

ORDINANCE NUMBER 2000- 29

GRANTING SPECIAL USE
WEST LISBON LUTHERAN CHURCH

WHEREAS, the West Lisbon Lutheran Church filed a petition for a Special Use within the A-1 District, for property located at 14381 Joliet Road in Big Grove Township; and

WHEREAS, said petition is for a church as provided in Section 7.01 D. 8. of the Kendall County Zoning Ordinance; and

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

WHEREAS, said property is legally described as:

That part of the Southeast Quarter of Section 27, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the center of said Section 27; thence easterly along the North Line of said Southeast Quarter, 2,544.30 feet; thence South 00°12'24" West, parallel with the East line of said Southeast Quarter, 1,131.35 feet to the centerline of Joliet Road; thence South 80°19'38" West along said centerline, 1,728.72 feet for a point of beginning; thence North 00°12'24" East parallel with said East line, 253.0 feet; thence South 80°19'38" West parallel with said centerline, 380.0 feet; thence South 00°12'24" West parallel with said East line, 253.0 feet to said centerline; thence North 80°19'38" East, 380.0 feet to the point of beginning in Big Grove 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; 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 for a church, including one (1) parsonage with the following conditions:


1. Said special use shall be in general conformance with the site plan incorporated herein as attached Exhibit "A."
2. The County shall allow gravel parking areas because of the rural area as determined by the Kendall County Regional Planning Commission.
3. The petitioner shall not decrease the number of parking spaces to less than one hundred (100) parking spaces as determined by the Kendall County Regional Planning Commission.

4. The petitioner shall dedicate thirty-three (33) feet right-of-way for Joliet Road.
5. The petitioner shall not encroach closer than forty-eight (48) feet from the west property line for the proposed fellowship hall addition as determined by the Kendall County Zoning Board of Appeals.
6. The petitioner shall not encroach closer than fifty-three (53) feet to the centerline of Joliet Road as determined by the Kendall County Zoning Board of Appeals.
7. The church sign bulletin board at its current location may be illuminated.

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 August 15, 2000.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

