

City of Kankakee
PLANNING BOARD
“AGENDA”
Tuesday, September 20, 2016
7:00 P.M.

I. CALL TO ORDER

II. DECLARATION OF QUORUM

III. MINUTES

- August 16, 2016 Planning Board Minutes

IV. COMMUNICATIONS

- None

V. CITY COUNCIL ACTIONS

- PB16-07 – An application by Vurnice Maloney requesting a Conditional Use Permit to establish and operate a Private Accessory Parking Lot at the property commonly known as 1413 S. 3rd Avenue.

VI. UNFINISHED BUSINESS

- PB16-04 – An application by Community Alternatives Illinois requesting a Conditional Use Permit to establish and operate a Community Family Residence at the address commonly known as 2121 E. Maple Street.
- PB16-05 – An application by Rosa Sanchez requesting a Conditional Use Permit to establish and operate a used motor vehicle parts sales operation with outdoor storage at the address commonly known as 154 W. Water Street.

VII. NEW BUSINESS

- PB16-10 – An application by Sign’s of the Times requesting a Conditional Use Permit to allow for the erection of an Outdoor off premise advertising sign at the property commonly known as 108 S. Alma Avenue.
- PB16-11 – An application by Sign’s of the Times requesting a Conditional Use Permit to allow for the erection of an Outdoor off premise advertising sign at the property commonly known as 2131 S. Schuyler Avenue.

VIII. OTHER

- None

IX. ADJOURN

The City of Kankakee
Planning Board Meeting
PB16-10
CONDITIONAL USE STAFF REPORT

September 20, 2016

CASE NUMBER: PB16-10

CURRENT ZONING: 1) C-1 Neighborhood Commercial
FUTURE LAND USE 2) Residential
EXISTING USE 3) Vacant

ZONING REQUEST: Conditional Use for Outdoor Advertising Sign

LOCATION: 108 S. Alma

TAX MAP NUMBER: 16-09-31-406-019

ACREAGE: Roughly 6,700 square feet

PROPOSED USE: Outdoor Advertising Sign

ADJACENT ZONING, : N) 1) C-1 Neighborhood Commercial
FUTURE LAND USE 2) Residential
& EXISTING LAND USE 3) Residential

S) 1) C-1 Neighborhood Commercial
2) Residential
3) Residential

E) 1) C-1 Neighborhood Commercial
2) Commercial
3) Commercial

W) 1) C-1 Neighborhood Commercial
2) Residential
3) Residential

APPLICANT: Sign of the Times
David Crawford
1415 Timber Ridge Court
Kankakee, Illinois 60901

OWNER: Same As Applicant

I. PURPOSE AND MAJOR ISSUES

The applicant seeks a conditional use permit to allow for the erection of Outdoor Advertising Sign.

The major issues associated with this request are:

1. Accordance with the currently adopted Land Use Element of the City of Kankakee Comprehensive Plan; and
2. Compatibility with Future Land Use Map; and
3. Compatibility with the character and use of the surrounding area; and
4. Appropriateness of uses allowed within the C-1 Zoning District.

II. REVIEW OF THE PLAN

The proposed sign would be erected on the site to allow for off site advertising.

III. TRANSPORTATION & PARKING

The property fronts Court Street and Alma Avenue.

IV. INFRASTRUCTURE AND PUBLIC SERVICES

Fire and water service will be handled by the City of Kankakee.

V. REQUIREMENTS OF THE ZONING ORDINANCE

Section 11.07 Outdoor Advertising Signs:

- A. General Provisions.** Subject to the provisions of this Chapter, an outdoor advertising sign, as defined in Chapter 2 (Definitions) of this Ordinance, and erected after the effective date of this Ordinance, shall be permitted only upon the issuance of a building permit and/or a conditional use permit, whichever is applicable, subject to the provisions of Chapter 12 (Administration) of this Ordinance. Such outdoor advertising signs shall be permitted on zoning lots designated on the Official Zoning Map as I-1 Light Industrial and I-2 Heavy Industrial. Outdoor advertising signs shall require a conditional use permit when located on zoning lots designated on the Official Zoning Map as C-1 Neighborhood Commercial, C-2 Service Commercial and/or C-3 Central Commercial. In instances where such signs are located on zoning lots containing principal buildings and/or structures, such signs shall be considered as permitted accessory uses, subject to the above provisions.
- B. Sign Surface Area.** Subject to the provisions of Section 11.02, the maximum sign surface area of an outdoor advertising sign shall not exceed three hundred (300) square feet per face, nor more than six hundred (600) square feet per sign, excluding such signs oriented towards an interstate highway, which shall be subject to the provisions of Section 11.07, C., of this Chapter.

- C. **Interstate Highway Orientation.** Outdoor advertising signs, oriented towards an interstate highway and located within six hundred and sixty (660) feet of the right-of-way line of said interstate highway, and located a minimum of five hundred (500) feet from a lot located in a residential zoning district containing a dwelling, school, public park or hospital, shall not exceed a maximum sign surface area of six hundred and seventy-two (672) feet per face, nor more than one thousand, three hundred and forty-four (1,344) square feet per sign, with a maximum height of seventy-five (75) feet.
- D. **Number of Signs Permitted.** Subject to the applicable provisions of this Chapter, not more than one (1) outdoor advertising sign shall not be located on, or relocated to, a zoning lot where such signs are permitted under the provisions of this Chapter.
- E. **Location and Height Requirements.** Outdoor advertising signs constructed and/or erected under the provisions of this Chapter, shall not be located within five hundred (500) feet from another such outdoor advertising sign located on the same side of the street and which are located on a zoning lot designated on the Official Zoning Map as I-1 Light Industrial and/or I-2 Heavy Industrial. Height requirements for all outdoor advertising signs shall be subject to the provisions of Section 11.03, A., and/or Section 11.07, C., of this Chapter, whichever is applicable.

VI. ZONING REVIEW STANDARDS

1. Whether the proposed use is consistent with the surrounding neighborhood;
2. Suitability for proposed Uses and/or improvements.
3. Development trends of the general area including changes to land use or prior amendments to the zoning ordinance.
4. Official Comprehensive Plan including compliance with the stated objectives.
5. Maintenance of the public's health, safety and general welfare.
6. Enjoyment of the property by neighbors for its intended use.

VII. PLANNING STAFF RECOMMENDATIONS:

The illumination of the sign would need to be regulated to insure no safety issues exist and Illinois Department of Transportation approval and sign off will be required prior to any construction permits being approved.

APPLICATION

(✓ check type of request)

Case Number

PB16-10



Variance Re-zoning Conditional Use Permit

Name of applicant/agent:
Sign of the Timess (David Crawford)

Street address of applicant/agent:
1485 Timberridge Court

City / State / Zip Code of applicant/agent:
Kankakee, Illinois 60901

Telephone number of applicant/agent:
815-791-0495

Street address of subject property:
108 S. Alma

Legal description of subject property: West Kankakee 5th Addns 45' Lot 1, Blk 82 EX ROW 31-31-12E

Ten-digit Tax Parcel Identification Number(s):
To be assigned (16-09-31-406-019)

Site plan attached as required for **Variance**:
 Yes No

Ariel tax map attached as required for
Conditional Use Permit or Re-zoning: Yes No

Name of property owner (*if different from applicant*):
NA

Street address of property owner:

City / State / Zip Code of property owner:

Telephone number of property owner:

Note: Attach letter or affidavit from property owner if different from applicant/agent

Complete ONLY section that applies to request

VARIANCE

Variance requested:

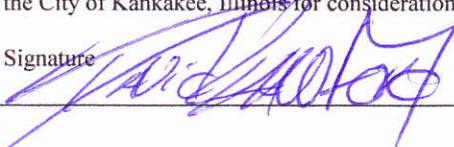
Reason for requested variance:

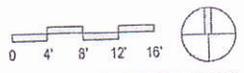
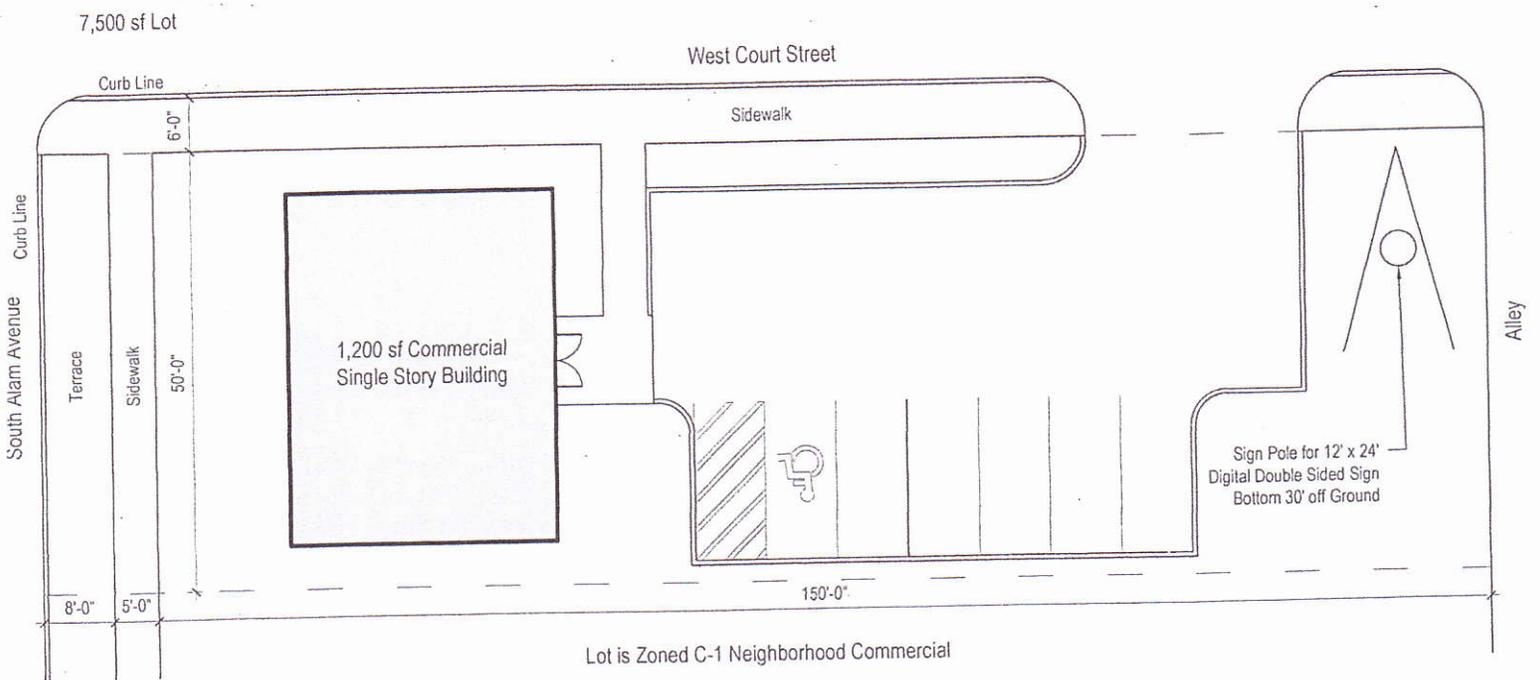
REZONING

Current zoning classification:

Proposed zoning classification:

Reason for requested re-zoning:

CONDITIONAL USE PERMIT			
Conditional use permit requested: Outdoor Advertising Sign (off premise billboard)			
Reason for requested permit: Construct outdoor off premise advertising sign			
<i>Complete ALL sections</i>			
Proposed use of property: Off Premise Advertising Sign			
Existing uses or trend of development of property in the general area: Commercial and Industrial			
Additional information or comments: (optional)			
Date: Sept. 7 2014		I hereby certify that I am, or represent, the legal owner of the property described above and do hereby submit this request to the Planning Board of the City of Kankakee, Illinois for consideration.	
Print Name: DAVID CRAWFORD		Signature 	
Official Use Only			
Date of Planning Board Public Hearing:	Request Approved: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pub Certificate Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee Receipt Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No
Date of City Council Meeting: (if applicable)	Ordinance No.	Affidavit of Service of Notice Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee: \$ This application will not be scheduled for public hearing until application fee is received.
Ownership Affidavit or Letter Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No City Planner's Endorsement: <input type="checkbox"/> Yes <input type="checkbox"/> No	City Planner Endorsement:	Site Plan or Ariel Tax Map Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	



108 South Alma Avenue
 Kankakee, Illinois 60901
 Scale: 1/16" = 1'-0"

Contact: Jerry Huot
 P.O. Box 515
 Bradley, IL 60915
 (c) 815-263-8471
 (o) 815-933-3365

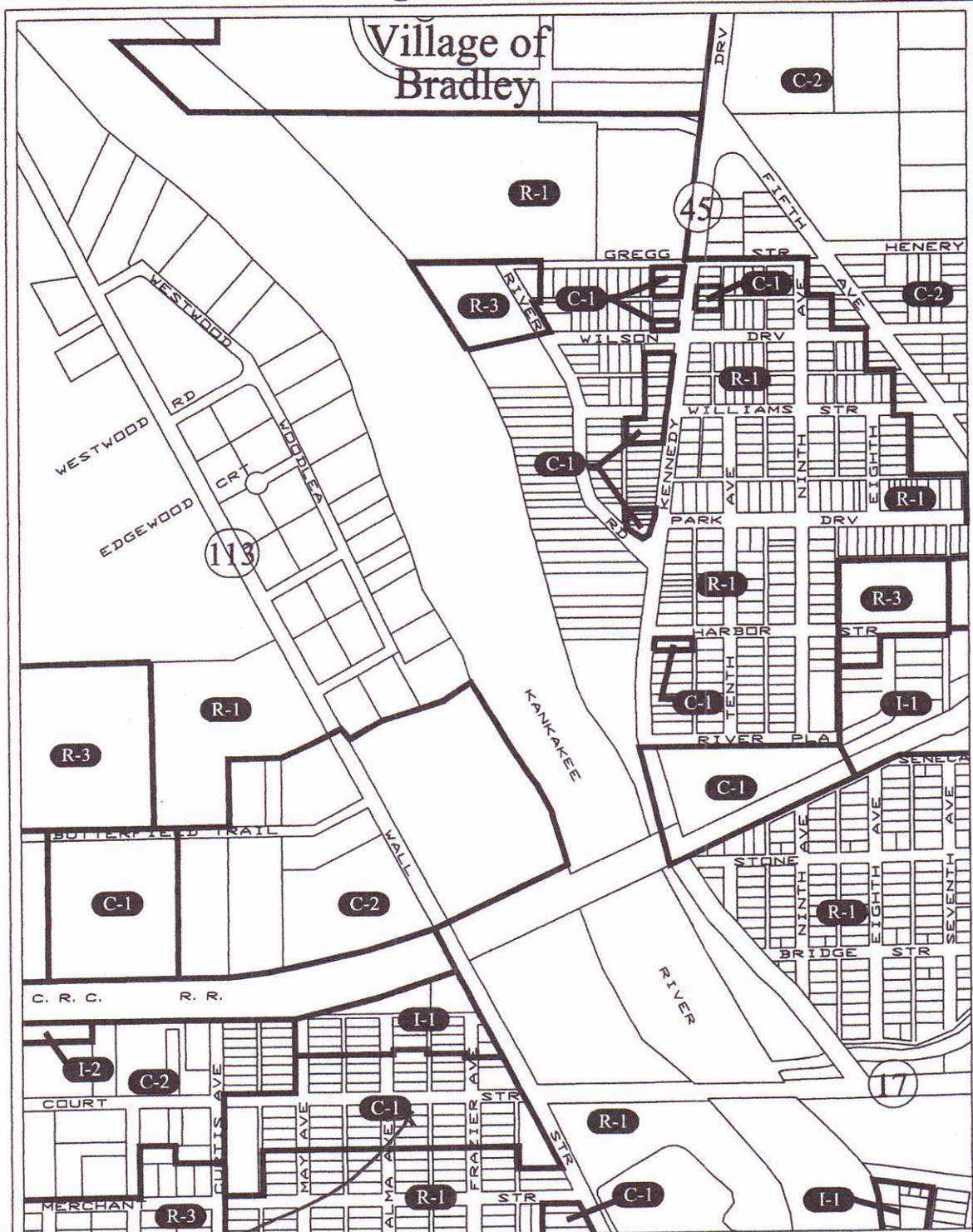
(Sign)
 - 10 ft. Above Roof top
 - Viewable face 12 x 24



Map created with ArcIMS - Copyright (C) 1992-2016 ESRI Inc.

Subject
Property

City of Kankakee Zoning Ordinance / 1995



subject property

NORTH
MAP SHEET

C1	D1	E1
C2	D2	E2
C3	D3	E3

Zoning Districts

- | | |
|--|--|
| <ul style="list-style-type: none"> R-1 Single-Family Residential R-2 Two-Family Residential R-3 Multi-Family Residential C-1 Neighborhood Commercial | <ul style="list-style-type: none"> C-2 Service Commercial C-3 Central Commercial I-1 Light Industrial I-2 Heavy Industrial |
|--|--|

Zoning District Line
 Corporate Limit Line

*Revised

CITY OF KANKAKEE

ORDINANCE NO. 2016-_____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
ERECTION OF AN "OUTDOOR ADVERTISING SIGN" AT THE PROPERTY COMMONLY
KNOWN AS 108 S. ALMA AVENUE

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF KANKAKEE
THIS 17TH DAY OF OCTOBER, 2016.

Published in pamphlet form by authority of the City Council
of the City of Kankakee, Kankakee County, Illinois,
this 17th day of October, 2016.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE ERECTION OF AN "OUTDOOR ADVERTISING SIGN" AT THE PROPERTY COMMONLY KNOWN AS 108 S. ALMA AVENUE

WHEREAS, the Kankakee Zoning Ordinance/1995, as amended, requires the issuance of Conditional Use Permits for the erection of "Outdoor Advertising Signs" within the C-1 Neighborhood Commercial Zoning District; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KANKAKEE, KANKAKEE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use permit is hereby granted to David Crawford for the erection of an "Outdoor Advertising Sign" at the property commonly known as 108 S. Alma Avenue, Kankakee, Illinois, and legally described as follows:

- (a) Common Address: 108 S. Alma Avenue
- (b) Tax Parcel ID No: 16-09-31-406-019
- (c) Legal Description: Lot 1, Blk 82 Ex ROW
West Kankakee 5th Addns 45'
31-31-12E

SECTION 2: That this Ordinance is approved pursuant to the Findings and Recommendations of the City of Kankakee Planning Board made at its September 20,, 2016 public hearing.

SECTION 3: That all Ordinances or parts thereto inconsistent with this Ordinance be and are hereby repealed.

SECTION 4: That this Ordinance shall be effective upon its passage, approval and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KANKAKEE, KANKAKEE COUNTY, ILLINOIS, THIS 17TH DAY OF OCTOBER, 2016.

AYES: _____

ABSENT: _____

NAYS: _____

ABSTAIN: _____

Nina Epstein, Mayor

ATTEST:

Anjanita Dumas, City Clerk

The City of Kankakee
Planning Board Meeting
PB16-11
CONDITIONAL USE STAFF REPORT

September 20, 2016

CASE NUMBER: PB16-11

CURRENT ZONING: 1) C-2 Service Commercial

FUTURE LAND USE 2) Commercial

EXISTING USE 3) Vacant

ZONING REQUEST: Conditional Use for Outdoor Advertising Sign
Potential Variance to Lot Size Requirements

LOCATION: Route 45/52

TAX MAP NUMBER: TBD

ACREAGE: Roughly 3,750 square feet

PROPOSED USE: Outdoor Advertising Sign

ADJACENT ZONING, : N) 1) C-2 Service Commercial
FUTURE LAND USE 2) Commercial
& EXISTING LAND USE 3) Commercial

S) 1) C-1 Neighborhood Commercial
2) Industrial
3) Vacant

E) 1) C-1 Neighborhood Commercial
2) Public
3) Public

W) 1) C-2 Service Commercial
2) Commercial
3) Commercial

APPLICANT: Sign of the Times
David Crawford
1485 Timber Ridge
Kankakee, Illinois 60901

OWNER: Same As Applicant

I. PURPOSE AND MAJOR ISSUES

The applicant seeks a conditional use permit to allow for the erection of Outdoor Advertising Sign.

The major issues associated with this request are:

1. Accordance with the currently adopted Land Use Element of the City of Kankakee Comprehensive Plan; and
2. Compatibility with Future Land Use Map; and
3. Compatibility with the character and use of the surrounding area; and
4. Appropriateness of uses allowed within the C-2 Zoning District.

II. REVIEW OF THE PLAN

The proposed sign would be erected on the site to allow for off site advertising.

III. TRANSPORTATION & PARKING

The property fronts Schuyler Avenue.

IV. INFRASTRUCTURE AND PUBLIC SERVICES

Fire and water service will be handled by the City of Kankakee.

V. REQUIREMENTS OF THE ZONING ORDINANCE

Section 11.07 Outdoor Advertising Signs:

- A. General Provisions.** Subject to the provisions of this Chapter, an outdoor advertising sign, as defined in Chapter 2 (Definitions) of this Ordinance, and erected after the effective date of this Ordinance, shall be permitted only upon the issuance of a building permit and/or a conditional use permit, whichever is applicable, subject to the provisions of Chapter 12 (Administration) of this Ordinance. Such outdoor advertising signs shall be permitted on zoning lots designated on the Official Zoning Map as I-1 Light Industrial and I-2 Heavy Industrial. Outdoor advertising signs shall require a conditional use permit when located on zoning lots designated on the Official Zoning Map as C-1 Neighborhood Commercial, C-2 Service Commercial and/or C-3 Central Commercial. In instances where such signs are located on zoning lots containing principal buildings and/or structures, such signs shall be considered as permitted accessory uses, subject to the above provisions.
- B. Sign Surface Area.** Subject to the provisions of Section 11.02, the maximum sign surface area of an outdoor advertising sign shall not exceed three hundred (300) square feet per face, nor more than six hundred (600) square feet per sign, excluding such signs oriented towards an interstate highway, which shall be subject to the provisions of Section 11.07, C., of this Chapter.

- C. Interstate Highway Orientation.** Outdoor advertising signs, oriented towards an interstate highway and located within six hundred and sixty (660) feet of the right-of-way line of said interstate highway, and located a minimum of five hundred (500) feet from a lot located in a residential zoning district containing a dwelling, school, public park or hospital, shall not exceed a maximum sign surface area of six hundred and seventy-two (672) feet per face, nor more than one thousand, three hundred and forty-four (1,344) square feet per sign, with a maximum height of seventy-five (75) feet.
- D. Number of Signs Permitted.** Subject to the applicable provisions of this Chapter, not more than one (1) outdoor advertising sign shall not be located on, or relocated to, a zoning lot where such signs are permitted under the provisions of this Chapter.
- E. Location and Height Requirements.** Outdoor advertising signs constructed and/or erected under the provisions of this Chapter, shall not be located within five hundred (500) feet from another such outdoor advertising sign located on the same side of the street and which are located on a zoning lot designated on the Official Zoning Map as I-1 Light Industrial and/or I-2 Heavy Industrial. Height requirements for all outdoor advertising signs shall be subject to the provisions of Section 11.03, A., and/or Section 11.07, C., of this Chapter, whichever is applicable.

VI. ZONING REVIEW STANDARDS

1. Whether the proposed use is consistent with the surrounding neighborhood;
2. Suitability for proposed Uses and/or improvements.
3. Development trends of the general area including changes to land use or prior amendments to the zoning ordinance.
4. Official Comprehensive Plan including compliance with the stated objectives.
5. Maintenance of the public's health, safety and general welfare.
6. Enjoyment of the property by neighbors for its intended use.

VII. PLANNING STAFF RECOMMENDATIONS:

The illumination of the sign would need to be regulated to insure no safety issues exist and Illinois Department of Transportation approval and sign off will be required prior to any construction permits being approved. In addition, a variance may be required based upon lot size.

APPLICATION <small>(✓ check type of request)</small>		Case Number PB16-11	
<input type="checkbox"/> Variance <input type="checkbox"/> Re-zoning <input checked="" type="checkbox"/> Conditional Use Permit			
Name of applicant/agent: Sign of the Timess (David Crawford)			
Street address of applicant/agent: 1485 Timberridge Court			
City / State / Zip Code of applicant/agent: Kankakee, Illinois 60901		Telephone number of applicant/agent: 815-791-0495	
Street address of subject property: Rte 45/52 _ Address to be assigned			
Legal description of subject property: See attached legal			
Ten-digit Tax Parcel Identification Number(s): To be assigned (16-17-07-401-016)	Site plan attached as required for Variance: <input type="checkbox"/> Yes <input type="checkbox"/> No	Ariel tax map attached as required for Conditional Use Permit or Re-zoning: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Name of property owner (if different from applicant): NA			
Street address of property owner:			
City / State / Zip Code of property owner:		Telephone number of property owner:	
<i>Note: Attach letter or affidavit from property owner if different from applicant/agent</i>			
<i>Complete ONLY section that applies to request</i>			
VARIANCE			
Variance requested:			
Reason for requested variance:			
REZONING			
Current zoning classification:		Proposed zoning classification:	
Reason for requested re-zoning:			

CONDITIONAL USE PERMIT

Conditional use permit requested: Outdoor Advertising Sign (off premise billboard)

Reason for requested permit: Construct outdoor off premise advertising sign

Complete ALL sections

Proposed use of property: Off Premise Advertising Sign

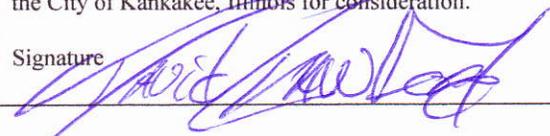
Existing uses or trend of development of property in the general area: Commercial and Industrial

Additional information or comments: (optional)

Date:
5/17/20

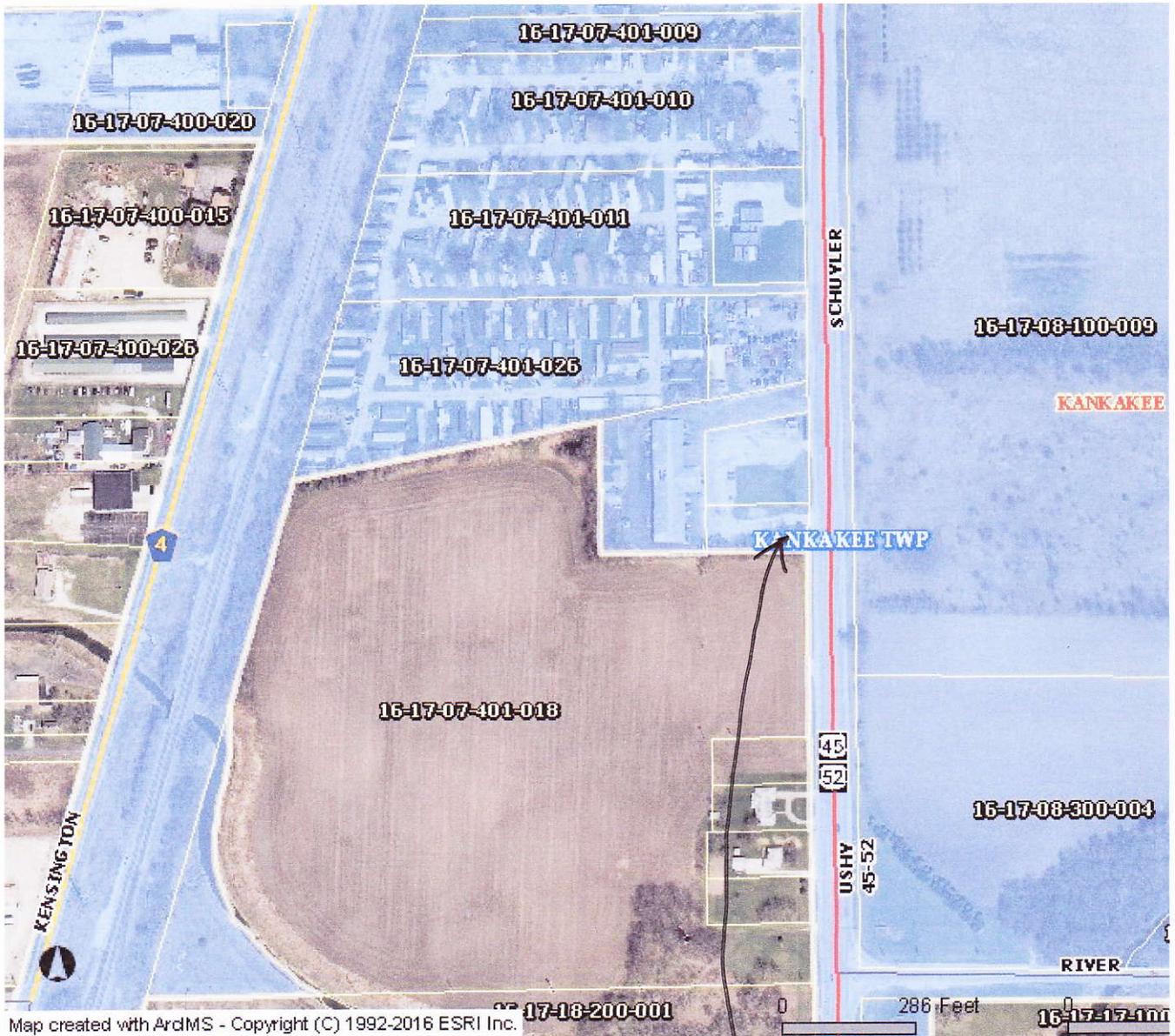
Print Name:
David Crawford

I hereby certify that I am, or represent, the legal owner of the property described above and do hereby submit this request to the Planning Board of the City of Kankakee, Illinois for consideration.

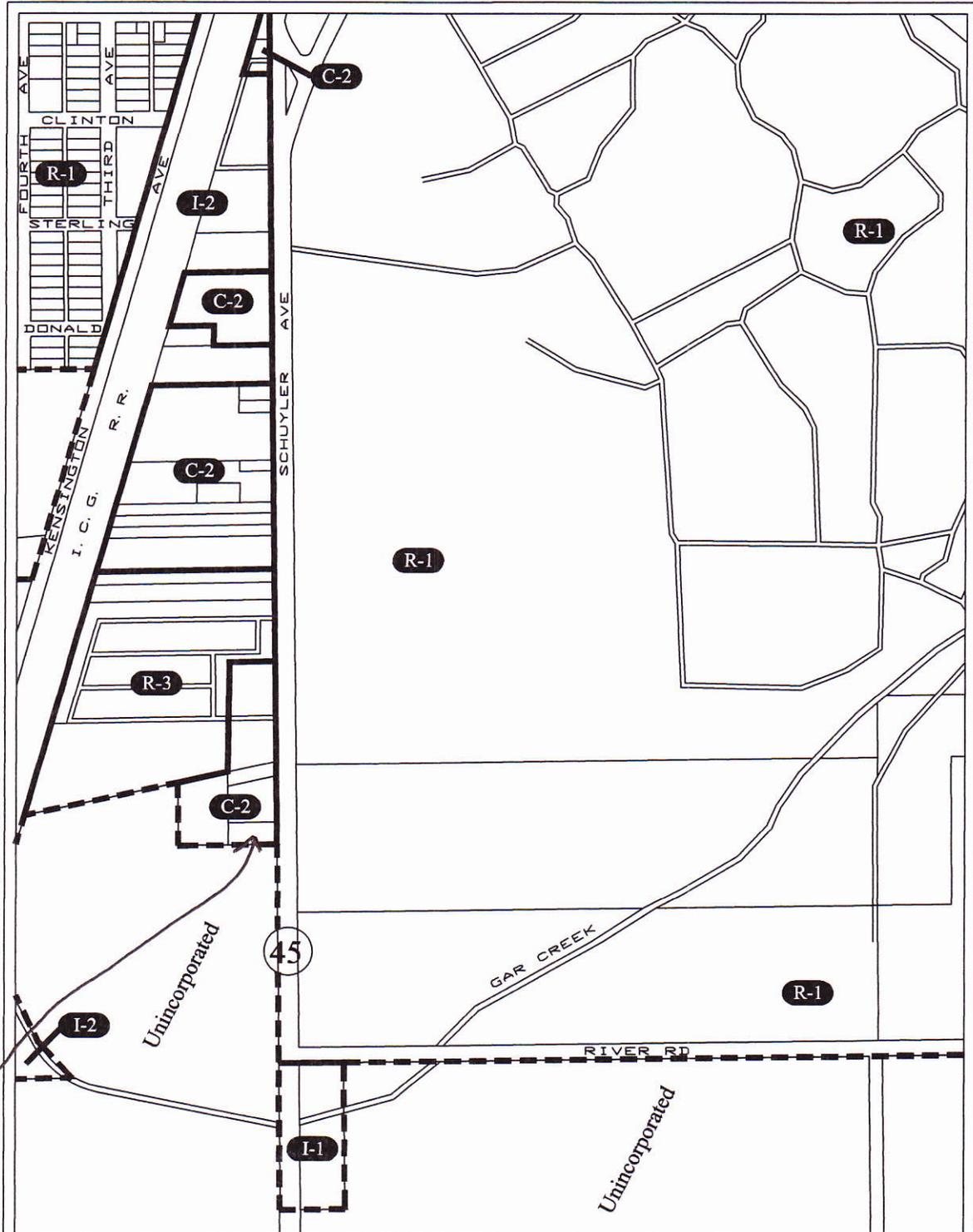
Signature


Official Use Only

Date of Planning Board Public Hearing:	Request Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No	Pub Certificate Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee Receipt Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No
Date of City Council Meeting: (if applicable)	Ordinance No.	Affidavit of Service of Notice Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fee: \$ This application will not be scheduled for public hearing until application fee is received.
Ownership Affidavit or Letter Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No City Planner's Endorsement: <input type="checkbox"/> Yes <input type="checkbox"/> No	City Planner Endorsement:	Site Plan or Ariel Tax Map Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No	



City of Kankakee Zoning Ordinance / 1995



Subject Site

City of Kankakee, IL



MAP SHEET

D3	E3	F3
D4	E4	F4
D5	E5	F5

Zoning Districts

- | | |
|--|---------------------------------|
| (R-1) Single-Family Residential | (C-2) Service Commercial |
| (R-2) Two-Family Residential | (C-3) Central Commercial |
| (R-3) Multi-Family Residential | (I-1) Light Industrial |
| (C-1) Neighborhood Commercial | (I-2) Heavy Industrial |

— Zoning District Line

- - - Corporate Limit Line

*Revised

PLAT OF CONSOLIDATION

TRACT 1:

COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 52 WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS; THENCE NORTH 00°20' 00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 52, 858.45 FEET; THENCE NORTH 03°35' 00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 52, 74.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°40' 00" WEST, 216.10 FEET; THENCE NORTH 00°17' 16" WEST, 258.98 FEET; THENCE NORTH 78°46' 26" EAST, 227.59 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 52; THENCE SOUTH 00°42'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 52, 174.70 FEET; THENCE SOUTH 03°35'00" WEST ALONG SAID WESTERLY RIGHT OF WAY OF U.S. ROUTE 52, 127.62 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 50.00 FEET OF THE EAST 75.00 FEET THEREOF.

TRACT 2:

THE SOUTH 50.00 FEET OF THE EAST 75.00 FEET OF A PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 52 WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 13 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS; THENCE NORTH 00°20' 00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 52, 858.45 FEET; THENCE NORTH 03°35' 00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 52, 74.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°40' 00" WEST, 216.10 FEET; THENCE NORTH 00°17' 16" WEST, 258.98 FEET; THENCE NORTH 78°46' 26" EAST, 227.59 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 52; THENCE SOUTH 00°42'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 52, 174.70 FEET; THENCE SOUTH 03°35'00" WEST ALONG SAID WESTERLY RIGHT OF WAY OF U.S. ROUTE 52, 127.62 FEET TO THE POINT OF BEGINNING.

PROPERTY AREA

TRACT 1:	58,661 SQ.FT.±	/	1.35 ACRES±
TRACT 2:	3,741 SQ.FT.±	/	0.08 ACRES±
TOTAL:	62,402 SQ.FT.±	/	1.43 ACRES±



SCALE: 1"=30'
0 15 30 60

SYMBOLS & LEGEND

- IRON PIPE FOUND
- 1/2" IRON ROD W/CAP SET
- MAGNAIL SET
- ⊙ STORM INLET
- ⊕ STORM/SANITARY MANHOLE
- ⊥ GUY WIRE
- ⊞ TELEPHONE PEDESTAL
- ⊕ POWER POLE W/LIGHT
- ⊕ POWER POLE
- CULVERT
- OH ELECTRIC LINE, OVERHEAD
- FENCE, CHAIN LINK
- GUARDRAIL

CITY PLANNER CERTIFICATION

STATE OF ILLINOIS) SS
 COUNTY OF KANKAKEE)
 APPROVED BY THE KANKAKEE PLAN COMMISSION AT A MEETING HELD ON
 THE 14 DAY OF April, A.D., 2016.
 CITY PLANNER

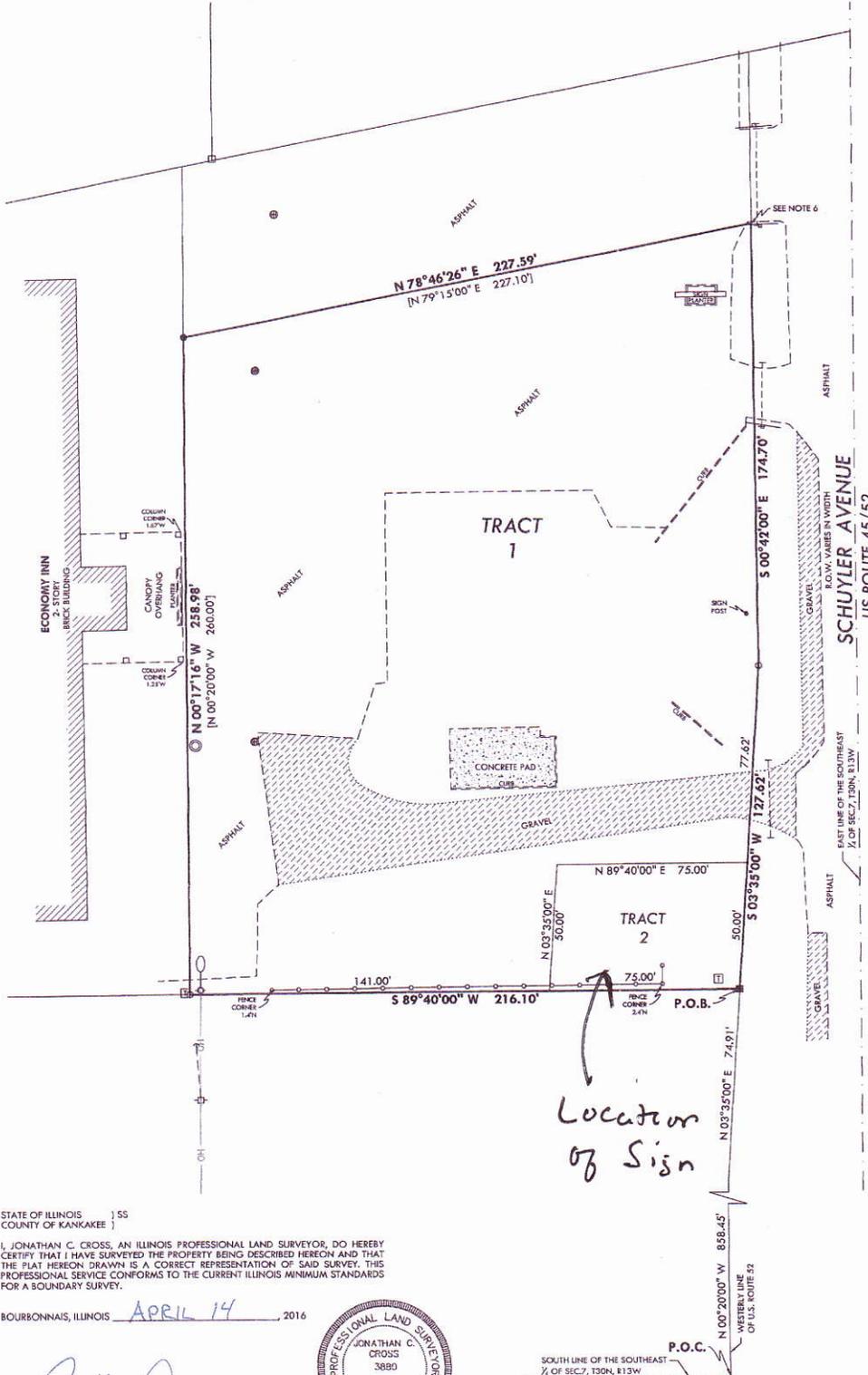
NOTES

- BASIS OF BEARING IS REFERENCED FROM ILLINOIS EAST STATE PLANE COORDINATES ON NAD 83. ALL DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- MONUMENTS FOUND AND/OR SET ARE HELD AT THE TRUE PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE PLAT HEREON DRAWN REPRESENTS EXISTING CONDITIONS BASED ON FIELD WORK COMPLETED ON FEBRUARY 9, 2016.
- INFORMATION ON SURVEY IS BASED ON TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 99481, WITH AN EFFECTIVE DATE OF JANUARY 13, 2016.
- NO DOCUMENT SEARCH WAS PERFORMED BY THE SURVEYOR. THERE MAY BE DEEDS, EASEMENTS, DEDICATIONS OR OTHER MATTERS OF RECORD AND NOT OF RECORD AFFECTING SUBJECT PROPERTY WHICH ARE NOT BEING SHOWN HEREON.
- UNABLE TO SET A MONUMENT AT THE NORTHEAST CORNER OF SUBJECT PROPERTY. SAID CORNER FELT DIRECTLY UNDER A STEEL GUARDRAIL.

ADDRESS: 2125 SCHUYLER AVENUE, KANKAKEE, ILLINOIS 60901

ORDERED FOR: DAVID CRAWFORD FIELD WORK BY: JCC
 SURVEY No.: 16014.0202 DRAWN BY: JCC

PIGGUSH ENGINEERING, INC.
 586 WILLIAM LATHAM DRIVE
 SUITE 8
 BOURBONNAIS, ILLINOIS 60914
 P. 815.614.3447
 F. 815.614.3735
 IL DESIGN FIRM LICENSE No. 184-006779
 www.piggusheng.com



STATE OF ILLINOIS) SS
 COUNTY OF KANKAKEE)

I, JONATHAN C. CROSS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY BEING DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BOURBONNAIS, ILLINOIS APRIL 14, 2016



JONATHAN C. CROSS
 3880
 BOURBONNAIS, ILLINOIS
 STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR #035.003880
 LICENSE EXPIRES NOVEMBER 30, 2016

P.O.C.
 SOUTH LINE OF THE SOUTHEAST
 1/4 OF SEC. 7, T30N, R13W

Location of Sign

CITY OF KANKAKEE

ORDINANCE NO. 2016-_____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
ERECTION OF AN “OUTDOOR ADVERTISING SIGN” AT THE PROPERTY COMMONLY
KNOWN AS 2131 S. SCHUYLER AVENUE

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF KANKAKEE
THIS 17TH DAY OF OCTOBER, 2016.

Published in pamphlet form by authority of the City Council
of the City of Kankakee, Kankakee County, Illinois,
this 17th day of October, 2016.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE ERECTION OF AN "OUTDOOR ADVERTISING SIGN" AT THE PROPERTY COMMONLY KNOWN AS 2131 S. SCHUYLER AVENUE

WHEREAS, the Kankakee Zoning Ordinance/1995, as amended, requires the issuance of Conditional Use Permits for the erection of "Outdoor Advertising Signs" within the C-2 Neighborhood Commercial Zoning District; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KANKAKEE, KANKAKEE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use permit is hereby granted to David Crawford for the erection of an "Outdoor Advertising Sign" at the property commonly known as 239 E. Court Street, Kankakee, Illinois, and legally described as follows:

- (a) Common Address: 2131 S. Schuyler Avenue
- (b) Tax Parcel ID No: TBA
- (c) Legal Description: Attached

SECTION 2: That this Ordinance is approved pursuant to the Findings and Recommendations of the City of Kankakee Planning Board made at its September 20, 2016 public hearing.

SECTION 3: That all Ordinances or parts thereto inconsistent with this Ordinance be and are hereby repealed.

SECTION 4: That this Ordinance shall be effective upon its passage, approval and publication in pamphlet form in the manner provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KANKAKEE, KANKAKEE COUNTY, ILLINOIS, THIS 17TH DAY OF OCTOBER, 2016.

AYES: _____

ABSENT: _____

NAYS: _____

ABSTAIN: _____

Nina Epstein, Mayor

ATTEST:

Anjanita Dumas, City Clerk