

ORDINANCE NUMBER 2004 - 24

GRANTING SPECIAL USE
GRACE BIBLE CHURCH

WHEREAS, Grace Bible Church filed a petition requesting Special Use status within the A-1 district for property generally located on the south side of Jones Road, east of Ridge Road in Seward Township and legally described as follows:

The North 1555.70 feet of the East 700 feet of the West 2036.77 feet of the SW ¼ of Section 12, Township 35 North, Range 8 East of the Third Principal Meridian, in Kendall County, Illinois

and

WHEREAS, said petition is to allow construction and operation of a place of worship; and

WHEREAS, as part of said petition the petitioner also requested Special Use status for placement and operation of illuminated signage at the proposed entrances to the property, as well as decorative banners at the south entrance of the proposed church building; and

WHEREAS, in the A-1 zoning district no illumination of signs is allowed, nor is any sign authorized to exceed thirty-two (32) square feet per face; nor is more than one sign allowed; and

WHEREAS, the petitioner is requesting two (2) illuminated signs with a face square footage of thirty-two (32) square feet, each set inside an illuminated ground sign with the lettering "GRACE BIBLE CHURCH" that consists of twenty-four (24) square feet; and

WHEREAS, as part of said petition the petitioner also requested a 2.9% variance from the County's parking requirements for auditoriums and churches; and

WHEREAS, it has been determined by the Director of Planning, Building and Zoning that said variance was not required; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit construction and operation of a church, subject to the following conditions:

1. The petitioner will limit the use and brightness of the electronic reader board signs to avoid unnecessary and unsafe brightness at night. The petitioner shall refrain from utilization of the electronic reader board signs between the hours of 11:00 p.m. and 5:00 a.m. except in cases when an evening service or activity is proposed to be occurring during that time frame.
2. The petitioner will protect the property to the south of the church from trespassers through the use of "NO TRESPASSING" signage.

3. Within two (2) years, the petitioner shall execute a pre-annexation agreement with the Village of Shorewood and present same to the Director of Planning, Building and Zoning.
4. The petitioner will cause to be delivered to the Director of Planning, Building and Zoning the agreement it has entered into with the City of Joliet on the method and time table for how Jones Road is to be improved.
5. The submitted stormwater, landscaping and lighting plans have met with the approval of the County's consulting civil engineer and the Director of Planning, Building, and Zoning.
6. The site plan for the church shall substantially conform to the submitted site plan attached herein to this Ordinance and referenced as "Exhibit A".

NOW, THEREFORE, BE IT FURTHER ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit placement and operation of two (2) ground signs sized a maximum of sixteen (16) feet high by eight (8) feet wide by one (1) foot deep, constructed of precast concrete panels with a maximum backlit reader board size of eight (8) foot by three feet ten inches (3'10") that may project out from the sign onto Jones Road a maximum distance of four (4) feet, and each sign may have an attached pole of no larger than twenty-six (26) feet in height with a vinyl banner of a size no greater than eighteen (18) feet by two and one-half (2 ½) feet attached to said pole; and

BE IT FURTHER ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit placement of two (2) sets of three (3) banners at the proposed south entrances of the church building. It is understood by the County Board that these banners may be changeable with the changing liturgical seasons; and

BE IT FURTHER ORDAINED, that the plans for the signs shall substantially conform to the dimensions and design submitted to the Department, attached herein to this Ordinance and referenced as "Group Exhibit B".

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking these special use permits.

IN WITNESS OF, this ordinance has been enacted on July 20, 2004.

Attest:



Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman