdoor use of the property for riding horses shall be permitted from dawn to dusk daily.
- vii. Off-street parking and loading at a ratio of not less than one parking space per stall. Additional parking may be required as determined by the Zoning Administrator for employees and any related accessory or special uses (i.e. storage of horse trailers used in conjunction with the stable operation, blacksmith shop, on-site stable manager, tack shop, etc.)
- viii. Provision of handicapped accessible bathroom facilities for customers and employees.
- ix. Compliance with basic life safety requirements for building ingress and egress. *(Amended 6/20/2006)*

Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses, **provided the conditions in 7:01.D.46 are met:**

- ~~i. The lot is not located nearer than five hundred (500) feet from an existing dwelling other than the owners residence or a Residential District.~~
- ~~ii. All such facilities shall meet all State Animal Management Statutes.~~
- ~~iii. Not more than twenty-four (24) horses can be housed in said stable or on the premises at any one time.~~
- ~~iv. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).~~
- ~~v. Except for security lighting at low wattage, there shall be no outside lighting of the riding arena. All lighting shall be directed away from surrounding properties to prevent glare or the migration of light onto adjoining or surrounding properties.~~
- ~~vi. Submission of a manure management plan for review and approval by the Kendall County Health Department.~~
- ~~vii. Hours of operation for the indoor arenas shall be restricted to 6:00 am – 10:00 pm daily. Outdoor use of the property for riding horses shall be permitted from dawn to dusk daily.~~
- ~~viii. Off-street parking and loading at a ratio of not less than one parking space per stall. Additional parking may be required as determined by the Zoning Administrator for employees and any related accessory or special uses (i.e. storage of horse trailers~~

- ~~used in conjunction with the stable operation, blacksmith shop, on-site stable manager, tack shop, etc.)~~
- ~~ix. Provision of handicapped accessible bathroom facilities for customers and employees.~~
- ~~x. Compliance with basic life safety requirements for building ingress and egress. (Amended 6/20/2006)~~

2002-26	Riding Stables or Other Horse Related (3428 Roth Road)
2002-34; 2002-35	Riding Stables or Other Horse Related (934 Vilmin)
1977-8	Riding Stables or Other Horse Related (7531 E. Highpoint)
2002-16	Riding Stables or Other Horse Related and Temporary Ag Housing (3478 Roth Road)
2008-25; 2008-26; 2008-28; 2008-27 (2008-39)	Riding Stables or Other Horse Related (Camelot Farms Riding Stable)
2008-31	Riding Stables or Other Horse Related (Equine Dreams)
2006-59	Riding Stables or Other Horse Related (11210 Ashley Road)
2005-45	Riding Stables or Other Horse Related (3350 Stewart Road)
1992-21	Riding Stables or Other Horse Related (6115 Route 34)

8.02.B Beekeeping renewal-renewal fee was in several communities (including Yorkville) researched prior to adoption of the ordinance.

SECTION 9:00 BUSINESS DISTRICTS

Updated on 11.20.18

9:00 PURPOSE

The purpose of this section is to encourage the orderly development of commercial properties to serve and meet the needs of the citizens of Kendall County. The establishment of new commercial districts shall follow the guidelines of the Kendall County ~~Land Resource Management Plan (LRMP)~~. In general, areas designated as Commercial/Industrial or Transportation Corridors on the ~~Resource Management Concept Plan LRMP~~ are appropriate for commercial development. Where properties proposed for commercial development are contiguous to existing municipalities, the County encourages the annexation of these properties.

More specifically, the commercial zoning districts are intended to provide for groupings of business and commercial establishments that are compatible in scope of services, methods of operation, and traffic generation.

9:01 B-1 LOCAL SHOPPING DISTRICT

A. **PURPOSE.** The B-1 Local Shopping District is composed of those areas of the County whose principal use is neighborhood-oriented, limited retail, service and repair business activities which serve the surrounding area. This district is provided to permit the development of these business activities, to protect adjacent areas against encroachment by incompatible uses, and to lessen congestion on public roads. To these ends, certain uses which would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. **PERMITTED USES.** The following uses are permitted:

1. Accessory uses. Accessory uses, structures, and buildings shall be permitted provided ~~such uses, structures or buildings they~~ comply with the regulations of Section 4:05.
2. Adult Day Care or Respite Care
3. Art Galleries and Studios
4. Bait Shop
5. Barber Shops, Beauty Parlors, Massage or Similar Personal and business Service Shops
6. Bicycle Sales and Repair
7. Convenience Store

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8. Custom Dressmaking, Millinery, Tailoring or Shoe Repair Shops
9. Drug Store
10. Fire Stations
11. Gardening Supplies and Seed Stores (retail sales only)
12. Governmental buildings and facilities
13. Grocery and food sales under 10,000 square feet
14. Indoor business sales and service under 10,000 square feet
15. Indoor retail sales of goods under 10,000 square feet, including repair of goods sold on the premises
16. Nano Breweries, subject to the **following** conditions **in 7:01.D.** *(Amended 11/15/11; Ord. 11-29)*
 - ~~a. The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.~~
 - ~~b. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.~~
 - ~~c. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.~~
 - ~~d. Any tasting or sale of beer shall be subject to the Kendall County Liquor Control regulations.~~
17. Offices, business and professional, including medical clinics
18. Personal and business service shops under 10,000 square feet but not including uses regulated in Section 4:16
19. Photography Studios
20. Police Stations.
21. Postal substations
22. Restaurants, cafes, cafeterias or other similar establishments including but

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not limited to retail food stores.

23. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction
24. Tobacco Shops

C. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00:

1. Book and Stationery Stores when Services are intended to serve the immediate convenience needs of persons employed in the area
2. Business Planned Developments
3. Camera and Photographic Supply Stores
4. Clubs and lodges (non-profit), fraternal or religious institutions
5. Communications use
6. Currency Exchange
7. Child Day Care Facility
8. Drive through or drive up windows for any permitted use excluding the sale of alcoholic beverages.
9. Dwelling units for Watchmen and Families including a Caretaker.
10. Musical Instrument Sales and Repair (including lessons)
11. Places of Worship subject to the ~~following~~ conditions **contained in Section 7:01.D.**
 - ~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
 - ~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
 - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00~~

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12. Public or Private Utilities and Service uses:
 - a. Telecommunications hub **or telecommunication stations (was separate number)**
 - b. Filtration plant, pumping station, and water reservoir.
 - c. Sewage treatment plant.
 - d. Electric substations and booster stations.
 - e. Other Similar uses

~~13. Telecommunications Stations~~

14. Solar Gardens. (Amended 11/20/2018)

15. Veterinary establishments, but not including the boarding of animals except for overnight stays for medical treatment and observation.

~~16. Solar Gardens subject to the provisions of Section 4:00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~

- D. **CONDITIONAL USES.** The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

1. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.
2. Electrical Appliance Stores and Repair with a size limit of 10,000 square feet.
3. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.
4. Small Wind Energy Systems **subject to the conditions of Section 4.18**

- E. **LOT SIZE.** Every lot or tract of land upon which a building is erected or maintained shall have an area of not less than 10,000 square feet and a width of not less than 100 feet as measured from the front building line.

- F. **YARD AREAS.** No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building:

1. Front Yard. Every building hereafter erected or enlarged shall provide

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and maintain a front yard in accordance with the following requirements:

- a. *Arterial Roadways.* Fifty (50) feet from a dedicated road right-of-way or one hundred (100) feet from the center line of all adjacent roads, whichever is greater.
 - b. *Major or Minor Collector Roadways.* Forty (40) feet from a dedicated road right-of-way or ninety (90) feet from the center line of all adjacent roads, whichever is greater.
 - c. *All Other Streets.* Thirty feet (30) from a dedicated road right-of-way or seventy-five (75) feet from the center line of all adjacent roads, whichever is greater.
2. Side Yard. Ten feet from the property line. Where a side yard abuts a setback in an agricultural or residential district or a municipality, the required side yard shall be ten feet, or equivalent to said adjacent setback, whichever is greater.
 3. *Rear Yard.* Twenty feet from the property line. Where a rear yard abuts a setback in an agricultural or residential district or a municipality, the required rear yard shall be twenty feet, or equivalent to said adjacent setback, whichever is greater.

G. LOT COVERAGE.

1. Maximum Floor Area Ratio. Not to exceed 0.50.
2. Impervious Lot Coverage (buildings, parking, drives, etc.). Not to exceed 75% of the lot.

H. MAXIMUM BUILDING HEIGHT. No building hereinafter erected shall exceed 35 feet in height.

~~I. Signs. In accordance with the regulations set forth in Section 12.00.~~

~~I.~~ I. OFF-STREET PARKING AND LOADING. In accordance with the regulations set forth in Section 11:00. Parking shall not encroach upon the required front or side yard. Parking may encroach upon the required rear yard, provided that a landscaped buffer yard of at least 10' from the rear property line is maintained.

~~K~~ J. OTHER PROVISIONS.

1. Performance Standards. All activities shall conform with the performance

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standards set forth in ~~section 10.01.G~~ **Section 4:12.**

2. Refuse Enclosures. Refuse or trash collection areas shall be completely screened from view on all sides, with solid fencing of either wood or masonry construction, and shall include a concrete pad and an operable door of adequate width. Screening may also be of chain link, with a screen of dense landscape plantings.
3. Waste Materials. No materials or wastes shall be deposited upon a lot in such a form that they may be transferred off the property by natural causes or forces.
4. Screening and Landscaping. Where a commercial use abuts or is across the street from a residential district, adequate screening and landscaping shall be provided as set forth in Section 13:00. Site Plan Review. All areas must include a landscaping plan for approval at the time the request for B-1 zoning is made.

9:02 B-2 GENERAL BUSINESS DISTRICT

- A. **PURPOSE.** The B-2 General Business District is composed of those areas of the County whose principal use is general retail, service and repair business activities which serve persons and businesses in the County. This district is provided to permit the development of these business activities, to protect adjacent areas against encroachment by incompatible uses, and to lessen congestion on public roads.
- B. **PERMITTED USES.** The following uses are permitted:
1. All permitted uses in the B-1 Local Shopping District
 2. Private Ambulance service
 3. Antique Shops
 4. Art and school supply stores
 5. Auction Facility when conducted wholly within an enclosed building and with no outside storage.
 6. Banks and financial institutions
 7. Book and Stationery Stores

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8. Building material sales (retail)
 9. Camera and Photographic Supply Stores
 10. Catering Establishments
 11. Copying/Reproduction Stores & banner or sign supplies
 12. Electrical Appliance Stores and Repair
 13. Furrier
 14. Glass cutting and glazing establishments
 15. Grocery and food sales
 16. Indoor business sales and service in excess of 10,000 square feet
 17. Indoor retail sales of goods in excess of 10,000 sq. feet, including repair of goods sold on the premises
 18. Monument sales, but not including the cutting or grinding of stones
 19. Motor Vehicle accessory store
 20. Musical Instrument Sales and Repair (including lessons)
 21. Packaged Liquor Store or any sale of alcoholic beverages
 25. Personal and business service shops in excess of 10,000 Sq. ft.
 26. Pet shop when conducted wholly within an enclosed building
 27. Plumbing, heating, and roofing supply shops
 28. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)
 29. Veterinary establishments, but not including the boarding of animals except for overnight stays for medical treatment and observation.
- C. **SPECIAL USES.** The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00:

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1. Agricultural implement sales and service on an open lot or within a building
2. Boat, Trailer and Recreational Vehicle sales or rental and service.
3. Child Day Care Facility
4. Clubs and lodges (non-profit), fraternal or religious institutions
5. Communications use
6. Crematories/Funeral Homes
7. Currency Exchange
8. Drive through or drive up windows for any permitted use excluding the sale of alcoholic beverages.
9. Dwelling units for Watchmen and Families including a Caretaker.
10. Fertilizer sales, including limited storage.
11. Hospital
12. Indoor entertainment and recreation
13. Indoor Target Practice with the **following** conditions found in Section 7:01.D.
 - ~~a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.~~
 - ~~b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.~~
 - ~~c. Hours of operation from 7am to 10pm~~
 - ~~d. No alcohol allowed.~~
 - ~~e. Must meet all requirements of the Kendall County Health Department.~~
 - ~~f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.~~
14. Kendall County Sheriff's Office shooting range with conditions to be set

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and approved by the County Board.

15. Meeting halls
16. Motor Vehicle Service Stations for Retail Sale of Gasoline and Oil for Motor Vehicles
17. Motor Vehicle /Motorcycle service stations, including repair and rebuilding, or painting of motor vehicles
18. Motor vehicle-Sales/ Motorcycle Sales
19. Motor vehicle washing including the use of mechanical conveyers, blowers and steam cleaning
20. Outdoor storage, provided such storage is screened from adjacent and surrounding properties
21. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity
22. Places of Worship subject to the **following** conditions **contained in Section 7:01.D.**
 - ~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
 - ~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
 - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00~~
23. Public or Private Utilities and Service uses:
 - a. Telecommunications hub
 - b. Filtration plant, pumping station, and water reservoir.
 - c. Sewage treatment plant.
 - d. Electric substations and booster stations.
 - e. Other Similar uses
- 24. Solar Gardens (Amended 11/20/2018)**
25. Taverns

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26. Telecommunications Stations

~~27. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~

D. CONDITIONAL USES. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator: (Renumbered)

1. Contractor or construction Services such as: building, cement, electrical, refrigeration, masonry, building, plumbing, roofing, air-conditioning, heating and ventilating.
2. Contractors' offices and shops, where no fabrication is done on the premises and where all storage of material and equipment is within a building.
3. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.
4. Enclosed self-service storage facility, provided that:
 - a. Each self-service storage facility shall be governed by the provisions of the Illinois Self-Service Storage Facility Act, 770 ILCS 95/1 et seq.
 - b. A fence and landscaping shall be provided which completely encloses the facility and screens it from view of residential structures and residentially zoned property
5. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place
6. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.
7. Outdoor Display may be permitted subject to the following:
 - a. Temporary Seasonal Displays
 - (i) Seasonal displays not exceeding 60 days per calendar year may be conducted on the same zoning lot as the principal business.

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- (ii) A site plan must be submitted by the applicant and approved by the Zoning Administrator showing the location of the seasonal display, the items to be displayed and the duration of the display.
- (iii) Seasonal display areas shall be located at least 10 feet from any property line, shall not use required parking spaces, and shall not encroach into any required vision triangle areas.

~~All signage for seasonal display areas shall conform with Section 12.00 of the Kendall County Zoning Ordinance.~~

- b. Permanent Outdoor Displays
 - (i) Shall only be permitted on the same zoning lot as the principal business, and shall only display merchandise which is sold at the subject premises. Items which are not sold on the premises or which are general outdoor storage are not permitted.
 - (ii) Shall not exceed 10% of the subject area or 1,000 square feet in area, whichever is smaller.
 - (iii) Shall be subject to site plan review and approval by the Zoning Administrator.
 - (iv) Shall be located at least 10 feet from any property line, shall not use required parking spaces, and shall not encroach into any required vision triangle areas.
 - (v) Displays shall not be higher than 15 feet in height.
 - ~~(vi) All signage for outdoor display areas shall conform with Section 12.00 of the Kendall County Zoning Ordinance.~~
 - (vii) A zoning certificate and fee are required for approval of an outdoor display area.
 - (viii) Any outdoor display area shall be subject to review by the Planning, Building and Zoning Committee and may be rescinded if deemed necessary.
 - (ix) Any outdoor display area which does not meet these requirements may be permitted as a special use.

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8. Processing or assembly, provided that space occupied in a building does not exceed six thousand square feet of total floor space and basement space, not including stairwells or elevator shafts; and provided such processing or assembly can be conducted without noise, vibration, odor, dust or any other conditions which might be disturbing to occupants of adjacent buildings. When manufacturing operations of the same or similar products demand space exceeding six thousand square feet, they shall then be located in the M-1 Manufacturing District.
9. Small Wind Energy Systems **subject to the conditions of Section 4.18**
- E. LOT SIZE. Every lot or tract of land upon which a building is erected or maintained shall have an area of not less than 10,000 square feet and a width of not less than 100 feet.
- F. YARD AREAS. No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building:
 1. Front Yard. Every building hereafter erected or enlarged shall provide and maintain a front yard in accordance with the following requirements:
 - a. *Arterial Roadways*. Fifty feet (50) from the dedicated road right-of-way or one hundred (100) feet from the center line of all adjacent roads, whichever is greater.
 - b. *Major or Minor Collector Roadways*. Forty (40) feet from the dedicated road right-of-way or ninety (90) feet from the center line of all adjacent roads, whichever is greater.
 - c. *All Other Streets*. Thirty (30) feet from the dedicated road right-of-way or seventy (70) feet from the center line of all adjacent roads, whichever is greater.
 - d. *Exception*. Where lots comprising fifty percent of the frontage on the same street and within the same block are developed with buildings having front yards with a variation of not more than ten feet in depth the average of such front shall establish the minimum front yard depth for the entire frontage, but in no case shall a front yard of more than that stipulated above for the applicable classification of a street on which the property is located be required.
 2. Side Yard. Ten feet from the property line. Where a side yard abuts a

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setback in an agricultural or residential district or a municipality, the required side yard shall be ten feet, or equivalent to said adjacent setback, whichever is greater.

3. Rear Yard. Twenty feet from the property line. Where a rear yard abuts a setback in an agricultural or residential district or a municipality, the required rear yard shall be twenty feet, or equivalent to said adjacent setback, whichever is greater.

G. LOT COVERAGE.

1. Maximum Floor Area Ratio. Not to exceed 0.50.
2. Impervious Lot Coverage (buildings, parking, drives, etc.). Not to exceed 70% of the lot.

H. MAXIMUM BUILDING HEIGHT. No building hereinafter erected shall exceed 35 feet in height.

~~I. Signs. In accordance with the regulations set forth in Section 12.00.~~

~~J I.~~ OFF-STREET PARKING AND LOADING. In accordance with the regulations set forth in Section 11:00. Parking shall not encroach upon the required front or side yard. Parking may encroach upon the required rear yard, provided that a landscaped buffer yard of at least 10' from the rear property line is maintained.

~~K J.~~ OTHER PROVISIONS.

1. Performance Standards. All activities shall conform with the performance standards set forth in ~~section 10.01.G. Section 4:12.~~
2. Outdoor Sales. All outdoor sales space shall be provided with a permanent durable and dustless surface, and shall be graded and drained as to dispose of all surface water.
3. Refuse Enclosures. Refuse or trash collection areas shall be completely screened from view on all sides, with solid fencing of either wood or masonry construction, to a height of seven feet; and shall include concrete pad and an operable door of adequate width. Screening may also be of chain link, with a screen of dense landscape plantings.
4. Waste Materials. No materials or wastes shall be deposited upon a lot in such a form that they may be transferred off the property by natural causes or forces.

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5. Screening and Landscaping. Where a commercial use abuts or is across the street from a residential district, adequate screening and landscaping shall be provided as set forth in Section 13.00 Site Plan Review. All areas must include a landscaping plan for approval at the time the request for B-2 zoning is made.

9:03 B-3 HIGHWAY BUSINESS DISTRICT

- A. **PURPOSE.** The B-3, Highway Business District is intended for major retail, service and repair establishments serving a large trade area, usually the entire County or beyond and oriented to the traveling public. The trade area population served by these establishments requires easy access, although patronage is more dispersed and visits to these establishments less frequent than in the B-1 District and B-2 District. It is the intent of the B-3 District regulations that establishments desiring location along major traffic routes are grouped with appropriate and adequate access ways provided.
- B. **PERMITTED USES.** The following uses are permitted:
 1. All Permitted Uses identified in the B-2 General Business District
 2. Agricultural implement sales and service on an open lot or within a building.
 3. Animal hospital
 4. Banquet Halls are permitted subject to the **following** conditions **contained in Section 7:01.D.**
 - ~~a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.~~
 - ~~b. The subject parcel must be a minimum of 5 acres.~~
 - ~~c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)~~
 - ~~d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.~~
 - ~~e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.~~
 - ~~f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.~~

~~g. The noise regulations are as follows:~~

~~Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.~~

~~Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.~~

~~EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.~~

5. Beverages, non-alcoholic, bottling and distributing.
6. Boat, Trailer and Recreational Vehicle sales or rental and service
7. Carpet and Rug Stores
8. Clean up and restoration services with the **following** conditions **contained in Section 7:01.D.**
 - ~~a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.~~
 - ~~b. All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.~~
 - ~~c. All operations are to take place inside an enclosed structure.~~
 - ~~d. A waste management plan must be submitted for approval and included as an exhibit to the approving ordinance~~

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- ~~e. A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.~~
- ~~f. No materials that are brought in can be burned on this site.~~
- ~~g. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).~~
- ~~h. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.~~

9. Construction equipment sales and service.
10. Crematories/ Funeral Homes
11. Currency exchange.
12. Drive through or drive up windows for any permitted use excluding the sale of alcoholic beverages.
13. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.
14. Health clubs (public or private) and related accessory uses.
15. Hotel and/or Motels
16. Indoor entertainment and recreation
17. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
18. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.
19. Miniature Golf Courses
20. Motor Vehicle Service Stations for Retail Sale of Gasoline and Oil for Motor Vehicles
21. Motor Vehicle Sales/Motorcycle Sales

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22. Motor Vehicle/Motorcycle service stations, including repair and rebuilding, or painting of motor vehicles
23. Motor Vehicle washing—Facilities including the use of mechanical conveyers, blowers and steam cleaning.
24. Nurseries and greenhouses
25. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity.
26. Restaurants, including the drive-in type where food is served to customers remaining in motor vehicles.
27. Taverns

C. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00.

1. Child Day Care Facility
2. Clubs and Lodges (non-profit), fraternal or religious institutions.
3. Communication Uses
4. Community Center/ After school programs/ Educational Center
5. Consumer credit, payday loan offices, financing or financial offices.
6. Dwelling units for Watchmen and Families including a Caretaker.
7. Fertilizer sales, including limited storage.
8. Hospitals
9. Indoor Target Practice with the **following** conditions **contained in Section 7:01.D.**
 - ~~a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.~~
 - ~~b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.~~

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- ~~c. Hours of operation from 7am to 10pm~~
 - ~~d. No alcohol allowed.~~
 - ~~e. Must meet all requirements of the Kendall County Health Department.~~
 - ~~f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.~~
10. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
 11. Kennels with the condition that the kennels must be located inside and must be located a minimum of 250' from the lot line of lots zoned residential or shown as Residential on the ~~Land Resource Management Plan (LRMP)~~ map and 150' from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset.
 12. Landscaping business, ~~provided that: with the conditions contained in Section 7:01.D.~~
 - ~~a. All vehicles equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.~~
 - ~~b. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.~~
 - ~~c. No landscape waste generated off the property can be burned on this site.~~
 13. Meetings Halls
 14. Micro-Brewery and/or Winery
 15. Micro Distillery ~~subject to the following conditions: with the conditions contained in Section 7:01.D.~~

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- ~~a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.~~
 - ~~b. Locally grown inputs shall be used to the greatest extent possible~~
 - ~~c. The number of hours permitted to operate shall be on the approving ordinance.~~
 - ~~d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.~~
 - ~~e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.~~
 - ~~f. Shall contact & meet all requirements of the Kendall County Health Department.~~
 - ~~g. A waste management plan should be submitted to the Kendall County Health Department~~
16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.
17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.
18. Pawn Shop
19. Performing arts center subject to the **following** conditions **contained in Section 7:01.D.**
- ~~a. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with jurisdiction over the subject road may approve alternative access.~~
 - ~~b. The site shall be shown as a commercial area on the Land Resource Management Plan.~~
 - ~~c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)~~
 - ~~d. The amount of students and type of events are listed in the approving ordinance.~~
 - ~~e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.~~
 - ~~f. Must meet applicable Fire Protection District codes.~~

20. Places of Worship subject to the **following** conditions **contained in Section 7:01.D.**
- ~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
 - ~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
 - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00~~
21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted.
22. Public or Private Utilities and Service uses:
- a. Telecommunications hub
 - b. Filtration plant, pumping station, and water reservoir.
 - c. Sewage treatment plant.
 - d. Electric substations and booster stations.
 - e. Other Similar uses
23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.
24. Self-Service Storage Facilities
25. Solar Gardens **subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.** (Amended 11/20/2018)
26. Telecommunications Stations

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27. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.
28. Truck Driving School
29. Truck Stop
30. ~~Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~

D. **CONDITIONAL USES.** All conditional uses outlined in the B-2 General Business District (Section 9:03.D) may be permitted only if specifically authorized by the Zoning Administrator.

E. **LOT SIZE.** Every lot or tract of land upon which a building is erected or maintained shall have an area of not less than 10,000 square feet and a width of not less than 100 feet.

F. **YARD AREAS.** No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building:

1. Front Yard. Every building hereafter erected or enlarged shall provide and maintain a front yard in accordance with the following requirements:
 - a. *Arterial Roadways.* Fifty (50) feet from a dedicated road right-of-way or one hundred (100) feet from the centerline of all adjacent roads, whichever is greater.
 - b. *Major or Minor Collector Roadways.* Forty (40) feet from a dedicated road right-of-way or ninety (90) feet from the centerline of all adjacent roads, whichever is greater.
 - c. *All Other Streets.* Thirty feet (30) from a dedicated road right-of-way or seventy-five (75) feet from the centerline of all adjacent roads, whichever is greater.
2. Side Yard. Twenty (20) feet from the property line. Where a side yard abuts a setback in an agricultural or residential district or a municipality, the required side yard shall be twenty (20) feet, or equivalent to said adjacent setback, whichever is greater.
3. Rear Yard. Twenty (20) feet from the property line. Where a rear yard abuts a setback in an agricultural or residential district or a municipality,

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the required side yard shall be twenty (20) feet, or equivalent to said adjacent setback, whichever is greater.

G. LOT COVERAGE.

1. Maximum Floor Area Ratio. Not to exceed 0.50.
2. Impervious Lot Coverage (building, parking, drives, etc.). Not to exceed 70% of the lot.

H. MAXIMUM BUILDING HEIGHT. No building hereinafter erected shall exceed 35 feet in height.

~~I. Signs. In accordance with the regulations set forth in Section 12.00.~~

J. **RE-LETTER** OFF-STREET PARKING AND LOADING. In accordance with the regulations set forth in Section 11:00. Parking shall not encroach along the required front or side yard. Parking may encroach upon the required rear yard, provided that a landscaped buffer yard of at least ten (10) feet from the rear property line is maintained.

K. OTHER PROVISIONS.

1. Performance Standards. All activities shall conform to the performance standards set forth in ~~section 10.01.G~~ **Section 4:12**.
2. Outdoor Sales. All outdoor sales space shall be provided with a permanent durable dustless surface, and shall be graded and drained as to dispose of all surface water.
3. Refuse Enclosure. Refuse or trash collection areas shall be completely screened from view on all sides, with solid fencing or either wood or masonry construction, to a height of seven (7) feet; and shall include concrete pad and an operable door of adequate width. Screening may also be of chain link, with a screen of dense landscape plantings.
4. Waste Material. No materials or wastes shall be deposited upon a lot in such a form that natural causes or forces may transfer them off the property.
5. Screening and Landscaping. Where commercial use abuts or is across the street from a residential district, adequate screening and landscaping shall be provided as set forth in Section 13:00, Site Plan Review. All

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areas must include a landscaping plan for approval at the time the request for B-3 zoning is made.

9:04 B-4 COMMERCIAL RECREATION

A. Purpose. The B-4 Commercial Recreation District is intended to accommodate commercial activities that serve the recreational needs of County residents, or which are dependent upon locations near recreational resources, such as lakes. This district is provided to permit the development of these business activities, to protect adjacent areas against encroachment by incompatible uses, and to lessen congestion on public roads.

B. Permitted Uses. The following uses are permitted:

1. Accessory uses. ~~Accessory uses, structures, and buildings shall be permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.~~
2. Auction Facility when conducted with another permitted use in this district.
3. Banquet Halls are permitted subject to the **following** conditions **contained in Section 7:01.D:**
 - ~~a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.~~
 - ~~b. The subject parcel must be a minimum of 5 acres.~~
 - ~~c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)~~
 - ~~d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.~~
 - ~~e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.~~
 - ~~f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.~~
 - ~~g. The noise regulations are as follows:~~

~~Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such~~

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~~receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.~~

~~Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.~~

~~EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.~~

4. Boat launching ramp
5. Boat, Trailer and Recreational Vehicle sales or rental and service
6. Child Day Care facilities
7. Dwelling Unit for Watchmen and Families including a Caretaker
8. Fairgrounds
9. Fire Stations
10. Golf courses (including miniature golf), golf driving range, club houses, county clubs, and membership riding clubs
11. Governmental buildings and facilities
12. Health clubs (public or private) and related accessory uses
13. Non-profit recreational facilities and related accessory uses
14. Performing arts center subject to the **following** conditions **contained in Section 7:01.D:**
 - ~~a. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with~~

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- ~~jurisdiction over the subject road may approve alternative access.~~
 - ~~b. The site shall be shown as a commercial area on the Land Resource Management Plan.~~
 - ~~c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)~~
 - ~~d. The amount of students and type of events are listed in the approving ordinance.~~
 - ~~e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.~~
 - ~~f. Must meet applicable Fire Protection District codes.~~
15. Philanthropic institutions and institutions supported by charity.
 16. Police Stations
 17. Postal substations
 18. Seasonal Festivals ~~provided that the following conditions and restrictions are met:~~ subject to the conditions contained in Section 7:01.E.
 - ~~i. Adequate parking on site shall be provided in such a way that no on-street parking is necessary~~
 - ~~ii. Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning, Building and Zoning Office~~
 - ~~iii. The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services~~
 - ~~iv. Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services~~
 - ~~v. All food prepared or sold on site shall comply with the Department of Health and Human Services requirements~~
 - ~~vi. Noise levels generated from non-agricultural sources shall not exceed 60 dBA as measured at the nearest occupied residential structure on an adjoining property~~
 - ~~vii. The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff's Department~~
 - ~~viii. No event activity shall start earlier than 9:00 A.M. any day of the~~

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- ~~week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30pm Thursday thru Sunday~~
- ~~ix. Events shall be permitted once a year unless otherwise approved by the PBZ Committee~~
 - ~~x. Seasonal Festivals shall be permitted up to, but not exceed, ninety (90) consecutive days in length in one calendar year~~
 - ~~xi. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted during the duration of the Seasonal Festival subject to the review and approval of the Zoning Administrator.~~
 - ~~xii. All signage shall comply with Section 12.00 of the Zoning Ordinance~~
 - ~~xiii. All proposed lighting shall be non-obtrusive onto adjoining properties and should not exceed 0.2 foot-candles at any property line~~
 - ~~xv. Any Seasonal Festival which cannot meet these standards may still be permitted if approved as a Special Use. An applicant seeking an approval of the conditional use shall submit an application to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request to the Planning, Building and Zoning Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator in the review of a Conditional Use for a Seasonal Festival to the PBZ Committee. In such instances the PBZ Committee shall be the final authority in deciding upon such requests.~~
19. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction.
20. Truck and Tractor Amusement Competition Events, ~~provided that the following conditions and restrictions are met:~~ subject to the conditions contained in Section 7:01.E
- ~~i. Event tracks, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 500 feet of a residential district, or residential structure located off the subject property unless written consent from the effected residents is provided to the Planning, Building and Zoning Office.~~
 - ~~ii. The operator shall provide adequate parking on the site, such~~

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- ~~that no on-street parking will be required.~~
- ~~iii. The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services.~~
- ~~iv. No alcohol shall be sold on the premises without a Kendall County liquor license.~~
- ~~v. All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.~~
- ~~vi. Events shall not exceed six (6) consecutive days in duration.~~
- ~~vii. Events shall not exceed two (2) times per calendar year on any particular property.~~
- ~~viii. Noise levels shall not exceed 90 dB as measured at the nearest property line, not including any residences located on the subject property.~~
- ~~ix. The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff's Department.~~
- ~~x. Any event activities shall start no earlier than 9:00 A.M., and shall end no later than 9:00 P.M., any day of the week.~~
- ~~xi. Any truck and tractor amusement competition event which cannot meet these standards may still be permitted via a special use.~~

C. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00:

1. Amphitheater, drive-in theater, auditorium, stadium and sports arena, provided that the following conditions are met:
 - a. The minimum site area shall be 200,000 square feet.
 - b. All structures, viewing and seating areas shall be set back at least 100 feet from any street or property line.
 - c. The site shall have frontage on and access to a collector or arterial street, provided that the highway authority with jurisdiction over the subject road may approve alternative access.
 - d. The following accessory uses may be permitted as incidental to, and limited to patrons of, the principal use:
 - (i) playground
 - (ii) refreshment stand or booth

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- (iii) souvenir stand or booths
 - (iv) offices
 - e. For any drive-in theater:
 - (i) The theater screen shall not be visible from any collector street, arterial street, or freeway within 1,200 feet.
 - (ii) The viewing/parking area shall be screened in such a manner that it cannot be observed from outside the property.
 - (iii) Off-street space for automobiles of patrons awaiting admission to the theater shall be equal to a minimum of 15 percent of the capacity of the viewing area. All entrances and exits shall be separated, and internal circulation shall provide one-way traffic.
- 2. Athletic Fields with Lights, ~~provided that the following conditions are met;~~ **subject to the conditions contained in Section 7:01.D**
 - ~~a. The minimum site area shall be 140,000 square feet.~~
 - ~~b. All structures, viewing, parking, and seating areas shall be set back at least 100 feet from any street or property line.~~
 - ~~c. Photometric lighting plans will be submitted and approved by the County. All lighting shall be directed downward, and should minimize glare and light trespassing on adjacent property.~~
- 3. Amusement park, including go-cart tracks, water parks and other rides, provided that the following minimum standards are met:
 - a. The site shall be located and designed to minimize adverse impacts on adjacent uses.
 - b. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with jurisdiction over the subject road may approve alternative access.

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4. Bait Shop
5. Convenience Store
6. Hotel and/or Motel
7. Indoor entertainment and recreation
8. Indoor Target Practice with the **following** conditions **contained in Section 7:01.D.**
 - ~~a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.~~
 - ~~b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.~~
 - ~~c. Hours of operation from 7am to 10pm~~
 - ~~d. No alcohol allowed.~~
 - ~~e. Must meet all requirements of the Kendall County Health Department.~~
 - ~~f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.~~
9. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
10. Kennels when located more than 600' from any occupied residential structure other than the owners residence
11. Places of Worship subject to the **following** conditions **contained in Section 7:01.D.:**
 - ~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
 - ~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
 - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00~~
12. Planned Developments- Business

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13. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted.

14. Racetrack provided that the following minimum standards are met:
 - a. The minimum site area shall be 20 acres.

 - b. The racetrack and all building, viewing areas, seating areas, and structures for housing animals shall be located no closer than 275 feet from any public road right-of-way or property line.

 - c. If night racing is to be conducted, all parking areas and access ways shall be adequately lit; provided that such lighting, as well as lighting for the racetrack shall meet the lighting standards set forth in ~~s~~Section 11:02.

 - d. If a vehicle racetrack is proposed a noise study shall be prepared by a trained professional addressing anticipated noise levels during races or practice sessions. This study shall also address how excessive noise will be mitigated. The County shall reserve the right to obtain an independent review of this study, and require additional noise mitigation beyond that outlined in the noise study.

 - e. If an animal racetrack is proposed all facilities for housing and maintaining equine shall comply with the following requirements:
 - (i) An approval for such facility from the Kendall County Health Department must accompany the application for a Special Use Permit.

 - (ii) A 100 foot wide area of vegetation cover, exclusive of pasture area, shall be maintained between any corral, un-vegetated exercise area, manure pile, or application area

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and any surface water or well, in order to minimize runoff, prevent erosion, and promote quick nitrogen absorption.

~~(iii) All facilities for housing and maintaining other animals shall meet the conditions specified in the Special Use Permit.~~

- f. The accessory uses may be permitted as incidental to and limited to patrons of the principal use:
- (i) refreshment stands or booths
 - (ii) souvenir stands or booths
 - (iii) wagering facilities
 - (iv) restaurants or lounges
 - (v) playgrounds or child day care facilities
 - (vi) vehicle fuel and supplies sales limited to owners or operators of vehicles to be raced
 - (vii) temporary campgrounds
 - (viii) any other customary and incidental uses which are deemed appropriate by the County Board.
15. Recreational camps and recreational vehicle parks subject to the ~~following~~ conditions **contained in Section 7:01.D.**
- ~~a. The minimum lot size must be 20 acres~~
 - ~~b. All standards of the Health Department are met.~~
 - ~~c. Must seek approval from the Fire and Police Departments~~
 - ~~d. Adequate directional signage must be throughout the property.~~
 - ~~e. Maximum continuous stay shall not exceed 90 days.~~
16. **Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses subject to the following: (need to determine if special or conditional uses in A-1)**
- a. All such facilities shall meet all State Animal Management Statutes.**
 - b. Not more than twenty-four (24) horses can be housed in said stable or on the premises at any one time, unless otherwise approved in the special use permit.**
 - c. All signage shall comply with the provisions of Section 12 of the**

Kendall County Zoning Ordinance.

- d. Except for security lighting at low wattage, there shall be no outside lighting of the riding arena. All lighting shall be directed away from surrounding properties to prevent glare or the migration of light onto adjoining or surrounding properties.
 - e. Submissions of a manure management plan for review and approval by the Kendall County Health Department.
 - f. Hours of operation for the indoor arenas shall be restricted to 6:00 am – 10:00 pm daily. Outdoor use of the property for riding horses shall be permitted from dawn to dusk daily.
 - g. Off-street parking and loading at a ratio of not less than one parking space per stall. Additional parking may be required as determined by the Zoning Administrator for employees and any related accessory or special uses (i.e. storage of horse trailers used in conjunction with the stable operation, blacksmith shop, on-site stable manager, tack shop, etc.)
 - h. Provision of handicapped accessible bathroom facilities for customers and employees.
 - i. Compliance with basic life safety requirements for building ingress and egress.
17. Seminaries, convents, monasteries, and similar religious institutions including dormitories and other accessory uses required for operation.
18. Solar Gardens ~~subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.~~ (Amended 11/20/2018)
19. Telecommunications Stations
20. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-4 District
- ~~21. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~
- D. **CONDITIONAL USES.** ~~The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:~~ **Small Wind Energy Systems only if specially authorized by the Zoning Administrator.**
~~1. Small Wind Energy Systems subject to the conditions of Section 4.18~~
- E. **LOT SIZE.** Every lot or tract of land upon which a building is erected or maintained shall have an area of not less than 20,000 square feet and a lot width of 100 feet measured at the front building line.

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- F. NUMBER OF BUILDINGS. Due to the nature of the uses permitted in this zoning district, multiple buildings may be permitted on a single zoning lot, without requiring Planned Development approval.
- G. YARD AREAS. No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building:
1. Front Yard. Every building hereafter erected or enlarged shall provide and maintain a front yard in accordance with the following requirements:
 - a. *Arterial Roadway*. Fifty (50) feet from the dedicated road right-of-way or one hundred (100) feet from the center line of all adjacent roads, whichever is greater.
 - b. *Major or Minor Collector Roadway*. Fifty (50) feet from the dedicated road right-of-way or one hundred (100) feet from the center line of all adjacent roads, whichever is greater.
 - c. *All Other Streets*. Forty (40) feet from the dedicated road right-of-way or eighty (80) feet from the center line of all adjacent roads, whichever is greater.
 2. Side Yard **and Rear Yard**. Ten feet from the property line. Where a side yard abuts a setback in an agricultural or residential district or a municipality, the required side yard **and rear yard** shall be ten feet, or equivalent to said adjacent setback, whichever is greater.
 3. ~~Rear Yard. Ten feet from the property line. Where a rear yard abuts a setback in an agricultural or residential district or a municipality, the required rear yard shall be ten feet, or equivalent to said adjacent setback, whichever is greater.~~
- H. LOT COVERAGE.
1. Maximum Floor Area Ratio. Not to exceed 0.20.
 2. Impervious Lot Coverage (buildings, parking, drives, etc.). Not to exceed 75% of the lot.
- I. MAXIMUM BUILDING HEIGHT. No building hereinafter erected shall exceed 50 feet in height.

~~J. Signs. In accordance with the regulations set forth in Section 12.00.~~

~~K . Off-Street Parking and Loading. In accordance with the regulations set forth in Section 11.00.~~

L J. Other Provisions.

1. Performance Standards. All activities shall conform with the performance standards set forth in ~~section 10.01.G.~~ **Section 4:12.**
2. Refuse Enclosures. Refuse or trash collection areas shall be completely screened from view on all sides, with solid fencing of either wood or masonry construction, to a height of seven feet; and shall include concrete pad and an operable door of adequate width. Screening may also be of chain link, with a screen of dense landscape plantings.
3. Waste Materials. No materials or wastes shall be deposited upon a lot in such a form that they may be transferred off the property by natural causes or forces.
4. Screening and Landscaping. Adequate screening and landscaping for adjoining residential areas shall be provided as set forth in Section 13:00, Site Plan Review. All areas must include a landscaping plan for approval at the time the request for B-4 zoning is made.

9:05 B-5 BUSINESS PLANNED DEVELOPMENT

- A. **PURPOSE.** The B-5 Business Planned Development (BPD) District is intended to provide for greater freedom, imagination, and flexibility in the development of land while assuring appropriate development standards. To this extent it allows diversification and variation in the relationship of uses, structures, and open spaces in developments planned as comprehensive, cohesive projects which are unified by a shared concept. It is further intended to encourage the beneficial integration of different compatible land uses at a proper scale and to encourage better design, provision of amenities, and the efficient use of public services through the use of planned unit development procedures. The intensity and profile of the development within this District are intended to be compatible with all adjacent uses.
- B. **PERMITTED USES.** Permitted uses shall be consistent with the purpose of this District, including a wide variety of retail, office, general commercial and light industry. A permitted use list shall be developed and approved with each zoning request in the BPD District.
- C. **LOT, YARD, COVERAGE AND HEIGHT.** Uses in the BPD District shall conform

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to a plan for the District, as adopted by ordinance by the County Board. The plan must include, at a minimum, the following:

1. Minimum yard requirements, including appropriate landscape easements
2. Lot coverage permitted
3. Building height permitted
4. Minimum landscape and site open space standards
5. Minimum architectural standards
6. Lighting

~~D.~~ **Signs. In accordance with the regulations set forth in Section 12.00.**

E D. Off-Street Parking and Loading. In accordance with the regulations set forth in Section 11:00. Parking may encroach upon the required side or rear yard, provided that a landscaped buffer yard of at least 10' from the side or rear property line is maintained. Trucks and semitrailer shall not be parked or stored out-of-doors overnight, in the parking lot or on the premises, except within an area screened from adjacent properties by a walled and gated sight screen enclosure, fence or landscaped berm. However, temporary parking, overnight, not to exceed a 24-hour time period, may be permitted for delivery vehicles which arrive after normal business hours.

F E. Other Provisions. **(Numbered)**

1. Performance Standards. All activities shall conform with the performance standards set forth in ~~section 10.01.G.~~ **Section 4:12.**
2. Outdoor Sales. All outdoor sales space shall be provided with a permanent durable and dustless surface, and shall be graded and drained as to dispose of all surface water.
3. Outdoor Storage. No outdoor storage shall be permitted unless approved as a part of the BPD.
4. Refuse Enclosures. Refuse or trash collection areas shall be completely screened from view on all sides, with solid fencing of either wood or masonry construction, to a height of seven feet; and shall include concrete pad and an operable door of adequate width. Screening may also be of chain link, with a screen of dense landscape plantings.
5. Waste Materials. No materials or wastes shall be deposited upon a lot in such a form that they may be transferred off the property by natural causes or forces.

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6. Screening and Landscaping. Where a commercial use abuts or is across the street from a residential district, adequate screening and landscaping shall be provided as set forth in Section 13:00, Site Plan Review. All areas must include a landscaping plan for approval at the time the request for B-5 zoning is made.
7. Solar Gardens shall be a special use in the B-5 Business Planned Development District. (Amended 11/20/2018)

9.06 B-6 OFFICE AND RESEARCH PARK DISTRICT

- A. PURPOSE. The B-6 Office and Research District is intended to provide for innovative, well-designed and maintained office and nuisance-free research uses in an environment which is characterized by controlled ingress and egress to major streets and extensive setbacks and yard areas with imaginative landscaping. This district is provided to permit the development of these business activities, to protect adjacent areas against encroachment by incompatible uses, and to lessen congestion on public roads.
- B. PERMITTED USES. The following uses are permitted:
 1. Accessory uses. ~~Accessory uses, structures, and buildings shall be permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.~~
 2. Banks and financial institutions
 3. Business or trade school.
 4. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds, but not including business colleges or trade schools when operated for profit.
 5. Consumer credit, payday loan offices, financing or financial offices.
 6. Fire Stations
 7. Governmental buildings and facilities
 8. Hospital.
 9. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.

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10. Offices, business and professional, including medical clinics.
 11. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity
 12. Planned Developments- Business
 13. Police Stations.
 14. Research laboratories, including the testing of products, but not including the manufacturing of products, except as incidental to the research and testing of products
 15. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)
 16. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction
 17. Wholesale sales, displays and offices, but not including storage or warehousing
- C. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13:00:
1. Book and stationary stores when Services are intended to serve the immediate convenience needs of persons employed in the area
 2. Child Day Care Facility
 3. Convenience store
 4. Dwelling Unit for Watchmen and Families including a Caretaker
 5. Health clubs (public or private) and related accessory uses.
 6. Hotel and/or motel
 7. Indoor Target Practice with the **following** conditions **contained in Section 7:01.D.**
 - a. ~~The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the~~

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- ~~aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.~~
- ~~b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.~~
- ~~c. Hours of operation from 7am to 10pm~~
- ~~d. No alcohol allowed.~~
- ~~e. Must meet all requirements of the Kendall County Health Department.~~
- ~~f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.~~
8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
 9. Light manufacturing and assembly
 10. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.
 11. Places of Worship subject to the **following** conditions **contained in Section 7:01.D.**
 - ~~a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.~~
 - ~~b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.~~
 - ~~c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00~~
 12. Private clubs such as soccer, ~~ect. etc. provided all other sections of the Zoning Ordinance and Health Department regulations are met.~~
 13. Public or Private Utilities and Service uses:
 - a. Telecommunications hub
 - b. Filtration plant, pumping station, and water reservoir.
 - c. Sewage treatment plant.
 - d. Electric substations and booster stations.
 - e. Other Similar uses
 14. Restaurants and/or taverns

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15. Services or commercial uses intended primarily to serve the immediate convenience needs of persons employed in the area, including office supply stores, restaurants (but not drive-in facilities), dry cleaning (but not on-site plant) and similar uses
 16. Self Service Storage Facilities (enclosed)
 17. Solar Gardens ~~subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance.~~ (Amended 11/20/2018)
 18. Telecommunications stations
 19. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-6 District
 - ~~20. Solar Gardens subject to the provisions of Section 4.00 of the Kendall County Zoning Ordinance. (Amended 11/20/2018)~~
- D. Conditional Uses. ~~The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator: Small Wind Energy Systems only if specially authorized by the Zoning Administrator.~~
- ~~1. Small Wind Energy Systems subject to the conditions of Section 4.18~~
- E. LOT SIZE. Every lot or tract of land upon which a building is erected or maintained shall have an area of not less than 150,000 square feet and a width of not less than 250 feet.
- F. YARD AREAS. No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building.
1. Front Yard. Every building hereafter erected or enlarged shall provide and maintain a front yard in accordance with the following requirements:
 - a. *Arterial Roadways*. Seventy-five (75) feet from the dedicated road right-of-way or one hundred and twenty-five (125) feet from the center line of all adjacent roads, whichever is greater.
 - b. *Major or Minor Collector Roadways*. Fifty (50) feet from the dedicated road right-of-way or one hundred (100) feet from the center line of all adjacent roads, whichever is greater.
 - c. *All Other Streets*. Forty (40) feet from the dedicated road right-of-way or ninety (90) feet from the center line of all adjacent roads, whichever is greater.

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2. Side Yard. Thirty feet from the property line. Where a side yard abuts a setback in an agricultural or residential district or a municipality, the required side yard shall be thirty feet, or equivalent to said adjacent setback, whichever is greater.
3. Rear Yard. Forty feet from the property line. Where a rear yard abuts a setback in an agricultural or residential district or a municipality, the required rear yard shall be forty feet, or equivalent to said adjacent setback, whichever is greater.

G. LOT COVERAGE.

1. Maximum Floor Area Ratio. Not to exceed 0.50.
2. Impervious Lot Coverage (buildings, parking, drives, etc.). Not to exceed 70% of the lot.

H. MAXIMUM BUILDING HEIGHT. No building hereinafter erected shall exceed 75 feet in height. No building within 300 feet of a residential district shall exceed two stories, nor shall it exceed forty (40) feet in height.

~~I. **Signs.** In accordance with the regulations set forth in Section 12.00.~~

J I. OFF-STREET PARKING AND LOADING. In accordance with the regulations set forth in section 11.00. Parking may encroach upon the required side or rear yard, provided that a landscaped buffer yard of at least 10' from the side or rear property line is maintained. Trucks and semi-trailers shall not be parked or stored out-of-doors overnight, in the parking lot or on the premises, except within an area screened from adjacent properties by a walled and gated sight screen enclosure, fence or landscaped berm. However, temporary parking, overnight, not to exceed a 48-hour time period, may be permitted for delivery vehicles which arrive after normal business hours.

K J. Other Provisions.

1. Performance Standards. All activities shall conform with the performance standards set forth in ~~section 10.01.G-~~ **Section 4:12.**
2. Outdoor Sales. All outdoor sales space shall be provided with a permanent durable and dustless surface, and shall be graded and drained as to dispose of all surface water.
3. Outdoor Storage. No outdoor storage shall be permitted.

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4. Refuse Enclosures. Refuse or trash collection areas shall be completely screened from view on all sides, with solid fencing of either wood or masonry construction, to a height of seven feet; and shall include concrete pad and an operable door of adequate width. Screening may also be of chain link, with a screen of dense landscape plantings.
5. Waste Materials. No materials or wastes shall be deposited upon a lot in such a form that they may be transferred off the property by natural causes or forces.
6. Screening and Landscaping. Where a commercial use abuts or is across the street from a residential district, adequate screening and landscaping shall be provided as set forth in Section 13:00, Site Plan Review. All areas must include a landscaping plan for approval at the time the request for B-6 zoning is made.

SECTION 12:00 SIGNS

12:01 PURPOSE

This section of the Zoning Ordinance is established to create the standards for a comprehensive and balanced system of sign regulations for the following purposes:

- A. To encourage, as a means of communication in Kendall County, the employment of signs which are:
 - 1. Compatible with their surroundings.
 - 2. Appropriate to the type of activity to which they pertain.
 - 3. Expressive of the identity of individual proprietors.
 - 4. Legible in the circumstances in which they are seen.
 - 5. Respectful of the reasonable rights of other sign owners.
- B. To preserve, protect and promote the public health, safety and welfare.
- C. To improve pedestrian and traffic safety.
- D. To maintain and enhance the County's appearance and ability to attract sources of economic development by promoting the reasonable, orderly and effective display of signs consistent with established ordinances of the county.
- E. To minimize the possible adverse effect of signs on nearby public and private property.
- F. To preserve the value of private property by assuring the compatibility of signs with surrounding land uses.
- G. To ensure that signs are designed as integral architectural elements of the building and site to which they principally relate.

12:02 SCOPE

No sign regulated by this section shall be constructed, erected, converted, altered, rebuilt, enlarged, remodeled, relocated or expanded until a permit for such sign has been obtained in accordance with the standards and procedures set out in this Chapter. However, no permit shall be required for exempt or temporary signs as defined herein.

12:03 DEFINITIONS

All signage related definitions can be found in Section 3:02 of this Ordinance.

~~AWNING: A roof-like cover, temporary in nature, which projects from the wall of a building or overhangs the public way.~~

~~AWNING SIGN: Any sign that is painted, printed or otherwise placed on the outer surface of an awning in such a manner that the awning forms the background surface of the sign.~~

~~BANNER SIGN: Any Temporary Sign of lightweight fabric or similar material that is attached to a pole, building, or fence, and secured on at least two sides. National flags, state or municipal flags shall not be considered banners. (Amended 7/19/2011)~~

~~CHANGEABLE COPY SIGN: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged either manually or electronically.~~

~~COMMERCIAL MESSAGE: Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.~~

~~CONSTRUCTION SIGN: A sign announcing the impending construction of a project, limited to displaying the name of the project, the developer, the financial institution providing the finance, the designer(s), the general contractor, a phone number where more information may be obtained, and a date announcing the planned completion of the project.~~

~~CROP IDENTIFICATION SIGNS: A sign whose content includes the type, description, identification and otherwise pertinent information of crops being grown on a plot of land.~~

~~ELECTRONIC MESSAGE BOARD DISPLAY: A sign or component of a sign that uses changing lights to form a message or series of messages that are electronically programmed or modified by electronic processes.~~

~~ERECT: To build, construct, attach, hang, re-hang, place, affix, or relocate and includes the painting or lettering of sign structures.~~

~~EXTERNAL ILLUMINATION: Illumination of a sign which is produced by an artificial source of light which is not contained within the sign itself.~~

~~FACADE: Any side, surface or wall below the roof of a building which is parallel~~

~~or within forty-five (45) degrees of parallel with a parcel's frontage on a public thoroughfare, which faces toward and relates to that public thoroughfare. If a building has a complex shape, then all walls or surfaces facing in the same direction, or nearly the same direction, are part of a single facade.~~

~~FLASHING SIGN: Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this ordinance any revolving, illuminated sign shall be considered as a flashing sign. Due to their unique characteristics, electronic message board displays are not considered flashing signs.~~

~~FREE-STANDING SIGNS: Any sign not attached to a building; primarily ground signs, pole signs, pylon signs, and portable signs.~~

~~GARAGE / YARD SALE SIGN: Any sign used in residential zoning districts to advertise the sale of used, unwanted household goods.~~

~~GRADE: Established or finished elevation measured at the centerline of the adjacent street.~~

~~GROUND SIGN: Any detached sign which has its bottom portion erected upon or mounted on a base that is permanently set on the ground that is at least as wide as the bottom of the sign. Ground signs are also commonly known as Monument Signs.~~

~~INFLATABLE SIGN: Any sign or inflatable device of more than two (2) cubic feet in capacity designed to be filled with air or a gas lighter than air, displayed to attract the attention of the public. This definition shall include Balloons and Balloon Signs.~~

~~INSTRUCTIONAL SIGN: A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," and other similar directives.~~

~~ILLEGAL SIGN: A sign which contravenes this ordinance, or a nonconforming sign for which a permit required under a previous ordinance was not obtained.~~

~~ILLUMINATED SIGN: Any sign which is lit by an artificial (usually electric) light source.~~

~~INTERNAL ILLUMINATION: The illumination of a sign which is produced by an artificial source of light concealed or contained within the sign itself, and which becomes visible in darkness through the translucent portion of the sign face.~~

~~MARQUEE OR CANOPY: A roof-like structure of a permanent nature which projects from the wall of a building or overhangs the public way and is designed and intended to protect pedestrians from adverse weather conditions.~~

~~MARQUEE OR CANOPY SIGN: A sign that is mounted or painted on, or attached to, a canopy or marquee.~~

~~MEMORIAL OR TABLET SIGN: The permanent part of a building which denotes the name of the building, date of erection, historical significance, dedication, or other similar information.~~

~~NAMEPLATE: A sign indicating the name and address of a building or the name of an occupant thereof, and the practice of a permitted occupation therein.~~

~~NON-CONFORMING SIGN: Any sign that does not conform to the requirements of this ordinance.~~

~~OFF PREMISE IDENTIFICATION SIGN: Any sign displaying the name and or logo of a business and which is situated on a parcel of land other than the property for which the sign is identifying.~~

~~OUTDOOR ADVERTISING STRUCTURE: (BILLBOARD). A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises on which such sign is located or to which it is affixed.~~

~~PENNANT: Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.~~

~~POLE SIGN: A sign mounted on one (1) or more freestanding pole(s) or pylons or pylons or other supporting base that is not as wide as the bottom of the sign.~~

~~POLITICAL SIGN: Any sign displayed in conjunction with an official election or referendum, used on behalf of candidates for elected public office or to advocate a position on referenda.~~

~~PORTABLE SIGNS: Any sign attached to or mounted upon a frame intended to be moved from place to place. Such sign may be used as a temporary free standing sign and may or may not include movable lettering.~~

~~PROJECTING SIGNS: A sign wholly or partly dependent upon a building for support, and which projects more than twelve (12) inches in a perpendicular fashion from such building.~~

~~REAL ESTATE SIGN: A sign used to advertise the sale or lease of an individual home, apartment office, or retail development.~~

~~ROOF SIGN: A sign mounted on the roof of a building.~~

~~SIGN: A name, identification, description, display or illustration which is affixed to or painted or represented directly or indirectly upon a building, structure, tree, rock, or other object, or piece of land, and which directs attention to an object, product, place, activity, persons, institutions, organization or business. However, a sign shall not include the flag, emblem or insignia of a nation, political unit, school or religious group. A sign shall not include a sign located completely within an enclosed building unless the context shall be exposed to view from a street. Each display surface of a sign shall be considered to be a sign.~~

~~SIGN CONTRACTOR: A person or entity who performs work for compensation in connection with the erection, construction, enlargement, alteration, repair, moving, improvement, maintenance, conversion or manufacture of any sign.~~

~~SIGN STRUCTURE: The sign and all parts associated with its mounting.~~

~~SIGN SUPPORTS: All structural features by which a sign is held up, including, for example, poles, braces, guys, and anchors.~~

~~SPECIAL EVENT SIGNS: A temporary sign associated with a special event on the property where the sign is located that exceeds the allowable amount of time and number of signs permitted under Section 12:14.B.1 of this Ordinance. Such signs must be related to the special event occurring on the property. (Amended 7/19/2011)~~

~~TEMPORARY SIGN: Any sign designed, constructed, or erected to display a message for a limited duration of time. Such signs include but are not limited to: Beacon or Search Light, Grand Opening, Inflatable, Political and Special Event Signs, as well as any other sign which by its definition and application in this chapter is designated as a Temporary Sign.~~

~~WALL SIGN: Any sign attached parallel to and supported by a wall or building, and within six (6) inches of such wall, or painted on the wall surface of any building.~~

~~WINDOW AREA: Any transparent area on a facade through which the interior of a premises may be viewed from outside.~~

~~WINDOW SIGN: Any sign which is affixed or placed so that its message or image~~

~~is read as a part of the total composition of a window area.~~

12:04 EXEMPTIONS

The following signs shall be exempted from all but the maintenance and public safety requirements of this Section. No permit is required for any sign designated as exempt below.

- A. PUBLIC OR QUASI-PUBLIC INFORMATIONAL SIGNS. Any public notice, warning, directional, and other instructional or regulatory signs identifying or locating a town, hospital, community center, public building or historic place situated in Kendall County, Illinois, and also signs identifying or locating a school, college, YMCA, YWCA, church or similar place of worship, service club, soil conservation activity, 4-H Club, or similar public or quasi-public activity for religious, civic, educational or cultural purpose. Such signs shall not exceed an area of six (6) square feet each, nor a total of 24 square feet for all signs, shall not be illuminated, shall contain no advertising matter, and shall be set back not less than 5 feet from the fronting highway right-of-way.
- B. HISTORIC MARKERS. Historic markers erected by duly authorized public authorities.
- C. INTERIOR SIGNS. Any signs inside a building, not attached to a window or door, which can not be read from vehicles passing on adjoining streets.
- D. NON-SIGN DECORATIONS. Temporary displays, including holiday lights, decorations, painted window areas, works of art, flags (not exceeding 50 sq. ft.), memorial signs, religious or historic symbols, and other displays with no commercial message. Pennants are not considered decorations, and are specifically prohibited.
- E. TRAFFIC CONTROL SIGNS, such as Stop, Yield, and similar signs which are located on private property and meet Illinois Department of Transportation standards, and which contain no commercial message.
- F. MEMORIAL SIGNS. Memorial signs or tablets listing names or buildings and date of erection, when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material.
- G. INSTRUCTIONAL, DIRECTIONAL AND WARNING SIGNS. Signs, not exceeding six (6) square feet in area, which provide instruction, direction or warning and are located entirely on the property to which they pertain to identify rest rooms, public telephones, walkways, parking lot entrances and exits, and features of a similar nature or with respect to warnings, "no trespassing", "no

dumping”, and similar warning signs. Parking lot entrance and exit signs shall not exceed two feet 6 inches (2'- 6") in height.

- H. GARAGE / YARD SALE SIGNS. A sign which advertises a residential garage sale, provided that such signs do not exceed five (5) square feet each, are located with no more than one (1) sign per lot frontage either on the zoning lot containing the sale or on other private property with that property owner's or tenant's permission, and are only in place one week prior and during the time the garage sale is actually taking place.
- I. CONSTRUCTION SIGNS. Construction Signs shall not be installed prior to issuance of a building permit and shall be removed within seven (7) days of issuance of an occupancy permit. The sign shall be placed on private property on the premises of the construction and set back a minimum of ten (10) feet from any public right-of-way. One (1) construction sign shall be permitted per zoning lot. The sign shall not exceed thirty-two (32) square feet in surface area. The sign shall not exceed ten (10) feet in height from Grade.
- J. REAL ESTATE SIGNS. One (1) real estate sign per street frontage of a zoning lot, advertising the sale or lease of premises within said zoning lot. Such signs may not be located in the public right-of-way, nor be directly illuminated. **Such signs shall be removed within five days following the date of closing or lease initiation.** Signs shall not exceed six (6) square feet for residential districts, and thirty-two (32) square feet for all other districts. The maximum height for all Real Estate Signs is 8 feet. **Real Estate Signs shall be removed within seven (7) days after the real estate closing, or lease or rental transaction is completed, except that "Open House" Signs shall be erected and removed on the day of the event.**
- K. BULLETIN BOARDS. Bulletin Board Signs not exceeding twenty (24) square feet for public, charitable or religious institutions where the same are located on the zoning lot of said institutions. Maximum height for bulletin boards is 20 ft.
- L. WINDOW SIGNS. Window Signs shall be affixed only to the interior surface of the glass and shall not be located on any windows above the first floor of the building. Such signs shall not exceed thirty-five (35) percent of the Window Surface Area for each building face. Signs shall not be affixed in such a manner that a safety hazard to customers or staff of the establishment is created by the obstruction of vision. The County Sheriff or his designee(se) shall be empowered to require the removal or relocation of any such sign deemed to be a safety hazard.
- M. POLITICAL SIGNS.

12:05 ADMINISTRATION

- A. PERMIT REQUIRED. Unless otherwise exempted in Section 12:04, no sign shall be erected, structurally altered, or relocated without having first obtained a valid permit for such sign, issued by the County **Planning, Building and Zoning PBZ** Department. No permit shall be required for routine maintenance of a sign.

- B. PERMIT APPLICATION. Application for permits to erect, construct, or alter a sign shall be submitted on a form and in the manner prescribed by the **Planning, Building and Zoning PBZ** Department. Each application shall be signed by the owner of the sign and the owner of the property upon which it is to be located. Applications for permits shall be accompanied by such information as may be required to assure compliance with all applicable regulations, including:
 - 1. Name, address and telephone number of the applicant;
 - 2. A drawing or photograph showing the position of the sign or advertising structure in relation to the structures;
 - 3. Two (2) prints of the drawings and specifications, and color renderings for the proposed sign or advertising structure, including the methods of construction, illumination, materials and attachment to the buildings or in the ground. Such drawings must include all text and graphics proposed on the sign, drawn to scale with dimensions;
 - 4. If required by the Planning, Building and Zoning Department, a copy of a statement by a registered professional engineer indicating that said sign meets structural and wind pressure requirements, and will not pose a public health or safety threat;
 - 5. Name of person, firm, corporation or association responsible for erecting the sign or advertising structure;
 - 6. Written consent of the owner or agent of the zoning lot on which the sign or advertising structure is to be erected;
 - 7. A master sign plan documenting all existing signs on the zoning lot, including their type and area, location, and the occupant of the site to which each sign pertains; and
 - 8. Any additional information requested by the Zoning Administration to show full compliance with this and all other applicable County regulations.

- C. APPLICATION REVIEW PROCEDURES (Section renumbered)
 - 1. The following procedure must be followed for approval of a sign permit:
 - a. 1. **Planning, Building and Zoning PBZ Department Approval.** Applications for all signs requiring a permit shall be reviewed and approved or denied by the **Planning, Building and Zoning PBZ** Department.

- b. 2. ~~Zoning Board of Appeals ZBA~~. Appeals from decisions of the ~~Planning, Building and Zoning PBZ~~ Department, and all variances to this Ordinance shall be considered by the ~~Zoning Board of Appeals ZBA~~ . All recommendations of the ~~Zoning Board of Appeals ZBA~~ shall be referred to the County Board for final consideration. (?)
- c. 3. ~~Building & Zoning PBZ~~ Committee. Appeals from decisions of the ~~Planning, Building and Zoning PBZ~~ Department with regard to Building Code issues shall be considered by the ~~building & Zoning PBZ~~ Committee of the County Board. All recommendations of the ~~Building and Zoning PBZ~~ Committee shall be referred to the County Board for final consideration.

D. INSPECTION PROCEDURES

- 1. Optional Pre-installation Inspection. The person responsible for the installation of a sign may request a pre-installation inspection prior to installing any permanent sign requiring a permit. Such inspection shall include a footing inspection, if applicable, and confirmation of the other details of mounting and placement. Since such an inspection is not mandatory, an additional fee will be charged for a pre-installation inspection.
- 2. Final Inspection. The person responsible for the installation of a sign shall notify the ~~Planning, Building and Zoning PBZ~~ Department upon completion of the work to schedule a final inspection.
- 3. Additional Inspection. Any other reasonable inspection as required.

12:06 GENERAL STANDARDS *(Amended 8/17/2004)*

A. LOCATION.

- 1. No sign shall be located in a sight triangle easement formed by intersecting streets. The sides of the triangle formed by the right-of-way of the intersecting streets shall be forty (40) feet in length as measured outward from the point of intersections of said rights-of-way.
- 2. All signs shall be located a minimum of ten feet from the property line or ROW line (whichever is greater), provided the ~~Planning, Building and Zoning PBZ~~ Department may require a greater setback or other location, so that said sign will not obstruct the view along any highway, at any intersection, private driveway, field entrance, or other point of ingress or egress.

3. No sign shall be allowed to encroach upon the public right-of-way or public property.
4. All signs shall be located on the premises for which they are advertising except where indicated otherwise under Sections 12:04, **12:10.D.8** and 12:12 of this Ordinance. Real estate and development signs may be located off site for a period not to exceed two (2) years, provided that a special use is granted pursuant to Section 12:12 of this Ordinance. *(Amended 8/17/04)*

B. ILLUMINATED SIGNS. All Illuminated Signs shall be subject to the following requirements:

4. Signs shall be shaded wherever necessary to avoid casting bright light upon property located in any residential district. When sign is visible from a residential district, it shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.
5. Internally Illuminated Signs shall permit light to shine fully through only the lettering and graphic elements of the sign. The background for such spacing and graphics shall be opaque or translucent and shall transmit light at a level substantially less than that transmitted through the lettering and graphics.

C. TRAFFIC SAFETY. In order to ensure reasonable traffic safety, it shall be unlawful to erect or maintain any fluttering, undulating, swinging, rotating, blinking, or flashing sign or attention gathering device. No sign or advertising structure shall be erected, installed or maintained in such a manner as to obstruct free and clear vision, or as to distract the attention of the driver of any vehicle by reason of position, shape, color or lighting thereof.

No sign or advertising structure shall be erected or maintained in such a manner as to be likely to interfere with, obstruct the view of, or imitate, resemble or be confused with any authorized traffic sign, signal or device. Accordingly, no sign or advertising structure shall make use of the words "Stop", "go", "look", "caution", "warning", "danger", or any similar word, phrase, symbol or character, or employ any red, yellow, orange, green or other colored lamp or light, in such a manner as to interfere with, mislead or confuse traffic.

D. REPLACEMENT BONUS. The replacement of non-conforming signs shall be encouraged through a bonus of 10% applied to the allowable area for individual signs if permits for the replacement of all legal non-conforming signs on a premises are requested and approved prior to December 31, 1999. (?)

- E. **LANDSCAPING BONUS.** Provision of landscaping around the base of free-standing signs shall be encouraged through a bonus of 10% applied to the allowable area for individual signs if the following requirements are met. To receive this bonus, all proposed landscaping shall be illustrated on the plans submitted as a part of a sign permit application.
6. For every one square foot of gross sign area, there shall be provided one square foot of landscape area adjacent to the sign.
 7. The required landscape area shall compliment the sign and consist of plantings such as, but not limited to, hedges, low shrubs, perennial flowers and ground cover. Sodded or seeded areas shall not qualify as part of the landscaped area.
 8. In addition to the plantings described above, the landscaped areas shall also contain ground protection such as, but not limited to ground cover plants or mulch.
 9. It shall be the duty of the owner of such parcel to maintain all landscaped areas in a neat and proper manner.

12.07 **COMPUTATION** The following principles shall control the computation of sign area and sign height.

- E. **COMPUTATION OF AREA OF INDIVIDUAL SIGNS.** The area of a sign face shall be the total exposed surface within a continuous perimeter composed of a single rectangle enclosing the extreme limits of characters, lettering, illustrations, ornamentations or other figures together with any material, or color used as an integral part of the background of the display, or to differentiate the sign from the background on which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.
- F. **COMPUTATION OF AREA OF MULTI-FACED SIGNS.** The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back or with an interior angle of 90° or less so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces.
- G. **COMPUTATION OF HEIGHT.** The height of a sign shall be the measurement from the top of the highest element of the sign to the established street centerline elevation.

12.08 AGRICULTURAL DISTRICT

A. PERMITTED SIGNS. In all agricultural districts the following classes of signs are permitted in accordance with regulations set forth herein:

1. Non-flashing Non-illuminated Signs, as follow:
 - a. Crop identification signs, not exceeding six (6) square feet in area, advertising a product grown or produced on the property. The duration of these signs shall be limited to the growing season. Crop Identification Signs shall be unlimited in number, and shall not require a permit.
 - b. Wall or Free-Standing Signs associated with permitted uses, not exceeding thirty-two (32) square feet in gross surface area. One wall or free-standing sign shall be permitted on each frontage.
 - c. Free-standing and **political (?)** Temporary Signs as regulated in **s**Section 12:14.

2. Non-flashing Illuminated Signs, as follows:
 - a. Wall or Free-Standing signs associated with government, institutional and approved special uses, not exceeding thirty-two square feet in gross surface area. One wall or free-standing sign shall be permitted on each frontage. Hours of illumination shall be limited from 6:00a.m. to 11:00p.m. daily except that public safety facilities may be illuminated 24 hours a day. Churches shall also be exempt for this provision on those days of the year when special services or events are held for the observance of religious holidays.
(AMENDED 8/17/04)

3. Changeable Copy Signs. Changeable Copy Signs are permitted as a part of Wall or Free-Standing Signs for places of worship, schools and government uses, subject to the following standards:
 - a. The size of the Changeable Copy Sign shall be counted towards the total sign area permitted for each sign type, and shall not exceed 60% of the total permitted sign area.
 - b. Anything displayed on the changeable copy sign shall remain illuminated and visible for a minimum of 5 minutes. No scrolling is permitted.
 - c. The message shall not flash. Any message that remains visible for less than 5 minutes shall be considered flashing.
 - d. Changeable Copy signs are prohibited within 100 feet of a principal residential structure if any part of the sign face could be visible from the principal residential structure

- e. The hours of illumination shall be limited to between 6:00am and 11:00pm for signs located less than 500 feet from any principal residence except on those days of the year when special services or events are held for the observance of religious holidays.
 - f. When adjacent to residential properties light levels shall not exceed 0.05 foot candles as measured along the residential property line
 - g. All content shall only be permitted for the place of worship, school or government use and their events and functions only.
 - h. The changeable copy sign shall be equipped with an automatic dimming feature capable of adjusting the brightness of the sign according to ambient light levels at the install location.
4. Location and Height for signs located in the Agricultural District
- a. Crop Identification Signs shall not be placed in a public right-of-way.
 - b. Location shall be in accordance with ~~s~~Section 12:06 of the Zoning Ordinance.
 - c. No sign attached to the wall of a building or other structure shall extend above the roofline of that building or structure.
 - d. No sign shall exceed eight (8) feet in height from grade to the highest point of the sign.

12.09 RESIDENTIAL DISTRICTS

A. PERMITTED SIGNS. In all residential districts, the following signs are permitted in accordance with the regulations set forth hereinafter:

1. Non-Flashing, Non-Illuminated Accessory Signs as follows:
 - a. Nameplates, subject to the following:

For one and two-family dwellings, there shall be not more than one nameplate, not exceeding two (2) square feet in area, for each dwelling unit, indicating the name or address of the occupant or a permitted occupation provided that on a corner lot two such nameplates for each dwelling unit, one facing each street, shall be permitted.

For multiple-family dwellings, for apartment hotels, and for buildings other than dwellings, a single nameplate not exceeding nine (9) square feet in area and indicating only the name and address of the building and the name of the management thereof may be displayed provided that on a corner lot two such signs, one facing each street, shall be

permitted.

- b. Free-standing Signs for the sale of multiple parcels of property within an approved subdivision or for a single parcel of more than forty acres shall not exceed one hundred (100) square feet and shall be permitted for a period of not more than two years, except that a permit may be renewed annually for a period not to exceed one year.
- c. Subdivision Identification Signs. Two permanent subdivision signs not exceeding thirty-two (32) square feet in size per face, inclusive of any logo, shall be allowed per development. Where the development has access on two or more streets, or has more than one entrance on one street, identification shall be allowed at each entrance.
- d. Public or semipublic buildings, or public park identification sign. Not more than one sign per street frontage not exceeding thirty-two (32) square feet in size per face inclusive of any logo.

2. Non-flashing Illuminated Signs, as follows: re-lettered

- a. Wall or Free-Standing signs associated with government, institutional and approved special uses, not exceeding thirty-two square feet in gross surface area.
- b. One wall or free-standing sign shall be permitted on each frontage.
- c. Hours of illumination shall be limited between 6:00a.m. and 11:00p.m. daily except that public safety facilities may be illuminated 24 hours a day.
- d. Churches shall also be exempt for this provision on those days of the year when special services or events are held for the observance of religious holidays.
- e. In general, these types of signs should be internally illuminated and lighting should be diffused or indirect and shall not have any direct rays reflecting onto any adjoining road R.O.W. or any lot on the perimeter on which the signs are located. Externally illuminated signs shall be permitted provided the light source is attached to the sign and is focused in a downward direction and is shielded so as to prevent the light from shining on to adjoining properties or road R.O.W.'s. Externally illuminated signs shall not be permitted to utilize exposed light bulbs, flood lights, neon tubing, flashing, blinking, traveling, and similar forms of illumination including illuminated canopies. (*Amended 9/18/2007*)

3. Changeable Copy Signs. Changeable Copy Signs are permitted as a part

of Wall or Free-Standing Signs for places of worship, schools and government uses, subject to the following standards:

- a. The size of the Changeable Copy Sign shall be counted towards the total sign area permitted for each sign type, and shall not exceed 60% of the total permitted sign area.
- b. Anything displayed on the changeable copy sign shall remain illuminated and visible for a minimum of 5 minutes. No scrolling is permitted.
- c. The message shall not flash. Any message that remains visible for less than 5 minutes shall be considered flashing.
- d. Changeable Copy signs are prohibited within 100 feet of a principal residential structure if any part of the sign face could be visible from the principal residential structure.
- e. The hours of illumination shall be limited to between 6:00am and 11:00pm for signs located less than 500 feet from any principal residence except on those days of the year when special services or events are held for the observance of religious holidays.
- f. When adjacent to residential properties light levels shall not exceed 0.05 foot candles as measured along the residential property line
- g. All content shall only be permitted for the place of worship, school or government use and their events and functions only.
- h. The changeable copy sign shall be equipped with an automatic dimming feature capable of adjusting the brightness of the sign according to ambient light levels at the install location.
- i. The location of the sign shall be in accordance with **s**Section 12:06 of the Zoning Ordinance.

4. Location and Height for signs located in a Residential District

- a. Location shall be in accordance with **s**Section 12.06 of the Zoning Ordinance.
- e. Signs for the sale of multiple parcels of property within an approved subdivision or for a single parcel of more than forty (40) acres shall not exceed twenty (20) feet from grade.
- c. Subdivision Identification Signs and public/semipublic building signs shall not project higher than eight (8') feet above grade.
- d. No sign attached to the wall of a building or other structure shall extend above the roofline of that building or structure.

12:10 BUSINESS DISTRICTS.

A. PERMITTED SIGNS.

1. Signs relating only to the name and use of buildings or premises upon which they are placed. Advertising signs and outdoor billboards advertising products or matters not related to the occupancy and use of the premises shall not be permitted. The following signs shall be permitted and governed as follows:
 - a. *Wall Signs.* One wall sign not exceeding five (5) percent of the total square footage of the building facade upon which it is placed.
 - b. *Canopy, Marquee or Awning Signs.* The surface area of a Canopy, Marquee or Awning sign shall not exceed ten (10) square feet, or thirty (30) percent of the exterior surface area of the canopy, marquee or awning attached to the building front, whichever is greater. Such signs shall be harmonious in scale and proportion with the building they are mounted to and with the architectural elements of the building.
 - c. *Free-standing Signs.* One ground-mounted sign or pole sign per lot not exceeding fifty (50) square feet per face.
 - d. *Directories.* For buildings with multiple tenants, a directory sign may be substituted in lieu of the allowable free-standing sign subject to review and approval by the ~~Planning, Building and Zoning-PBZ~~ Department as to height and overall square footage.
 - e. *Public or semipublic buildings, or public park identification sign.* Not more than one sign per street frontage not exceeding thirty-two (32) square feet in size per face inclusive of any logo.
 - f. *Nameplates.* One attached, non-illuminated sign not exceeding two (2) square feet in size displaying the name, occupation, and/or service located upon the premises, and the address.
 - g. *Temporary Signs.* Temporary Signs shall be permitted as described in Section 12:14.
2. Location and Height for signs located in a business district.
 - a. *Wall Signs.* Wall Signs shall be face mounted on the building wall, projecting not more than twelve (12) inches from the facade of the building. Such signs shall not project above the parapet wall,

mansard, or other roofline and shall be recessed where involving a pitched roof location.

- b. *Canopy, Marquee or Awning Signs.* Such signs shall be completely within the borderline of an outer edge of the marquee or canopy, and shall in no instance be lower than eight feet above the ground surface over which the marquee or canopy is constructed.
- c. *Ground-mounted Signs.* Such signs shall not exceed eight (8) feet in height from grade to the highest point on the sign.
- d. *Pole Signs.* Such signs shall not exceed twenty (20) feet in height. The bottom of the sign shall be at least ten (10) feet above surrounding grade.
- e. Location shall be in accordance with **s**Section 12:06 of the Zoning Ordinance.

B. OTHER REQUIREMENTS.

1. Number of signs. Each building or property shall be allowed a maximum of two signs, which may be either an attached sign, a ground-mounted sign, a pole sign, a canopy sign, a wall sign, or an awning sign. Window Signs and nameplates are excluded from this maximum of two signs.
2. Buildings with multiple occupancy. For buildings and/or property containing more than one business or tenant, each business or tenant may have one wall sign conforming to the requirements of this section. Each sign must be attached to the lease unit containing the business tenant identified.
3. Additional Signs. Each building or property may have one additional attached sign on walls containing a main entrance which faces customer parking areas and is not visible from either a public or private street. For this exception to apply, the signs must be attached to the same wall as their respective entrances and both the signs and the entrances must be upon the same plane of the building.
4. Painted Wall Signs. No sign may be painted, or similarly posted directly on the surface of any wall. Nor shall any sign be permitted to be placed on any wall, fence, or standard, facing the side of any adjoining lot located in any Residential District.
5. Integrated Shopping Centers. For integrated shopping centers containing five or more stores or shops, one (1) additional sign may be erected not

exceeding one hundred (100) square feet in area advertising only the name and the location of the integrated shopping center. Such sign shall be placed not less than ten (10) feet from the front property lines of the premise upon which the sign is located and the bottom edge of such signs shall be at least eight feet above the surrounding ground. The overall height shall not exceed twenty (20) feet above grade.

6. Flashing Signs. No illuminated sign shall be of the flashing or intermittent type. Signs which may be in conflict with public traffic signals shall not be permitted.
7. Changeable Copy Signs. Changeable Copy Signs are permitted as a part of Wall or Free-Standing Signs. The size of the Changeable Copy Sign shall be counted towards the total sign area permitted for each sign type, and shall not exceed 40% of the total permitted sign area.
8. Electronic Message Board Display. Electronic Message Board Displays are permitted in all Business and Manufacturing Districts subject to the following standards (*Amended 10/19/10*):
 - a. The electronic message board must be located along an arterial or major collector roadway.
 - b. The electronic message board component of a sign shall comprise no more than 80% of the sign's total allowed sign face area
 - c. Any individual letter scrolling or otherwise displayed on the electronic message board shall remain illuminated and visible for at least 2 seconds
 - d. The message shall not flash. Any message that remains visible for less than 2 seconds shall be considered flashing
 - e. Electronic message board signs are prohibited within 100 feet of a principal residential structure if any part of the sign face could be visible from the principal residential structure
 - f. The hours of illumination shall be limited to between 6:00am and 11:00pm for signs located less than 500 feet from any principal residence
 - g. When adjacent to residential properties light levels shall not exceed 0.05 foot candles as measured along the residential property line
 - h. All advertising content shall only be permitted for tenants of the subject property and community events
 - i. The electronic message board shall be equipped with an automatic dimming feature capable of adjusting the brightness of the sign according to ambient light levels at the install location
 - j. Location of the sign shall be in accordance with **s**Section 12:06 of the Zoning Ordinance.
9. Off-Premise Signs. Off-premise signs shall only be allowed subject to the

conditions and restrictions as set forth in Section 12:12 of this ordinance with the following exception:

1. The Zoning Administrator may grant a conditional use for an Off-Premise Identification sign provided one or more of the following conditions exist:
 - a. When the building or parcel of land on which the business is located is a land-locked or partially land-locked parcel of land that does not have frontage onto any adjoining roadway and is not part of an integrated shopping center or an outlot within an integrated shopping center.
 - b. When the building or parcel of land on which the business is located obtains its primary access onto an adjoining roadway by means of a private drive or shared ingress/egress easement.
 - c. The building or parcel on which the business is located is setback more than 200 feet from the road to which the private drive or ingress/egress easement provides access.

Such signs may be placed within in the private drive or ingress/egress easement providing access to the property or on a lease parcel of an adjoining property subject to the approval of the Zoning Administrator. Such signs shall further comply with the size, height, visibility and setback requirements of Section 12:10.A of this ordinance and shall be so located as not to obstruct vehicular movement.

At his or her discretion, the Zoning Administrator may refer such requests to the Zoning Board of Appeals for input prior to making a final determination on whether to grant or deny such request. In the event the request is denied by the Zoning Administrator, the applicant may pursue an appeal of the decision in accordance with the provisions as stated in Section 13:056 of this Ordinance. (AMENDED 8/17/2004)

12:11 MANUFACTURING DISTRICTS.

A. PERMITTED SIGNS.

1. The following signs shall be permitted and governed as follows:
 - a. All signs permitted in the Business Districts.
 - b. Outdoor advertising structures, advertising signs, and poster panels, provided the total area of all such outdoor advertising

structures, advertising signs, and poster panels, do not exceed one hundred (100) square feet, and provided that no commercial messages are displayed on said signs. Outdoor advertising structures which display a commercial message are prohibited.

2. Location and Height for signs located in a Manufacturing District
 - a. No sign shall project higher than forty-five (45) feet above grade.
 - b. No advertising sign or structure shall be located within five hundred (500) feet of any public park, forest preserve, school, or any freeways, expressways and toll roads designated as such in the records of the governing authorities.
 - c. No advertising sign shall be located within five hundred (500) feet of any property located in a Residence District.
 - d. This section shall govern unless pre-empted by the laws of the State of Illinois.
 - e. Location shall be in accordance with ~~s~~Section 12:06 of the Zoning Ordinance.

12.12 SPECIAL USE SIGNS *(AMENDED 8/17/04)*

Outdoor advertising structures which advertise off-premise commercial messages may not be permitted by this section except where otherwise provided within Section 12:06 A.3 and Section 12:10.B.8 of this Ordinance. Commercial off-premise advertising structures may be permitted via a special use only in the M-2 and M-3 Manufacturing Districts.

12.13 PERMITTED EXTRA SIGNS

~~Gasoline Stations.~~ In addition to the signs permitted by other sections of this ordinance, the following signs are permitted uniquely to gasoline stations. **(Re-lettered)**

- A. Two (2) signs per pump island which designate the function of the island as "self-service" or "full service". Such signs may be illuminated and shall not have more than two (2) faces and shall not exceed three (3) square feet per face.
- B. One (1) sign per type of fuel sold which designates the price of that fuel. Such signs may be illuminated and shall not have more than two (2) faces and shall not exceed six (6) square feet per face. The sign area for more than one (1) type of fuel should generally be combined into one (1) sign.

- C. One (1) non-illuminated sign identifying the service performed in each service bay may be placed over the opening to each bay. Such signs shall have one (1) face and shall not exceed three (3) square feet each.
- D. One (1) non-illuminated nameplate identifying the owner or operator is permitted adjacent to the doorway of the station. Such nameplate shall have one (1) face and shall not exceed two (2) square feet in area.
- E. Temporary Signs advertising batteries, tires, oil or other products directly related to motor vehicles, if the signs are located directly adjacent to a display of the product(s) described. Such signs may have two (2) faces, however, their total area shall not exceed eight (8) square feet.
- F. One sign over each pump stand not to exceed eighteen inches (18") in height with length governed by the length of the pump itself.
- G. One Wall Sign on a detached car wash building, provided that it conforms to all other provisions for Wall Signs as stated in this Section.
- H. Any signs required by State or Federal Government.

12:14 TEMPORARY SIGNS

- A. **GENERAL PROVISIONS.** Unless otherwise specified elsewhere in this Section **12.14**, the following general provisions shall apply to all Temporary Signs (Amended 7/19/2011):
 - 1. Location. All Temporary Signs shall be erected only on the property of the permitted use, and shall be set back a minimum of five (5) feet from any public right-of-way. (Amended 7/19/2011)
 - 2. Illumination. No Temporary Sign shall be illuminated.
 - 3. Number. Unless a specific number of signs is listed for a particular Temporary Sign type, only one (1) Temporary Sign shall be permitted per zoning lot or business.
- B. **TEMPORARY SIGN TYPES.** Temporary Signs shall be limited in use to the following types of signs:
 - 1. Free-standing Signs shall be permitted subject to the following provisions:
 - a. *Height.* Free-standing Signs shall not exceed eight (8) feet in height from Grade.

- b. *Duration.* Free-standing Temporary Signs shall be displayed for no more than 60 days in one calendar year.
 - c. *Material.* Free-standing Signs shall be constructed of wood, metal, or other durable material and reasonably supported in or on the ground by adequate bracing. Banner signs are permitted. (Amended 7/19/2011)
 - d. *Surface Area.* Free-standing Signs shall not exceed thirty-two (32) square feet in surface area per face, and may be single-faced or double-faced.
2. Beacon or Search Lights may be permitted in connection with grand openings or special events provided:
- a. *Direction of Illumination.* Lights must be oriented skyward not breaking an angle of forty-five (45) degrees from the ground.
 - b. *Duration.* The Sign(s) may be displayed for no more than fifteen (15) days. Upon expiration of said fifteen (15) days, the use of said sign shall be discontinued and no Beacon or Search Light advertising the same business or establishment shall be reinstalled or re-erected for a period of six (6) months.
 - c. *Number.* Only one beacon or search light shall be permitted per zoning lot.
3. *Inflatable Signs* may be permitted in Business Districts in connection with grand openings or special events provided:
- a. *Duration.* The Sign(s) may be displayed for no more than fifteen (15) days. Upon expiration of said fifteen (15) days, the use of said inflatable sign shall be discontinued and no inflatable sign advertising the same business or establishment shall be reinstalled or re-erected for a period of six (6) months.
 - b. *Number.* Only one (1) inflatable sign shall be permitted per zoning lot.
4. *Special Events Signs.* Special Events Signs may shall only be permitted within the B-4 (Commercial Recreation) district and only in association with a special event occurring on the property on which the special event sign is located. (Amended 7/19/11)

- a. *Duration.* The sign(s) may be placed on a property no more than ninety (90) days during a calendar year.
- b. *Material.* Special Event Signs shall be constructed of wood, metal, vinyl, or other durable material and reasonably supported by adequate bracing. Banner signs are permitted.
- c. *Location.* Special Event Signs shall only be permitted along state highways and setback at least ten (10) feet from the edge of the R.O.W. Multiple Special Event Signs shall maintain a distance of six (6) feet from one another. Signs shall be parallel to the R.O.W.
- d. *Number.* No more than twenty-five (25) special event signs shall be permitted on a property.
- e. *Surface Area.* Special Event Signs shall not exceed sixteen (16) square feet in surface area and shall only be single sided.

12:15 LEGAL NONCONFORMING SIGNS

- A. LEGAL NONCONFORMING SIGNS. Any legal sign located within the County **on ~~(insert date of adoption)~~ prior to the adoption of signage regulations, as amended, and** which does not conform with the provisions for permitted signs of this Section, is considered a "legal non-conforming" sign.
- B. LOSS OF LEGAL NONCONFORMING STATUS. A sign loses its legal nonconforming status if one (1) or more of the following occurs. On the date of occurrence the owner shall have thirty (30) days to remove the sign or to secure a permit to bring the sign into compliance with this Section.
 - 1. Sign Altered -- The sign is altered in any way which tends to or makes the sign less in compliance with requirements of this ordinance than it was before alteration.
 - 2. Sign Relocated -- The sign is relocated either on the premises or to another location.
- C. CONTINUING OBLIGATION. Nothing in this Section shall relieve the owner or user of a legal non-conforming sign, or owner of the property on which the legal non-conforming sign is located, from the provisions of this Chapter regarding safety, maintenance, and repair of signs, provided however, that any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure, sign face or message in such a way which makes the sign more non-conforming.

12:16 SIGNS IN THE PUBLIC RIGHT-OF-WAY

No signs shall be allowed in the public right-of-way, except for the following:

- A. PERMANENT SIGNS, including:
 - 1. Public Signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.
 - 2. Informational Signs of a public utility regarding its poles, lines, pipes, or facilities.
- B. EMERGENCY SIGNS. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.

12:17 PROHIBITED SIGNS (Amended 10/17/2000)

All signs not expressly permitted under this ordinance or exempt from regulation under Section 12:04, are prohibited in Kendall County. Such signs include, but are not limited to:

- A. Signs containing statements, words or pictures of an obscene or pornographic nature.
- B. Any sign or advertising device painted or displayed on any vehicle or trailer parked on the public right-of-way, public property, or private property so as to be prominently visible from a public right-of-way and parked for the flagrant purpose of providing advertisement of products or directing people to a business or activity.
- C. Signs nailed, tacked or otherwise affixed to trees or other vegetation in such a way as to puncture bark.
- D. Handbills, posters, notices, or similar attention gathering devices posted or affixed on traffic control boxes, signs, lamp poles, utility poles, or traffic control support.
- E. Projecting signs.
- F. Pennants.
- G. Banner signs, unless permitted as a temporary or special event sign in Section 12:14 of this Ordinance. (Amended 7/19/11)

- H. Any sign attached to a chimney, on a fence or fence-type wall, unless permitted under Section 12:14.B.4 of this Ordinance, retaining wall, bench, fence post, refuse enclosure, utility box, storage shed, bus shelter, satellite dish, antenna, or other accessory structure. (Amended 7/19/11) (?)
- I. Any exterior string of lights, neon, or exposed light bulbs, except those that are temporarily displayed in conjunction with traditionally accepted civic, patriotic, or religious holidays for a duration not to exceed sixty (60) days.
- J. Any additional or subsequent sign painted on, attached, or otherwise affixed to Poles or permitted signs.
- K. Outdoor advertising structures which display commercial messages, **unless otherwise allowed by a special use permit.**

12:18 MAINTENANCE AND OPERATION

- A. MAINTENANCE AND REPAIR. Every sign, including but not limited to those signs for which permits are required, shall be maintained in a safe, presentable, and good structural condition at all times, including replacement of defective parts, painting, cleaning and other acts required to maintain the sign, advertising structure, marquee, canopy or awning in its originally permitted and installed condition in accordance with the following criteria and with other applicable County regulations:
 1. *Paint or Treat* -- To prevent rust, peeling, flaking, fading or rotting, the owner of any sign or advertising structure shall, as required, paint all parts and supports thereof unless the same are galvanized, stainless or otherwise treated.
 2. *Repairs* -- Broken panels, missing letters, defective illumination, torn fabric, flaking or peeling paint and other damage to a sign, advertising structure, marquee, awning, canopy or support structure shall be repaired.
 3. *Clean and Sanitary* -- All signs or advertising structures and the area surrounding same shall be maintained by the owner thereof in a clean, sanitary and inoffensive condition, and free and clear of all debris, rubbish and obnoxious substances, and any related grassed area or landscaping shall be kept trimmed and in a healthy condition.
- B. OBSOLETE OR ABANDONED SIGNS. For any sign or advertising structure now or hereafter existing, which advertises a business, commodity, service, entertainment, activity, or event which has been discontinued, or is located on property which has been vacant and unoccupied, the **Planning, Building and**

~~Zoning~~ **PBZ** Department shall give written notice requiring removal to the sign owner listed on the permit, or if the permitted owner cannot be located, to the owner, agent or person having the beneficial use of the building or premises upon which it is found. If, after notification, the proper person fails to remove the sign or structure within sixty (60) days after such notice the ~~Planning, Building and Zoning Department~~ **PBZ** is hereby authorized to have such sign or advertising structure removed.

- C. UNSAFE AND UNLAWFUL SIGNS. For any sign or advertising structure that is unsafe or insecure, or is a menace to the public, or has been constructed or erected, or is being maintained in violation of the provisions of this Section, the ~~Planning, Building and Zoning~~ **PBZ** Department shall give written notice to the sign owner as listed on the sign permit, or if the permitted owner cannot be located, to the owner, agent or person having the beneficial use of the building or premises upon which it is found. If, after notification, the proper person fails to remove or alter the structure so as to comply with the standards of this Section within 30 days after such notice, the ~~Planning, Building and Zoning~~ **PBZ** Department is hereby authorized to have such sign or advertising structure removed.
- D. SAFETY HAZARD. The ~~Planning, Building and Zoning Department~~ **PBZ** may summarily, and without notice, have removed any sign or advertising structure which is an immediate safety hazard to persons or property.
- E. LIEN TO RECOVER COSTS. In the event of failure by any party to reimburse the County within sixty (60) days for costs incurred for repair or removal ordered by the ~~Planning, Building and Zoning~~ **PBZ** Department, the County Board shall certify the charges for repair or removal to the County's legal counsel, who will be then authorized to file a Notice of Lien in the Office of the Kendall County Recorder of Deeds to foreclose this lien, and to sue the owner of the real estate, or sign permitted, or their agents, in a civil action to recover the money due for the foregoing services, plus all expenses and reasonable attorney's fees to be fixed by the court. Included in the expenses recoverable by the County are the costs of filing the notice of lien, foreclosing said lien, and all litigation costs, together with all office and legal expense incurred in connection with the collection of the amount due.

12:19 VIOLATIONS **(Move to Section 13?)**

- A. Any of the following shall be a violation of this ordinance and shall be subject to the enforcement remedies and penalties in accordance with the terms and provisions of the applicable ordinances and codes established by the County Board regarding the creation of a Code Hearing Unit charged with the enforcement and administrative adjudication of violations to the provisions of this and all other applicable codes and ordinances of the County unless otherwise

provided by law. *(Amended 8/17/04)*

- a. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zoning lot on which the sign is located;
- b. To install, create, erect, or maintain any sign requiring a permit without first securing such a permit;
- c. To fail to remove any sign that is installed, created, erected, or maintained in violation of this ordinance, or for which the sign permit has lapsed; or
- d. Each sign installed, created, erected, or maintained in violation of this ordinance shall be considered a separate violation when applying the penalty portions of this ordinance.

12:20 ENFORCEMENT AND REMEDIES **(Moved to Section 13?)**

- A. Any violation or attempted violation of this ordinance, or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings as provided for under the terms and provisions of the applicable ordinances and codes established by the County Board regarding the creation of a Code Hearing Unit charged with the enforcement and administrative adjudication of violations to the provisions of this and all other applicable codes and ordinances of the County unless otherwise provided by law: *(Amended 8/17/04)* **(Renumbered)**
 1. Issuing a stop-work order for any and all work on any signs in the same zoning lot;
 2. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the nonconformity;
 3. Imposing any penalties that can be imposed directly by the County under the zoning ordinance;
 4. Seeking in court the imposition of any penalties that can be imposed by such court under the zoning ordinance; and
 5. In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the County under the applicable provisions of the zoning ordinance and building code for such circumstances.
 6. Enforcement of building codes.

7. The County shall have such other remedies as provided for or allowed by state law for the violation of the zoning ordinance and building code.
8. All such remedies provided herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation or a part thereof, such remedy shall remain available for other violations or other parts of the same violation.

~~12.21 AMORTIZATION (Amended 10/17/2000)~~

~~All outdoor advertising structures which display a commercial message shall be removed no later than seven (7) years from the date of this amendatory ordinance. Outdoor advertising structures which display a non-commercial message may remain provided that the sign meets the size, setback, height and bulk standards of the district. Signs may also be reconstructed to meet this requirement provided that building permits are issued to complete such reconstruction.~~

Listing of Comp. Plan and Ord. Dates for 2020
5:00PM (4th Wednesday of the
Month Unless Otherwise Noted)

December 11, 2019 (Second Wednesday 5:00 pm)

January 22, 2020

February 26, 2020

March 25, 2020

April 22, 2020

May 27, 2020

June 24, 2020

July 22, 2020

August 26, 2020

September 23, 2020

October 28, 2020

November 2020-No Meeting

December 9, 2020 (Second Wednesday 5:00 pm)