

ORDINANCE NUMBER 2007 - 39

AMENDING ORDINANCE 2005 -29 GRANTING A SPECIAL USE FOR
HELMAR LUTHERAN CHURCH

WHEREAS, Helmar Lutheran Church filed a Special Use Permit within the A-1 district for a 10.38 acre property located on 11935 Lisbon Road, Newark in Fox Township as depicted in 'Exhibit A' and legally described as follows:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG SAID EAST LINE 608.21 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID EAST LINE 598.10 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 440.40 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE 588.50 FEET TO A LINE DRAWN WESTERLY, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID PARALLEL LINE 440.50 FEET TO THE POINT OF BEGINNING, IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS

WHEREAS, said petition was to allow construction and operation of an addition to the existing church which includes a 15,000 square foot "Life Center" building, associated recreation areas, and a parking lot; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, findings of fact, the granting of variances from the County's zoning ordinance as they relate to required front yard areas and setbacks, and recommendation by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board found that said petition was in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

WHEREAS, the Kendall County Board granted said Special Use pursuant to 4 conditions as contained in Ordinance #2005-29;

WHEREAS, condition #4 of said Ordinance #2005-29 contained a scrivener's error with respect to the requested R.O.W dedications along Helmar and Lisbon Roads;

WHEREAS, the County Board desires to correct the error contained in condition #4 of said Ordinance #2005-29 concerning the required R.O.W dedications along Helmar and Lisbon Roads;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby amends Ordinance 2005-29 to Read as follows:


1. Submission of lighting and landscape plans that meet with staff's approval prior to release of a building permit.
2. The proposed septic field will be cordoned off prior to the construction of the parking lot.

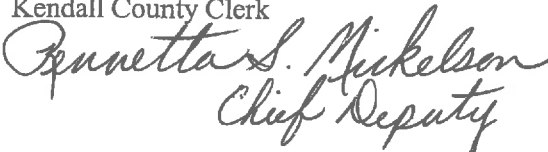
3. The church shall remove all parking spaces located within the Lisbon Road and Helmar Road right-of-way upon written request of the entity having jurisdiction over the road ways at such time it is determined that continued use of these spaces poses a conflict or safety hazard.
4. Recording of a Plat for Highway Conveyance, which illustrates the agreed upon right-of-way for Lisbon (60 45 feet from the centerline for that section of Lisbon Road lying north of the proposed life center) and Helmar Road (45 feet from the centerline across the western 60 feet of the church property), prior to the issuance of an occupancy permit for the church addition.

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 7th, 2007.

Attest:


Paul Anderson
Kendall County Clerk


Bennetta S. Mickelson
Chief Deputy


John A. Church
Kendall County Board Chairman

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LEGEND

INDICATES NUMBER OF PARKING SPACES TO BE ADDED.
 (SEE DETAILS)

INDICATES AREA OF REINFORCED CONCRETE SIDEWALK.
 (SEE DETAILS)

INDICATES AREA OF EXISTING ASPHALT & CHIP PAVELING LOT, AND SIDEWALK TO BE REMOVED.

NOTES

ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

CONSTRUCTION JOINTS AT 25'-0" O.C. UNLESS OTHERWISE NOTED.

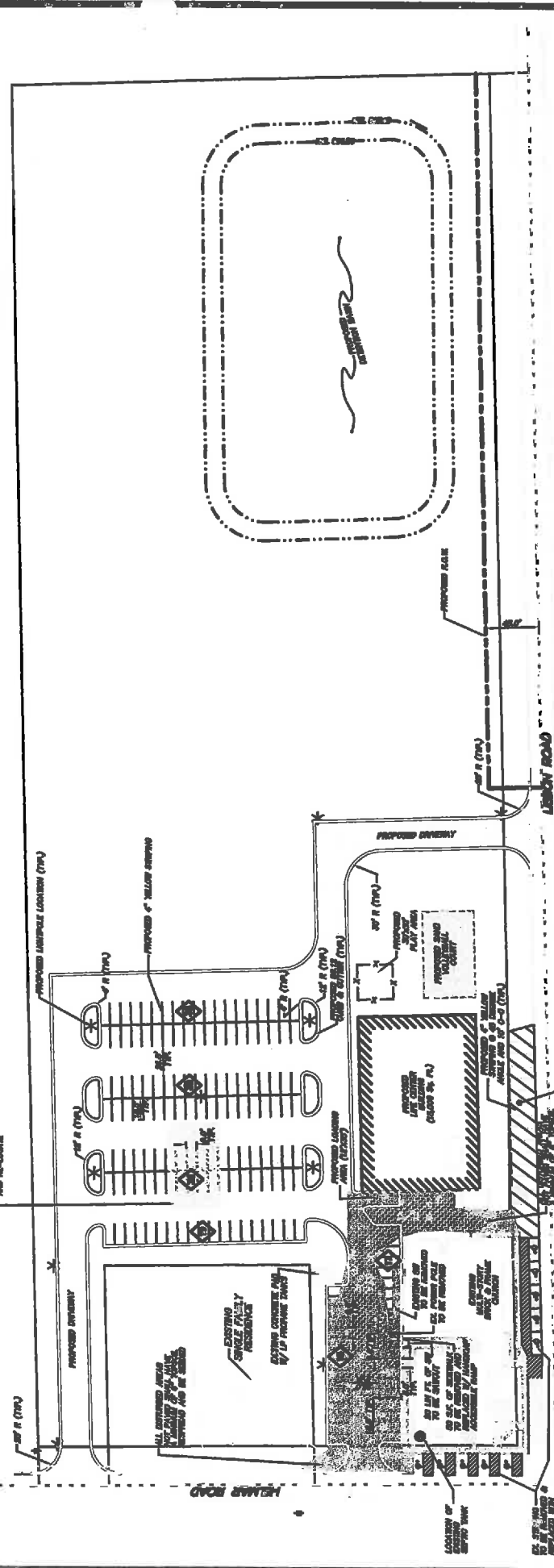
ALL PAVEMENT SHALL BE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

SEE LANDSCAPE PLAN FOR LANDSCAPING MAINTENANCE (BY OTHERS).

SEE LANDSCAPE PLAN FOR RECREATIONAL LANDSCAPE (BY OTHERS).

SITE DATA:

- LOT AND TRACT AREAS (APPROXIMATE SQ. FT.)
- EXISTING LOT AREA (APPROXIMATE SQ. FT.)
- NUMBER OF EXISTING PARKING SPACES AND TYPE
- NUMBER OF EXISTING DRIVEWAYS
- TOTAL NUMBER OF SPACES TO BE ADDED
- TOTAL NUMBER OF SPACES TO BE REMOVED (TYPE)
- TYPICAL PARKING SPACING (TYPE)
- TYPICAL DRIVEWAY WIDTH (TYPE)



LIFE CENTER EXPANSION
MECHANICAL LAYOUT
SITE PLAN

