

ORDINANCE NUMBER 2010 - 13

GRANTING AN AMENDMENT TO ORD. 96-01 & 92-07 AND GRANT
A SPECIAL USE AT
5315 DOUGLAS ROAD
HARVEST BAPTIST CHURCH

WHEREAS, Harvest Baptist Church has filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 30.9 acre property located at 5315 Douglas Road on the northwest corner of Plainfield Road and Douglas Road, (PIN#'s 03-34-100-007 and 03-34-100-023), in Oswego Township; and

WHEREAS, said petition is to amend their existing special use permit to expand their special use to the newly acquired 18 acres of property to the northwest and expand their church and parking lot; and

WHEREAS, the Zoning Board of Appeals previously granted variances per Case number 98-35 for the buildings to reduce the 100' front yard setback from the edge of the R.O.W. to 75 feet from Plainfield Road and 85 feet from Douglas road with a portico 60 feet from Douglas Road. ; and

WHEREAS, said property was zoned A-1 Special Use for a church per Ordinances 92-07; and

WHEREAS, said special use was amended per Ordinance 96-01 to allow for an illuminated church sign; and

WHEREAS, said property is legally described as:

Legal Description for pin numbers 03-34-100-007 & 03-34-100-023

Parcel 1:

That part of the northwest quarter of section 34, township 37 north, range 8 east of the third principal meridian, described as follows: beginning at the point of intersection of the east line of said northwest quarter with the centerline of Plainfield Road; thence northwesterly, along said centerline, being along a curve to the right, having a radius of 12, 277.70 feet for 317.23 feet to a point of tangency (chord 317.22 feet, bearing north 62°07'18" west); thence north 61°22'53" west, along said centerline, 627.77 feet; thence north 28°37'07" east, at right angles to the last described course, 364.68 feet; thence north 62°01'23" east, 468.03 feet; thence north 89°41'19" east, 238.10 feet to said east line; thence south 00°18'41" east, along said east line, 990.00 feet to the point of beginning, containing 12.00 acres in Oswego Township, Kendall County, Illinois.

Parcel 2:

That part of the northwest quarter of section 34, township 37 north, range 8 east of the third principal, described as follows: beginning at the intersection of the centerline of Plainfield Road with the east line of said northwest quarter; thence north 0°18'41" west along said east line 1479.78 feet for a point of beginning; thence north 89°45'59" west 956.65 feet; thence south 26°22'25" west 811.68 feet to the centerline of said Plainfield

Road; thence southeasterly along said centerline curving to the left having a radius of 2232.49 feet for a distance of 386.57 feet; thence south 61°22'53" east 196.06 feet; thence north 28°37'07" east 364.67 feet; thence north 62°01'23" east 468.03 feet; thence north 89°41'19" east 238.10 feet to the east line of said northwest quarter of section 34; thence north along said east line 489.78 feet to the point of beginning, in Oswego township, Kendall County, Illinois.

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 Special Use Hearing Officer on May 25, 2010; and

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use conducted on the property; and

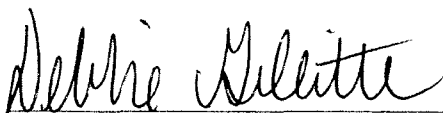
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinance #92-07 in its entirety and grants approval of a special use zoning permit to amend their existing special use permit to expand their special use to the newly acquired 18 acres of property and expand their church and parking lot as indicated on the submitted Site Plan included as "Exhibit A" attached hereto and incorporated herein, and the elevations attached hereto and made a part hereof as Exhibit "B" subject to the following conditions:

1. The necessary permits shall be obtained for the proposed signs prior to installation.
2. A Site Development Permit must be filed to make sure construction is performed correctly.
3. When Plainfield Road is widened the church agrees to eliminate the approximate 54 parking stalls located in the future ROW.

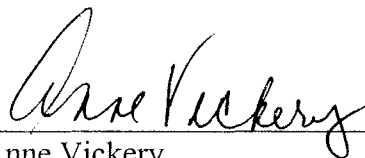
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on June 15, 2010.

Attest:

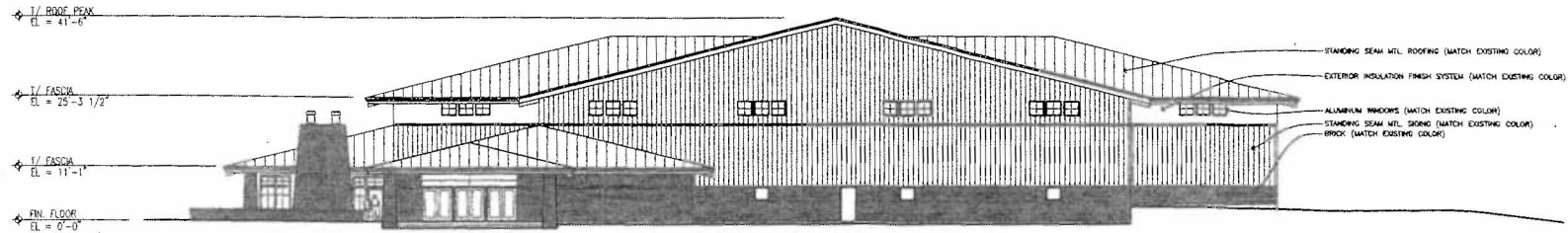


Kendall County Clerk
Debbie Gillette



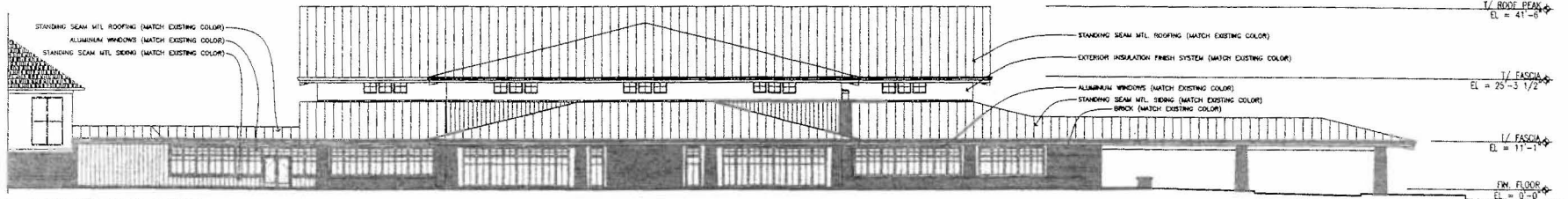
Anne Vickery
Kendall County Board Chairman

EXHIBIT B



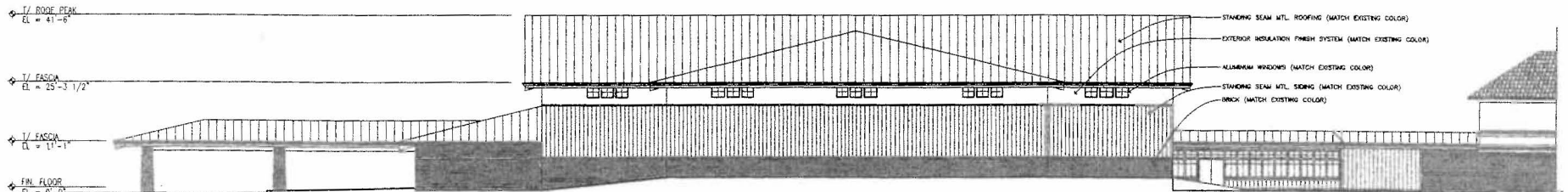
A4 NORTHWEST ELEVATION

Scale: 3/32" = 1'-0"



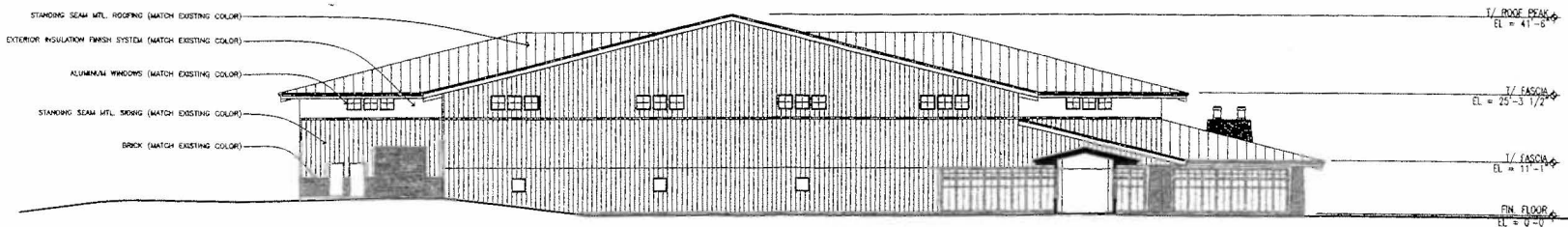
A3 NORTHEAST ELEVATION

Scale: 3/32" = 1'-0"



A2 SOUTHWEST ELEVATION

Scale: 3/32" = 1'-0"



A1 SOUTHEAST ELEVATION

Scale: 3/32" = 1'-0"

ELEVATIONS

SCALE - 3/32" = 1'-0"

HARVEST BAPTIST CHURCH
5315 Douglas Road
Oswego, Illinois

CARLSON ARCHITECTURE
334 E. CONROE, ST. LOUIS, MO 63108 P. 847.846.8848
CONCEPT DESIGN 11.02.2009

