

ORDINANCE NUMBER 2005 - 29

GRANTING A SPECIAL USE  
**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 is 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 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 a 15,000 square foot church addition, associated recreation areas, and parking lot subject to the following conditions:

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 feet from the centerline) and Helmar (45 feet from the centerline) Roads, 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.

State of Illinois  
County of Kendall

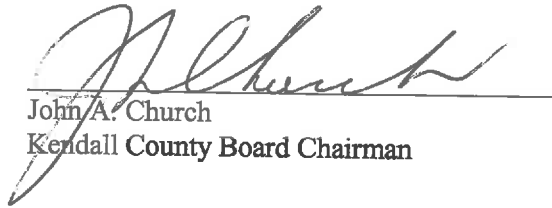
Zoning Petition  
#04-63

IN WITNESS OF, this ordinance has been enacted on May 17<sup>th</sup>, 2005.

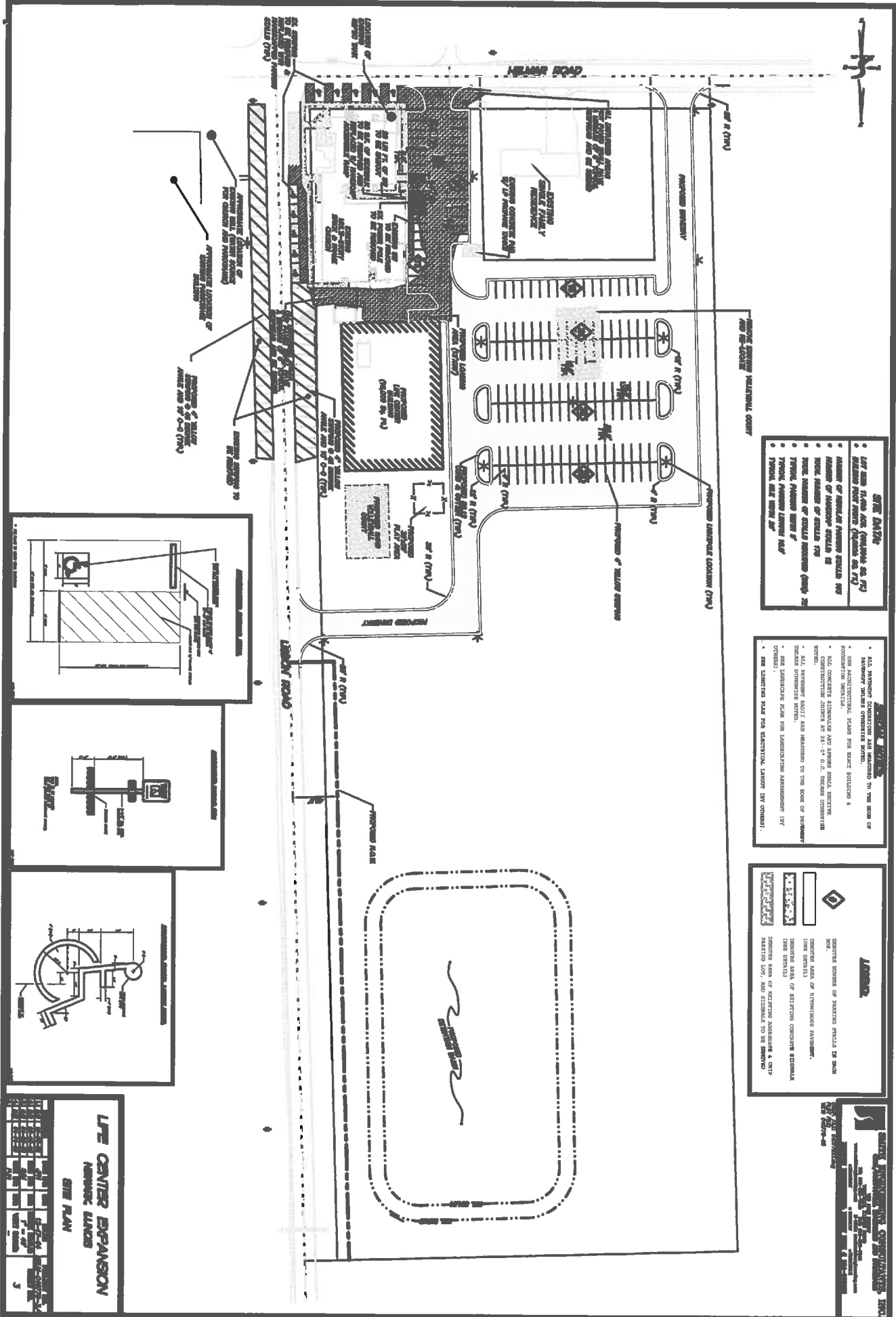
Attest:



Paul Anderson  
Kendall County Clerk



John A. Church  
Kendall County Board Chairman



**SITE DATA**

- LOT 200 (100' x 100' ASSESSOR'S MAP NO. 10)
- REAR LOT FRONT (100' x 100' ASSESSOR'S MAP NO. 10)
- REAR LOT SIDE (100' x 100' ASSESSOR'S MAP NO. 10)
- REAR LOT REAR (100' x 100' ASSESSOR'S MAP NO. 10)
- REAR LOT CORNER (100' x 100' ASSESSOR'S MAP NO. 10)
- REAR LOT CENTER (100' x 100' ASSESSOR'S MAP NO. 10)
- REAR LOT FRONT (100' x 100' ASSESSOR'S MAP NO. 10)
- REAR LOT SIDE (100' x 100' ASSESSOR'S MAP NO. 10)
- REAR LOT REAR (100' x 100' ASSESSOR'S MAP NO. 10)
- REAR LOT CORNER (100' x 100' ASSESSOR'S MAP NO. 10)
- REAR LOT CENTER (100' x 100' ASSESSOR'S MAP NO. 10)

**NOTES**

- ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
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**LEGEND**

EXISTING BUILDING OF PROPOSED BUILDING TO BE DEMOLISHED

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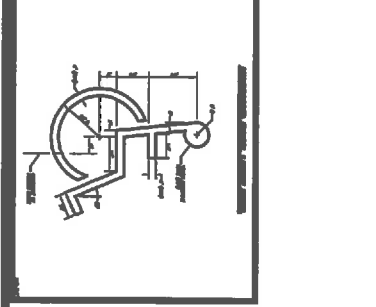
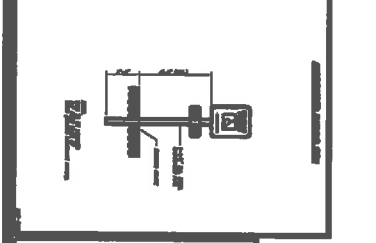
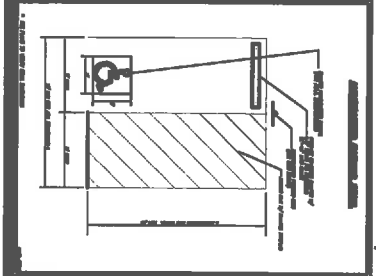
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**LIFE CENTER EXPANSION**  
**MECHANICAL LAYOUT**  
**SITE PLAN**

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/1/80
2	REVISED	10/15/80
3	REVISED	10/30/80
4	REVISED	11/10/80
5	REVISED	11/20/80
6	REVISED	12/1/80
7	REVISED	12/15/80
8	REVISED	12/30/80
9	REVISED	1/10/81
10	REVISED	1/20/81
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