

ORDINANCE NUMBER 2001 - 30

GRANTING SPECIAL USE  
15028-15076 CHURCH ROAD  
SKOFF

WHEREAS, Sally Skoff, Wayne J. Skoff, and Glenn F. Skoff filed a petition for a Special Use within the A-1 district, for property located at 15028-15076 Church Road in Lisbon Township; and

WHEREAS, said petition is to allow Parcel A to be used to operate an indoor storage facility for boats, RV's and other seasonal and/or recreational vehicles, including antique or classic cars as provided in Section 7.01.D of the Kendall County Zoning Ordinance and rescind the A-1 Special Use on Parcel B; and

WHEREAS, said property is zoned A-1 Special Use; and

WHEREAS, said property is legally described as:

Parcel A

That part of the Northwest 1/4 of Section 24, Township 35 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois bounded and described as follows: Beginning at the Northwest corner of said Northwest 1/4, and running; thence South, along the West line of said Northwest 1/4, 1277.75 feet; thence East, parallel with the north line of said Northwest 1/4, 2159.00 feet; thence North, parallel with said west line 902.50 feet; thence East parallel with said north line, 517.50 feet to the east line of said Northwest 1/4; thence North along said east line, 375.30 feet to the northeast corner of said Northeast 1/4; and thence West, along the north line of said Northwest 1/4, 2678.53 feet to the point of beginning. Containing 67.78 acres of land, more or less.

Parcel B

The Northwest 1/4 of Section 24, Township 35 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois except that part bounded and described as follows: Beginning at the Northwest corner of said Northwest 1/4, and running; thence South, along the west line of said Northwest 1/4, 1277.75 feet; thence East, parallel with the north line of said Northwest 1/4 2159.00 feet; thence North, parallel with said west line, 902.50 feet; thence East parallel with said north line, 517.50 feet to the east line of said Northwest 1/4; thence North along said east line, 375.30 feet to the northeast corner of said Northwest 1/4; and thence West, along the north line of said Northwest 1/4, 2678.53 feet to the point of beginning. Containing 94.74 acres of land, more or less.

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; 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 rescinds the special use for operation of a commercial poultry farm on parcels A and B and grants approval of a special use zoning permit to operate an indoor storage facility for boats, RV's and other seasonal and/or recreational vehicles, including antique or classic cars, within a maximum of two (2) existing sheds and the necessary acreage thereof and subject to the following conditions:

1. All boats, RV's, other seasonal/recreation vehicles and antique cars must be licensed.
2. All items being stored must be parked on an improved surface.
3. No work is to be done on vehicles, boats, RV's, antique cars or other items stored on the property.
4. All batteries must be removed from storage items.
5. No outdoor storage will be permitted.
6. No additional access may be created for the property.
7. Any signs shall conform to the sign regulations for the A-1 zoning district and shall not be illuminated.
8. No off-premise signage shall be allowed.
9. Sheds used for storage shall meet all building code standards for commercial occupancy.
10. The petitioner shall dedicate thirty-three (33) feet of Parcel A for public right of way on Church Road.
11. A sign will be posted directing customers to use Route 52 ("Please respect neighbors and exit to Route 52.")
12. Prior to issuing an occupancy permit, the petitioner must submit a lease agreement to prove the once in, once out policy will be used. Subsequent changes of the lease shall include the once in, once out policy. The lease must be provided at staff's request.
13. The facility may operate April 1 through October 1 and the hours of operation during said season shall be as follows: Fridays 4-8 p.m., Saturdays 8-5 p.m., and Sundays 10-5 p.m.
14. The petitioner may petition the Planning, Building and Zoning Committee after three (3) years to review and amend this special use permit in order to expand the operation. Public notice, as required for the Zoning Board of Appeals, must be given by the petitioner prior any review by the Committee.


State of Illinois  
County of Kendall

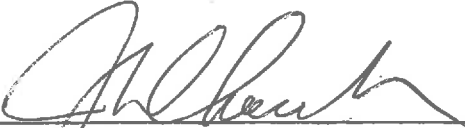
Zoning Petition  
#0130

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 20, 2001.

Attest:

  
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Paul Anderson  
Kendall County Clerk

  
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John A. Church  
Kendall County Board Chairman