

ORDINANCE NUMBER 2008 - XX

GRANTING A SPECIAL USE for the
OPERATION OF A CHURCH to
SOUTHWEST COMMUNITY CHURCH

WHEREAS, Southwest Community Church, has filed a petition for a Special Use within the A-1 Agricultural Zoning District for the operation of a church pursuant to Section 7.01.D.7 of the Kendall County Zoning Ordinance for a 23 acre property located on the north side of Van Dyke Road between Grove Road and Mc Kanna Road, commonly known as 4405 Van Dyke Road (Pin # 09-05-400-016), in Seward Township, as legally described in “Exhibit A”; and

WHEREAS, said petition is to allow the operation of a church and use the existing barn as an administration building for 3-4 full time employees; 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 held on March 25, 2008; 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, 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.7 (A-1 Special Uses-Churches) to permit the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Exhibit “B” attached hereto and incorporated herein,, subject to the following conditions:

1. The future church campus be submitted for site plan approval through the standard process called out in Section 13 of the Zoning Ordinance to make sure all requirements are met for the future buildings, including landscape plans and elevations.
2. The sign can be submitted as a building permit before site plan approval as long as it is in the same location shown on the plan.
3. Certificate of Occupancy and change in use is required prior to occupying and using the barn as an administration building.
4. Dedication of 20' trail easement prior to Certificate of Occupancy.


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 April 15, 2008.

Attest:



John A. Church
Kendall County Board Chairman



Renetta Mickelson
Kendall County Clerk

EXHIBIT A

ckm 10/31/2007

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 829.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, WHICH FORMS AN ANGLE OF 90 DEGREES 15 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 1215.38 FEET TO THE CENTER LINE OF VAN DYKE ROAD; THENCE EASTERLY ALONG SAID CENTER LINE 501.65 FEET TO SAID EAST LINE; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER 1231.69 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ALONG SAID NORTH LINE, 501.32 FEET TO THE POINT OF BEGINNING, IN SBWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

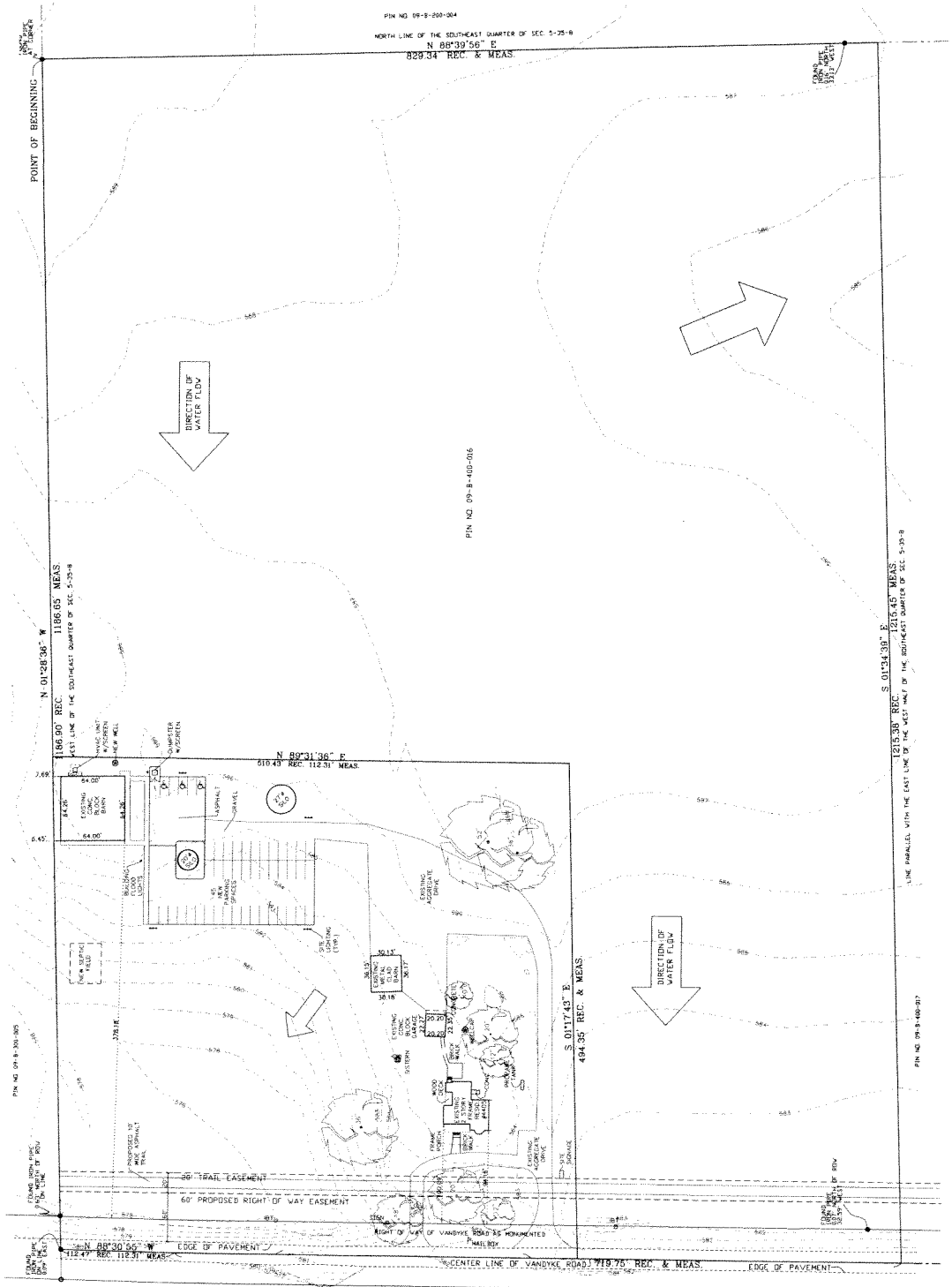
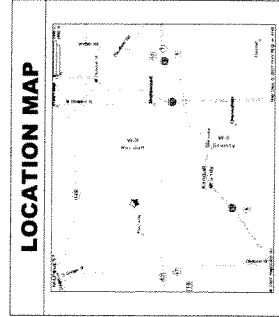
NO.	DATE	BY	DESCRIPTION

Southwest Community Church
 4405 Vanduyke Road
 Joliet, Illinois
 ARCHITECTURAL SITE PLAN
 SHEET 1111



PROJECT NAME: 66002300000000
 DATE PLOTTED: 11-29-07
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 SHEET: **G-200**
 UPON PLOT DATE: 66002300000000

EXHIBIT B



ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"

PRESENT ZONING CLASSIFICATION: A1
 OWNER: GERI MANN TRUST / SOUTHWEST COMMUNITY CHURCH
 DESIGNER: ASPEN GROUP
 SURVEYOR: ENGINEERING RESOURCES ASSOCIATES