

ORDINANCE NUMBER 99- 36

GRANTING SPECIAL USE ZONING PERMIT
IPS SALES CORPORATION
SIGN - SCHAEFER WOODS-SOUTH SUBDIVISION

WHEREAS, IPS Sales Corporation filed a petition for special use approval for a second real estate sign within the Schaefer Woods-South Subdivision; and

WHEREAS, said property is currently zoned A-1 Agricultural District but is approved to be used for single-family dwellings; and

WHEREAS, said property is further identified on the attached Exhibit A: Legal Description; and

WHEREAS, said petition is for a one (1) additional sign than allowed by the Kendall County Zoning Ordinance advertising the individual lots within said property; and

WHEREAS, said sign shall be one hundred (100) square feet in size and erected to a height of fifteen (15) feet above grade level; 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 denial by the Zoning Board of Appeals.

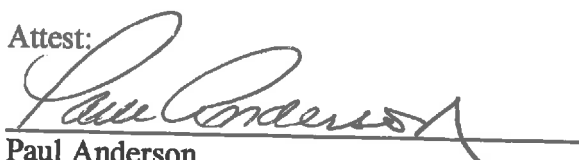
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to construct a sign on the property in Exhibit A with the following conditions:

1. The sign shall not exceed one hundred (100) square feet in size;
2. The sign shall not be erected higher than fifteen (15) feet above grade level;
3. The sign shall be at least one hundred (100) feet from the right-of-way Schaefer Road; and
4. The special use permit shall be valid for a period of three (3) years from the date of approval and renewable for additional one (1) year increments.

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 16, 1999

Attest:


Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

EXHIBIT A: LEGAL DESCRIPTION

That part of the South Half of Section 25 and part of the Northeast Quarter of Section 36, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of said Section 25; thence South $89^{\circ}49'17''$ East, 1,949.38 feet to the West Line of Lot 8 as shown in Plat Book 4, Page 36 for a point of beginning; thence North $00^{\circ}10'42''$ West along said West Line, 1,096.60 feet to the center line of Schaefer Road; thence North $86^{\circ}42'41''$ East along said center line, 925.98 feet, thence North $89^{\circ}29'22''$ East along said center line, 1,080.10 feet to a point in the center line of Schaefer Road, said point being 1,291.20 feet westerly of the center line of Eldamain Road, as measured along the center line of Schaefer Road; thence South $00^{\circ}05'03''$ West, 1,302.20 feet to a line drawn parallel with and 136.62 feet southerly of the South Line of the Southeast Quarter of said Section 25; thence North $89^{\circ}46'17''$ West along said parallel line 988.55 feet to the East Line of the West 330.0 feet of the Northeast Quarter of said Section 36; thence North $00^{\circ}53'56''$ West along the East Line of said West 330.0 feet, 136.64 feet to the South Line of said Section 25; thence North $89^{\circ}49'17''$ West along said South Line, 1,008.50 feet to the point of beginning in Little Rock Township, Kendall County, Illinois.