

ORDINANCE NUMBER 2006 - 19

GRANTING SPECIAL USE  
8 WEST RICKARD DRIVE  
LYNWOOD BAPTIST CHURCH

WHEREAS, Lynwood Baptist Church filed a petition for a Special Use within the R-3 district, for property located at 8 West Rickard Drive in Bristol Township; and

WHEREAS, said petition is to allow for construction of a church addition and operation of a church; and

WHEREAS, said property is zoned R-3 One Family Residential and the request is allowable upon issuance of a Special Use Permit per § 8.08.B.1 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as follows:

*Lot numbers One hundred sixteen (116) and One hundred seventeen (117) of Lynwood Subdivision, Extension Seven (7): A Subdivision of a Part of Lot 5 in Section Fourteen (14), Township 37 North, Range 7 East of the Third Principal Meridian. Subject to easements to Illinois Bell Telephone Company; Commonwealth Edison Company, Northern Illinois Gas Company, Drainage Easements and subject to Building and other general restrictions of said Subdivision as recorded in Recorder's Office of Kendall County, Illinois ; 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; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a Special Use zoning permit for the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Exhibit "A" attached hereto and incorporated herein, subject to the following conditions:

1. While construction of Phase I can take place before availability of Fox Metro sewer, occupancy is to be withheld until such time that the church is hooked up to Fox Metro sewer service.
2. The proposed building activity will substantially conform to the submitted site plan, as amended to reflect the berming and landscaping, with a maximum seating capacity of 388 persons.
3. The petitioner will need to be issued a site development permit in conjunction with the

building permit. As part of the site development review, the petitioner will submit a photometric plan for the parking lot area for review and approval by PBZ with brightness at a maximum of 2.0 foot candles at the property line, as well as the species, diameter, height, and location on the proposed berm of the vegetative landscaping, as required by § 11.02.G.3 of the Zoning Ordinance.

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 March 21, 2006.

Attest:



Paul Anderson  
Kendall County Clerk



John A. Church  
Kendall County Board Chairman

# EXHIBIT

A

# DATE 3-8-06

## PRELIMINARY IMPROVEMENT PLANS FOR

# LYNWOOD BAPTIST CHURCH BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

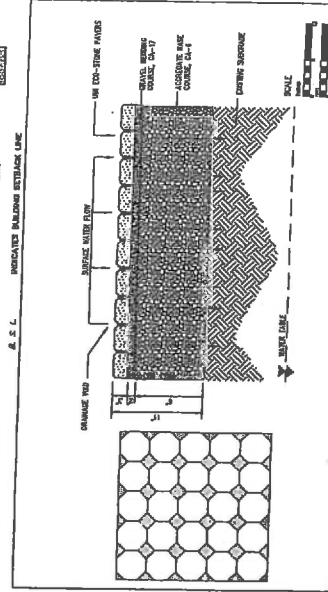
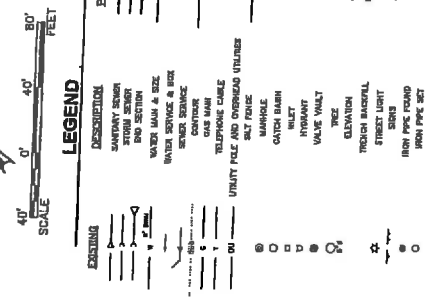
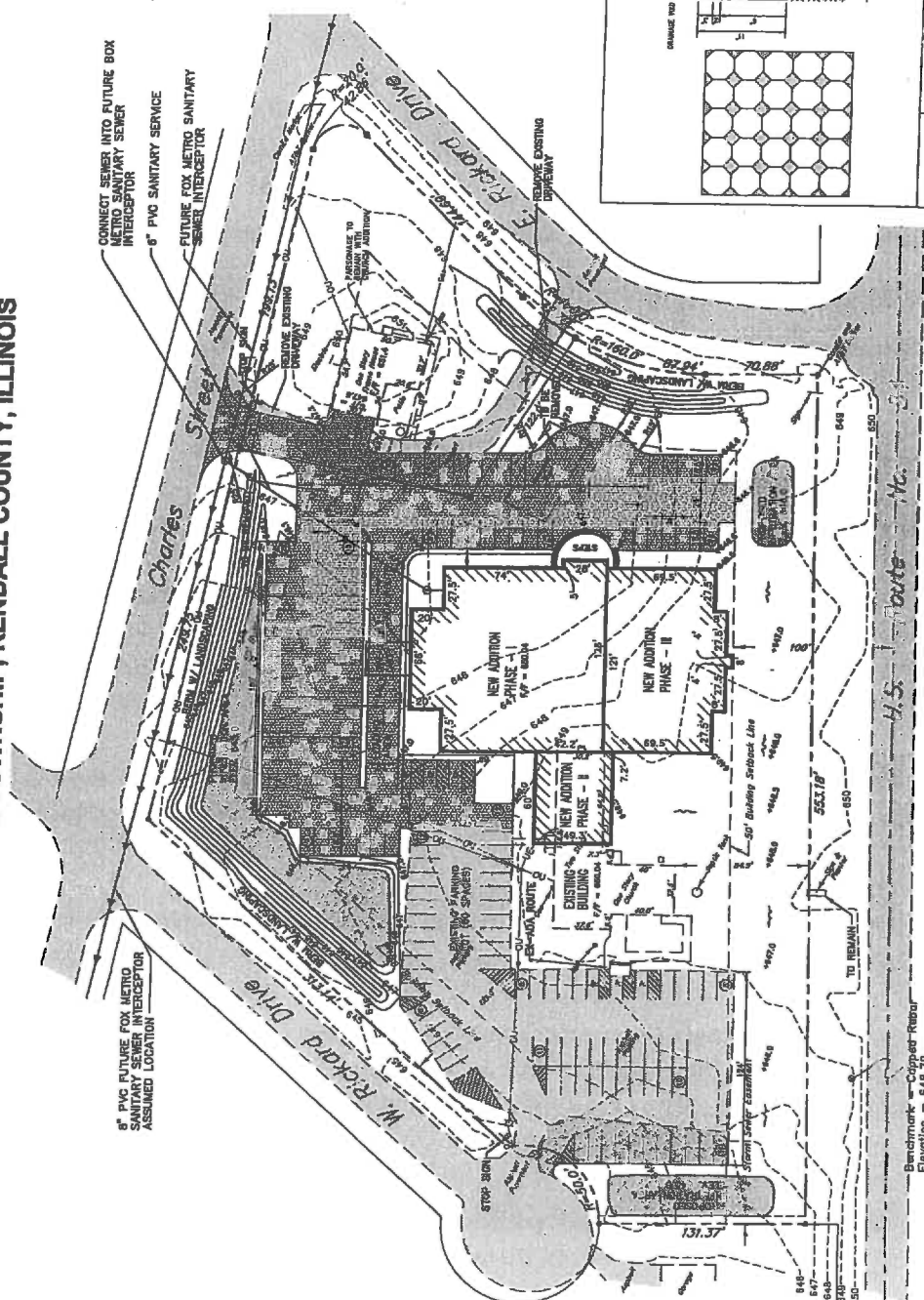
**DESCRIPTION OF PROPERTY**  
 ZONED R-3 RESIDENTIAL SITE AREA 4.76A  
 200 SF CHURCH WITH APPROXIMATELY 400 SEATING SPACES  
 22730 SF CHURCH WITH 388 SEATS  
 WITH 148 PARKING SPACES AND 6 HANDICAP SPACES  
 PARKING SPACES 13' x 18'  
 WITH 28' AISLES

**SANITARY SEWER SUMMARY**  
 EXISTING SITE USES SEPTIC SYSTEM LOCATED BETWEEN THE CHURCH AND US 24.  
 WE ARE PROPOSING TO CONNECT TO THE FUTURE FOX METRO INTERCEPTOR LOCATED ALONG CHARLES STREET. LOCAL MAINS TO INTERCEPTOR AND SERVICE SUBJECT TO CHANGE.

**STORM WATER SUMMARY**  
 EXISTING SITE HAS NO POSITIVE DRAINAGE TO THE DITCH NEAR RICKARD DRIVE AND CHARLES STREET. PROPOSED SITE WILL UTILIZE PERMEABLE PAVERS AND INFILTRATION AREAS.

**WATER SUMMARY**  
 THE CHURCH WILL UPGRADE THE EXISTING WELL.

**LANDSCAPING SUMMARY**  
 A 3-FOOT HIGH LANDSCAPE BERM WILL BE CONSTRUCTED ALONG THE OUTSIDE EDGE OF THE PROPERTY AS SHOWN. BERMING WILL BE PROVIDED ON THE PARKING AREAS.



UNI-LOCK UNI ECO-STONE Permeable Pavers Direct Flow into Subgrade	UNILOCK PAVER DETAIL Cross Section Designed to be a step above
1-800-UNILOCK www.unilock.com	DATE: JUNE 2005 PROJ. NO.: F04054 FILE NO.: F0405402

LYNWOOD BAPTIST CHURCH  
 8 RICKARD DRIVE  
 OSWEGO, ILLINOIS 60543

Engineering Enterprises, Inc.  
 Civil Engineers & Land Surveyors  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554 830/468-9350

PRELIMINARY SITE DEVELOPMENT PLAN

NO. DATE

1 OF 1