

ORDINANCE NUMBER 2005 - 06

GRANTING A SPECIAL USE
GOSPEL ASSEMBLY CHURCH

WHEREAS, Gospel Assembly Church filed a Special Use Permit within the A-1 district for 6.99 acres of a 26 acre property located on Route 71, Yorkville in Kendall Township as depicted in 'Exhibit A' and legally described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 71, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 3906.54 FEET, WITH A CHORD THAT BEARS SOUTH 37 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 1438.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 1446.68 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 50.33 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE CONTINUING SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 465.30 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 46 SECONDS WEST, 360.94 FEET TO A POINT ON THE WESTERLY LINE OF OUTLOT A IN RAVINE WOODS SUBDIVISION THEREOF RECORDED OCTOBER 14, 2004 AS DOCUMENT NUMBER 200400028822; THENCE CONTINUING SOUTH 51 DEGREES 01 MINUTE 04 SECONDS WEST, 264.70 FEET; THENCE NORTH 28 DEGREES 24 MINUTES 12 SECONDS WEST, 489.27 FEET TO A POINT ON THE SOUTH LINE OF STATE ROUTE 71; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 121.20 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 350 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 28 DEGREES 24 MINUTES 12 SECONDS EAST, 500.69 FEET; THENCE SOUTH 58 DEGREES 35 MINUTES 35 SECONDS WEST, 647.13 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 17 SECONDS WEST, 84.70 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 43 SECONDS WEST, 528.43 FEET TO THE SOUTHERLY LINE OF STATE ROUTE 71; THENCE NORTH 58 DEGREES 35 MINUTES 35 SECONDS EAST, 482.55 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

(CONTAINING 6.99 ACRES, PLUS OR MINUS)

WHEREAS, said petition is to allow construction and operation of a church, parsonage, church school and church day care; 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 the special use zoning permit to permit construction and operation of a church, parsonage, church day care and church school subject to the following conditions:

1. Prior to the issuance of any permits, each phase of the project will be subject to site plan review and approval as illustrated in Section 13.09 of the Kendall County Zoning Ordinance.
2. The church will file a pre-annexation agreement with the City of Yorkville.
3. The church's site plan will illustrate utility easements for water, sewer, and storm water.
4. The church will provide buffering for the adjoining property as agreed upon by the church and property owner Mary Block.
5. The church will acquire an access permit from IDOT and submit it to the PBZ department prior to issuance of a building permit.
6. The church will obtain approval of its engineering plans, prior to the issuance of any permits.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that the Kendall County Board hereby grants approval of the special use zoning permit to allow the construction of a church, parsonage, church school and church daycare on 6.99 acres of the church's 26 acre property. 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 15th, 2005.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman