

ORDINANCE NUMBER 2000- 46

AMENDING A SPECIAL USE
TY-WALK LIQUID SALES, INC.
Special Use and Signs

WHEREAS, a Special Use for property at 12219 IL Route 47 in Lisbon Township and a portion of the property at 9920 Helmar Road in Lisbon Township was passed by the Kendall County Board; and

WHEREAS, no ordinance establishing the specific uses and activities for said Special Use has been passed by the Kendall County Board; and

WHEREAS, passage of an ordinance establishing specific uses and activities for said Special Use is desirable; and

WHEREAS, said property is zoned A-1 Agricultural District; and

WHEREAS, Ty-Walk Liquid Sales, Inc., the current owner of the property at 12219 IL Route 47, requests a Special Use to allow one 6'x12' square foot sign and one 8'x12' square foot sign on opposite ends of the property; and

WHEREAS, Section 12.08A.1.b. of the Kendall County Zoning Ordinance allows one, non-illuminated free-standing or wall sign, not to exceed 32 square feet, for each road frontage in the A-1 district; and

WHEREAS, said signs could only be erected at 12219 IL Route 47 if a Special Use waiving said Section 12.08A.1.b. of the Kendall County Zoning Ordinance is granted; and

WHEREAS, the legal description for the property at 12219 IL Route 47 is as follows:

That part of the Northwest Quarter of Section 4, Township 35 North, Range 7 East of the Third Principal Meridian described as follows: Beginning at a point in the westerly right of way line of the public service company that is 1018.57 feet (measured along said westerly right of way of said public service company) southerly from the north line of said Section 4, said point being the point of intersection of the center line of a creek extending in a northwesterly and southeasterly direction through the said northwest quarter, with the said westerly right of way line of the said public service company; thence southerly, along said westerly right of way line, 743.88 feet; thence westerly, along a line at a right angle to said westerly line, 187.0 feet; thence northerly, along a line parallel with said westerly right of way line, 872.88 feet to the center of aforesaid creek; thence southeasterly, 227.18 feet to the point of beginning, containing 3.47 acres, in Lisbon Township, Kendall County, Illinois; and

WHEREAS, the legal description for a portion of 9920 Helmar Road, said portion of said

property being described on the site plan as Parcel 2, is as follows:

That part of the Northwest Quarter of Section 4, Township 35 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at a point in the westerly right of way line of the public service company that is 1018.57 feet (measured along said westerly right of way of said public service company) southerly from the north line of section 4, said point being the point of intersection of the centerline of a creek extending in a northwesterly and southeasterly direction though said Northwest Quarter with the westerly right of way line of said public service company; thence southerly along said westerly right of way, 743.88 feet to the point of beginning; thence continuing southerly, on said westerly right of way, 25.00 feet; thence westerly, perpendicular to the last described course, 252.00 feet; thence northerly, parallel with said westerly right of way line, 897.88 feet; thence easterly, perpendicular to the last described course, 65.00 feet; thence southerly, parallel with said westerly right of way, 872.88 feet; thence easterly, perpendicular to the last described course, 187.00 feet, the point of beginning, all in Lisbon Township, Kendall County, Illinois; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed, including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a Special Use zoning permit to allow the following:

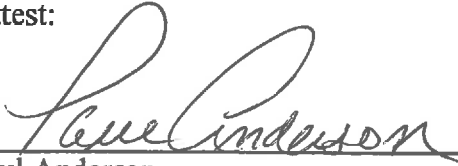
1. Only those uses carried out on-site currently and in the past, as well as normally permitted A-1 uses, may be carried out on-site.
2. No additional structures may be constructed on-site which are not shown on the site plan without prior approval of the PBZ Committee.
3. Signage for the Special Use shall be limited to only the two signs requested, one to be located in the area shown in the digital rendering labeled "North Elevation", and the other to be located in the area shown in the digital rendering labeled "South Elevation".
4. The signs shall have a maximum area of 168 square feet.
5. The existing "Anderson Farm Services" sign shall be removed prior to erection of the new signs.

BE IT FURTHER ORDAINED, that all other Special Uses granted to date for said properties are hereby rescinded.

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

IN WITNESS OF, this ordinance has been enacted on November 21, 2000.

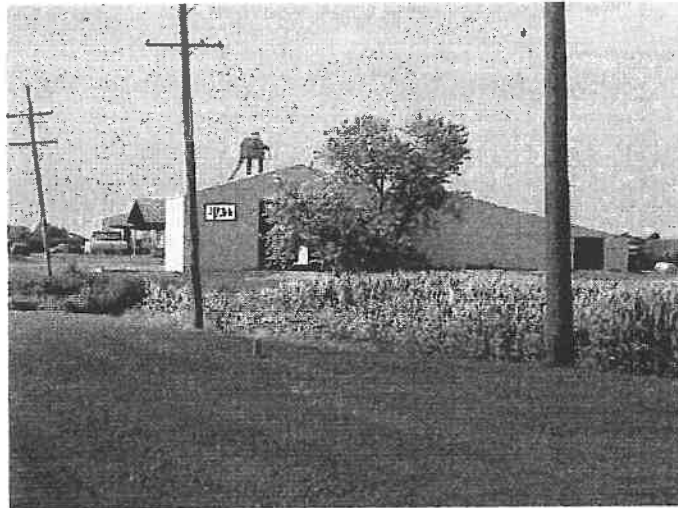
Attest:



Paul Anderson
Kendall County Clerk

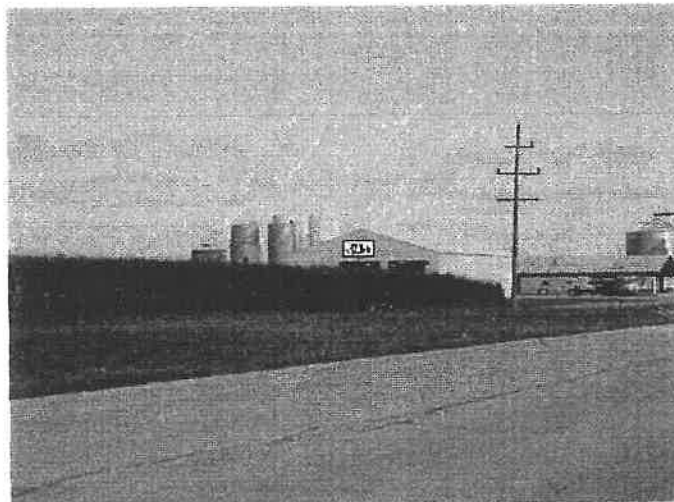


John A. Church
Kendall County Board Chairman



**0047 - TY-WALK
North Elevation**

**Proposed 6'x 12' Sign
*Digital Rendering***



**0047 - TY-WALK
South Elevation**

**Proposed 8'x 12' Sign
*Digital Rendering***



**0047 - TY-WALK
West Elevation**

**Existing Sign
(To be removed)**