

ORDINANCE NUMBER 2009 - 19

GRANTING AN AMENDMENT TO ORD. 06-66 AND GRANT
A SPECIAL USE AT
14381 JOLIET ROAD
WEST LISBON CHURCH

WHEREAS, West Lisbon Church has filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 3.1 acre property located at 14381 Joliet Road on the north side of Joliet Road, (PIN#'s 07-27-400-002; 07-27-400-006 and 07-27-400-007), in Big Grove Township; and

WHEREAS, said petition is to amend their existing special use permit to expand their special use to the newly acquired 0.394 acres of property to the west and 0.11 acres to the east and add more parking on the western piece; and

WHEREAS, the County Board previously approved a Stormwater variance per Ordinance 08-48 to allow construction of said parking expansion without the need to provide detention; and

WHEREAS, said property was zoned A-1 Special Use for a church per Ordinances 00-29; and

WHEREAS, said special use was amended per Ordinance 04-40 and 06-66; and

WHEREAS, said property is legally described as:

07-27-400-002

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.

07-27-400-006

That part of the Southeast Quarter of Section 27, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at the northwest corner of a tract of land conveyed to the Trustees of the Lisbon Evangelical Luthern Church by a Quit Claim Deed recorded May 21, 1958 in Deed Record 112 on page 638; thence South 80°19'38" West along the north line of said tract extended 68.94 feet; South 00°12'24" west parallel with the west line of said tract 253.0 feet to the center line of Joliet Road: thence North 80°19'38" east along said center line 68.94 feet to said west line; thence North 00°12'24" east along said west line 253.00 feet to the point of beginning in Big Grove Township, Kendall County, Illinois and containing 0.394 acres.

07-27-400-007

That part of the Southeast Quarter of Section 27, Township 35 North, Range 6 East of the Third Principal

Meridian described as follows: Beginning at the northeast corner of a tract of land conveyed to the Trustees of the Lisbon Evangelical Luthern Church by a Quit Claim Deed recorded May 21, 1958 in Deed Record 112 on page 638; thence South 00°12'24" West along the east line of said tract 253.0 feet to the center line of Joliet Road; thence North 80°19'38" east along said center line 36.88 feet; thence North 08°10'23" west 249.33 feet to the point of beginning in Big Grove Township, Kendall County, Illinois and containing 0.106 acres.

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 26, 2009; 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, any change or modification to the Special Use that does not modify the original intent, purpose, or need for the Special Use, shall be submitted to and reviewed by the Planning, Building, & Zoning Department. Notice that a change or modification is sought shall be provided by the applicant in the manner provided in 55 ILCS 5/5-12009.5. Upon proper notice, the Planning, Building, & Zoning Department shall forward the request for change or modification to the Planning, Building & Zoning Committee. The Committee may return the matter to ZPAC and/or Plan Commission for further consideration and findings or forward the matter to the full County Board to grant, deny, or return the requested change or modification to the Committee for further consideration and findings, and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns 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 #06-66 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 0.394 acres of property to the west and 0.11 acres to the east and add more parking on the western piece and as indicated on the submitted Site Plan included as "Exhibit B" attached hereto and incorporated herein, subject to the following conditions:

1. A Site Development Permit must be filed to make sure construction is performed correctly.
2. Compliance with Ordinance 08-48.

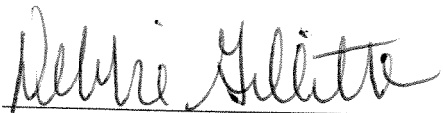
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

State of Illinois
County of Kendall

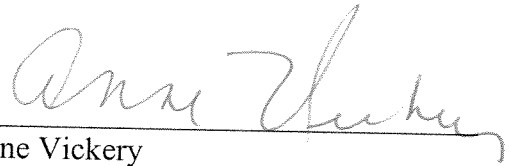
Zoning Petition
#09-17

IN WITNESS OF, this ordinance has been enacted on June 16, 2009.

Attest:



Kendall County Clerk
Debbie Gillette



Anne Vickery
Kendall County Board Chairman



EXHIBIT B

Zoning / Special Use Sketch of
 Part of the Southeast Quarter of Section 27-35-6
 Big Grove Township Kendall County Illinois
 ±2.2 ACRES

Mrs. Irving Sandvick
 Ag



Present Zoning - Ag
 Special Use

Benchmark #1 - Top Conc. Sign Base
 USGS Datum - Elev=712.45

Prepared for:
 West Lisbon Evangelical Lutheran Church
 Newark, Illinois

ZONED A-1 SPECIAL USE

NOTES:

- 1) Parking lot will be graded to sheet drain south (to Joliet Rd north ditch)
- 2) 40' CMP will be installed at south parking lot entrance. See north Joliet Rd ditch.

Surveyed by: James M. Olson Associates, Ltd. 107 West Madison Street Yorkville, Illinois 60560 November 20, 2006		SCALE: 1" = 40' (11 x 17) DRAWN BY: ACO/OPR CHECKED BY: SJM/RY DATE:	REVISIONS NO. ITEM DATE	EXISTING SITE PLAN WEST LISBON LUTHERAN CHURCH NEWARK, IL	SHEET NO. 2 of 2
--	--	---	----------------------------	---	------------------------

