

ORDINANCE NUMBER 2009 - 31

GRANTING A SPECIAL USE for
GOVERNMENTAL BUILDINGS AND FACILITIES to
SEWARD TOWNSHIP

WHEREAS, The Township of Seward has filed a petition for a Special Use within the A-1 Agricultural Zoning District for a five (5) acre property located on the west side of O'Brien Road, approximately 970' south of Route 52 (PIN #09-17-400-005), in Seward Township; and

WHEREAS, said petition is to allow the operation governmental buildings and facilities pursuant to Section 7.01.D.14 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as:

THE SOUTH 360 FEET OF THE EAST 605 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, IN TOWNSHIP 35 NORTH, AND IN RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

WHEREAS, the Kendall County Regional Plan Commission has recommended approval for the following on June 24, 2009:

- A. Omission of lighting for the parking area as required in Section 11.02.F.12 of the Zoning Ordinance
- B. Parking area to be improved with a gravel surface instead of a hard surface however, all handicapped accessible stalls shall be improved with a hard surface as required in Section 11.02.F.2
- C. Amount of proposed parking stalls, 15, for the site to accommodate the proposed operation; 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 Special Use Hearing Officer on July 28, 2009; and

WHEREAS, the Kendall County Board 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 grants approval of a special use zoning permit per section § 7.01.D.14 (A-1 Special Uses-Governmental buildings and facilities) to permit the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Group Exhibit "A" attached hereto and incorporated herein.

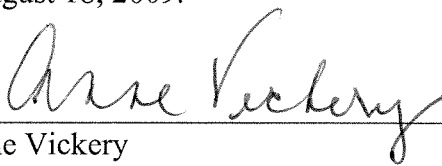
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on August 18, 2009.

Attest:



Debbie Gillette
Kendall County Clerk



Anne Vickery
Kendall County Board Chairman

EXHIBIT

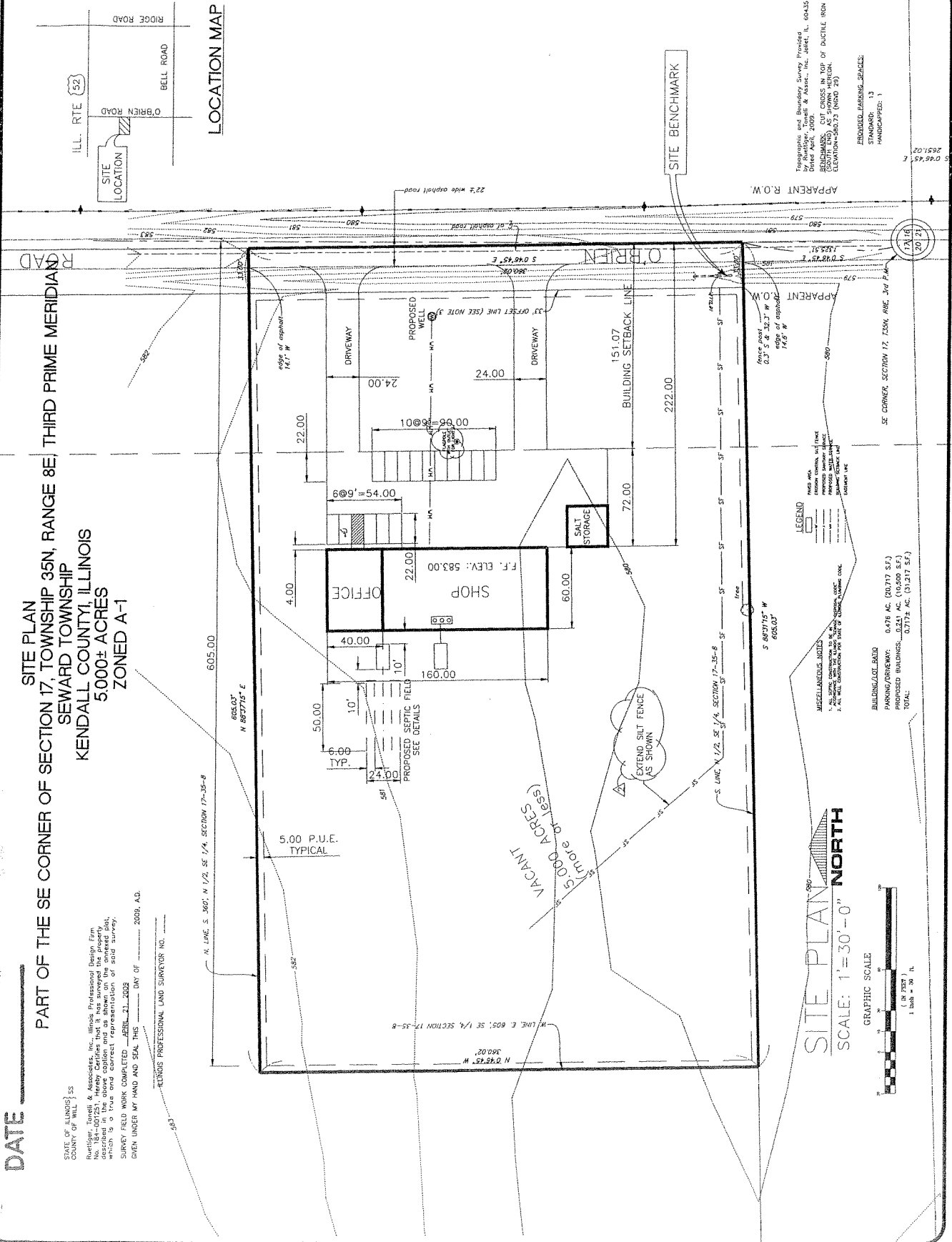
500p A (Pg 1 of 3)

DATE _____

SITE PLAN
PART OF THE SE CORNER OF SECTION 17, TOWNSHIP 35N, RANGE 8E, THIRD PRIME MERIDIAN
SEWARD TOWNSHIP
KENDALL COUNTY, ILLINOIS
5.000± ACRES
ZONED A-1

STATE OF ILLINOIS } SS
 COUNTY OF WELLS }
 I, _____, Illinois Professional Design Firm
 described in the above caption and as shown on the attached plan,
 which is a true and correct representation of said survey,
 SURVEY FIELD WORK COMPLETED _____ APRIL 21, 2009
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2009, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____

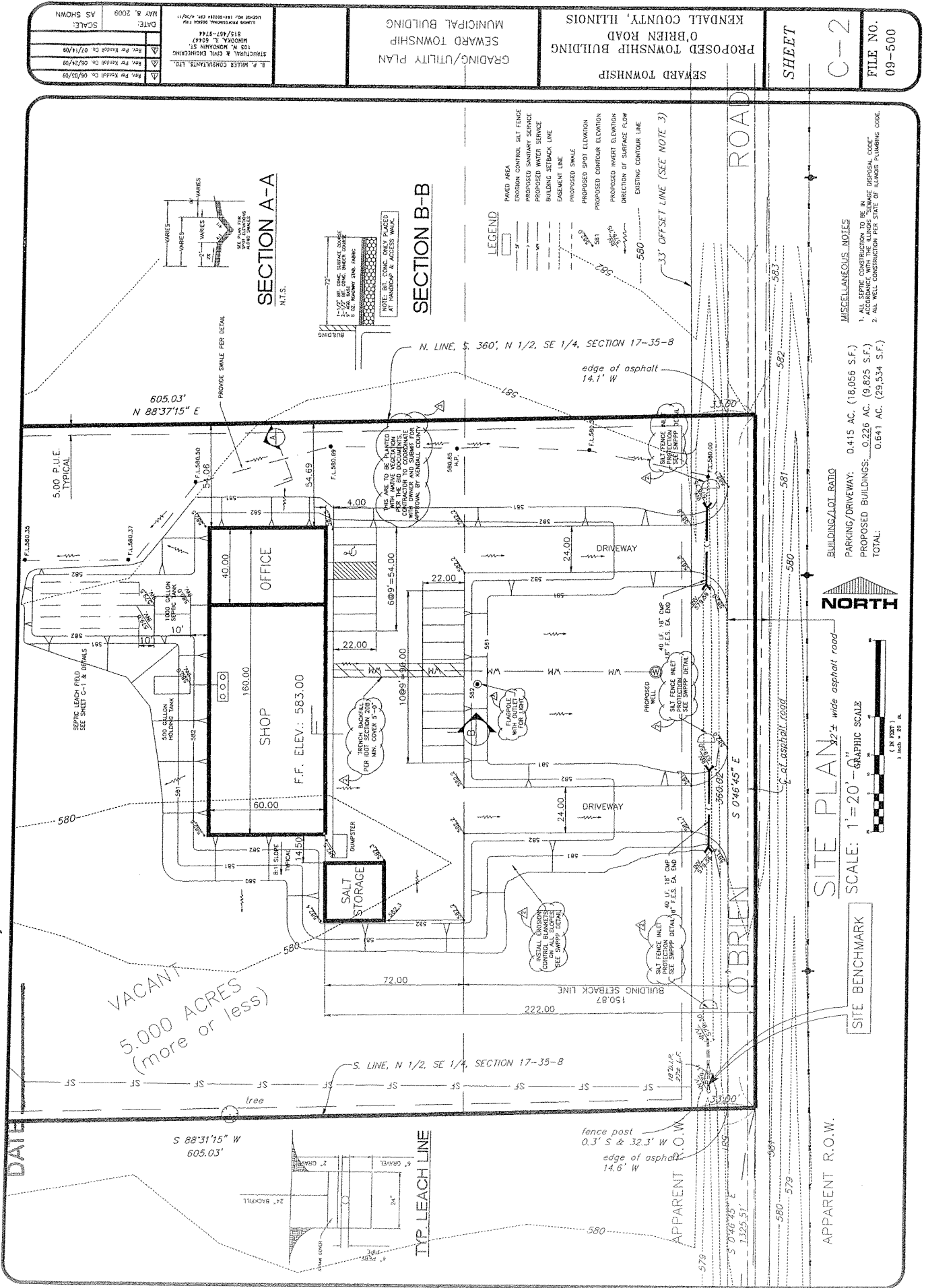


B. P. WILKE CONSULTANTS, LTD. STRUCTURAL & CIVIL ENGINEERING 15 S. WASHINGTON ST. MINOKA, IL 60447 PHONE: 815/457-9744 LICENSE NO. RA-001244 EXP. 4/30/11	DATE: _____ SCALE: AS SHOWN	Seward Township Municipal Building Site Plan	Seward Township Proposed Township Building O'Brien Road Kendall County, Illinois	SHEET C-1	FILE NO. 09-500
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Topographic and Boundary Survey Provided by
 W. J. & Associates, Inc., Joliet, IL 60435
 Dated April, 2009.
 BENCHMARK: CUT CROSS IN TOP OF DUCTILE IRON PIPE
 ELEVATION: 580.23 (NSD 25)
 ELEVATION: 580.23 (NSD 25)
 PROPOSED PARKING SPACES:
 STANDARD: 13
 HANDICAPPED: 1

EXHIBIT

Group A (Pg 2 of 3)



DATE: MAY 9, 2009
 SCALE: AS SHOWN

STRUCTURAL & CIVIL ENGINEERING
 105 N. MONROE ST.
 MURKIN, IL 62447
 B. J. WELLS CONSULTANTS, LTD.
 P.O. BOX 100
 LEONARD, ILL. 62451-0100
 LICENSE NO. 184-02268 EXP. 7/27/11

SEWARD TOWNSHIP
 SEWARD TOWNSHIP
 MUNICIPAL BUILDING

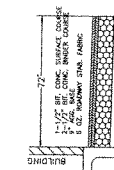
PROPOSED TOWNSHIP BUILDING
 O'BRIEN ROAD
 KENDALL COUNTY, ILLINOIS

SHEET
 C-2
 FILE NO.
 09-500

SECTION A-A



SECTION B-B



- LEGEND**
- PAVED AREA
 - CRACKING CONTROL SALT FENCE
 - PROPOSED SANITARY SERVICE
 - PROPOSED WATER SERVICE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - PROPOSED SWALE
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOUR ELEVATION
 - PROPOSED INVERT ELEVATION
 - DIRECTION OF SURFACE FLOW
 - EXISTING CONTOUR LINE
 - 33' OFFSET LINE (SEE NOTE 3)



MISCELLANEOUS NOTES

1. ALL SEPTIC CONSTRUCTION TO BE IN ACCORDANCE WITH THE ILLINOIS "SEWAGE DISPOSAL CODE"
2. ALL WELL CONSTRUCTION PER STATE OF ILLINOIS PLUMBING CODE

BUILDINGS/LOT RATIO
 PARKING/DRIVEWAY: 0.415 AC. (18,056 S.F.)
 PROPOSED BUILDINGS: 0.226 AC. (9,825 S.F.)
 TOTAL: 0.641 AC. (29,534 S.F.)

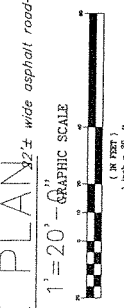
SITE PLAN
 SCALE: 1" = 20' GRAPHIC SCALE

SITE BENCHMARK

APPARENT R.O.W.
 1125.91'
 579

DATE

VACANT
 5.000 ACRES
 (more or less)

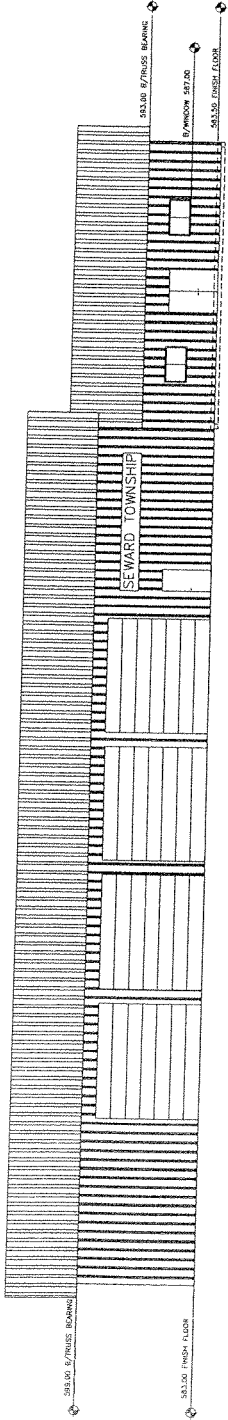


EXHIBIT

600 A (Pg 3 of 3)

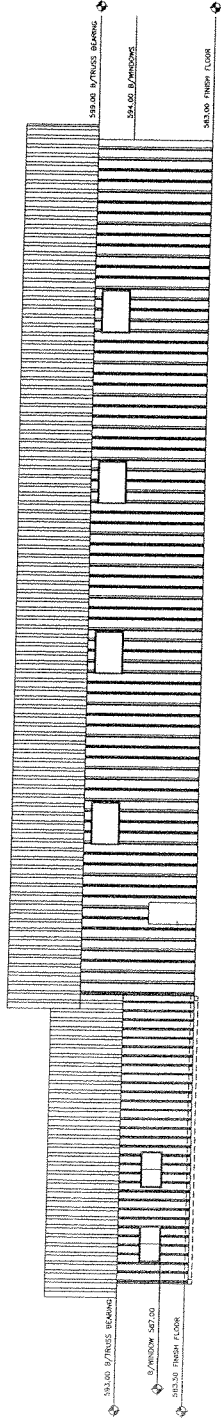
DATE _____

SCALE: AS SHOWN	DATE: JUNE 15, 2009	B. P. MILLER CONSULTANTS, LTD. STRUCTURAL & CIVIL ENGINEERING 105 W. MADISON ST. MUNDOVA, IL 62447 815/467-3744 815/467-3744 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-022284 EXP. 4/30/11	ELEVATIONS SEWARD TOWNSHIP MUNICIPAL BUILDING	SEWARD TOWNSHIP PROPOSED TOWNSHIP BUILDING O'BRIEN ROAD KENDALL COUNTY, ILLINOIS	SHEET
	A-2				FILE NO. 09-500



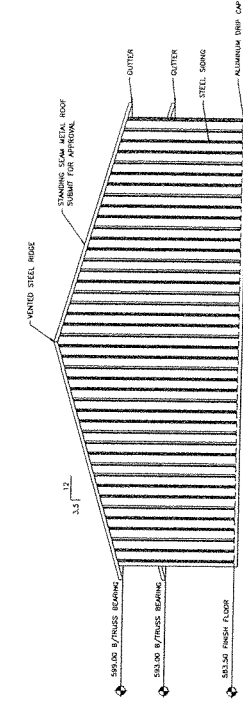
EAST ELEVATION

SCALE: 1/8"=1'-0"



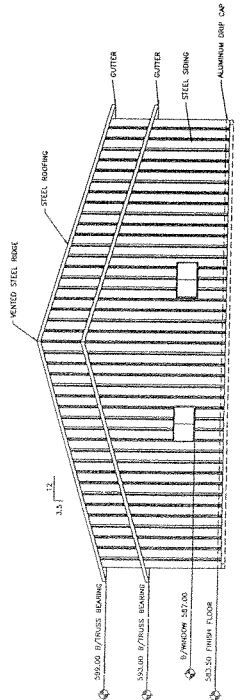
WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"