

ORDINANCE NUMBER 2004 - 40

GRANTING AN AMENDMENT TO A SPECIAL USE
WEST LISBON LUTHERAN CHURCH

WHEREAS, West Lisbon Lutheran Church filed a petition requesting an amendment to Special Use Permit #2000-29 within the A-1 district for property located at 14345 Joliet Road, Newark in Big Grove Township and legally described as follows:

That part of the Southeast Quarter of Section 27, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the center of said Section 27; thence easterly along the North Line of said Southeast Quarter, 2,544.30 feet; thence South 00°12'24" West, parallel with the East line of said Southeast Quarter, 1,131.35 feet to the centerline of Joliet Road; thence South 80°19'38" West along said centerline, 1,728.72 feet for a point of beginning; thence North 00°12'24" East parallel with said East line, 253.0 feet; thence South 80°19'38" West parallel with said centerline, 380.0 feet; thence South 00°12'24" West parallel with said East line, 253.0 feet to said centerline; thence North 80°19'38" East, 380.0 feet to the point of beginning in Big Grove Township, Kendall County, Illinois; and

WHEREAS, said petition is to allow construction and operation of a fellowship hall; and

WHEREAS, as part of said petition the petitioner requested a reduction in the west side yard setback from 48 feet to 16.1 feet; and

WHEREAS, as part of said petition the petitioner also requested a reduction in the County's parking requirements for auditoriums and churches from 100 to 70; 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 an amendment to special use zoning permit #2000-29 to permit construction and operation of a church fellowship hall, subject to the following conditions:

1. The minimum number of parking spaces will be 68 plus 2 handicapped spaces for a total of 70.
2. The petitioner will not allow head-in parking along Joliet Road.
3. The petitioner will not allow SUV, truck, or van parking along Joliet Road, and the petitioner will post "No SUV, Truck, or Van Parking" signs to that effect.
4. The setback along the west side property line will be reduced from 48 feet to 16.1 feet.
5. The church will place a fence around or post a "No Parking" sign at the location of the septic field to ensure no parking occurs over it.
6. The Special Use may, at the discretion of the Planning Department, be reviewed after five years to ensure that the approved parking provisions do not create issues for any new development that may occur in the area.

FINAL ADOPTED ORDINANCE

State of Illinois
County of Kendall

Zoning Petition
#04-36

NOW, THEREFORE, BE IT FURTHER ORDAINED, that the Kendall County Board hereby grants approval of an amendment to special use zoning permit #2000-29 to permit placement of a building expansion with a side yard setback of 16.1 feet; and

BE IT FURTHER ORDAINED, that the parking plans shall substantially conform to the dimensions and design submitted to the Department, attached herein to this Ordinance and referenced as "Exhibit B".

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 November 16, 2004.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

Sketch of
 Part of the Southeast Quarter of Section 27-35-6
 Big Grove Township Kendall County Illinois

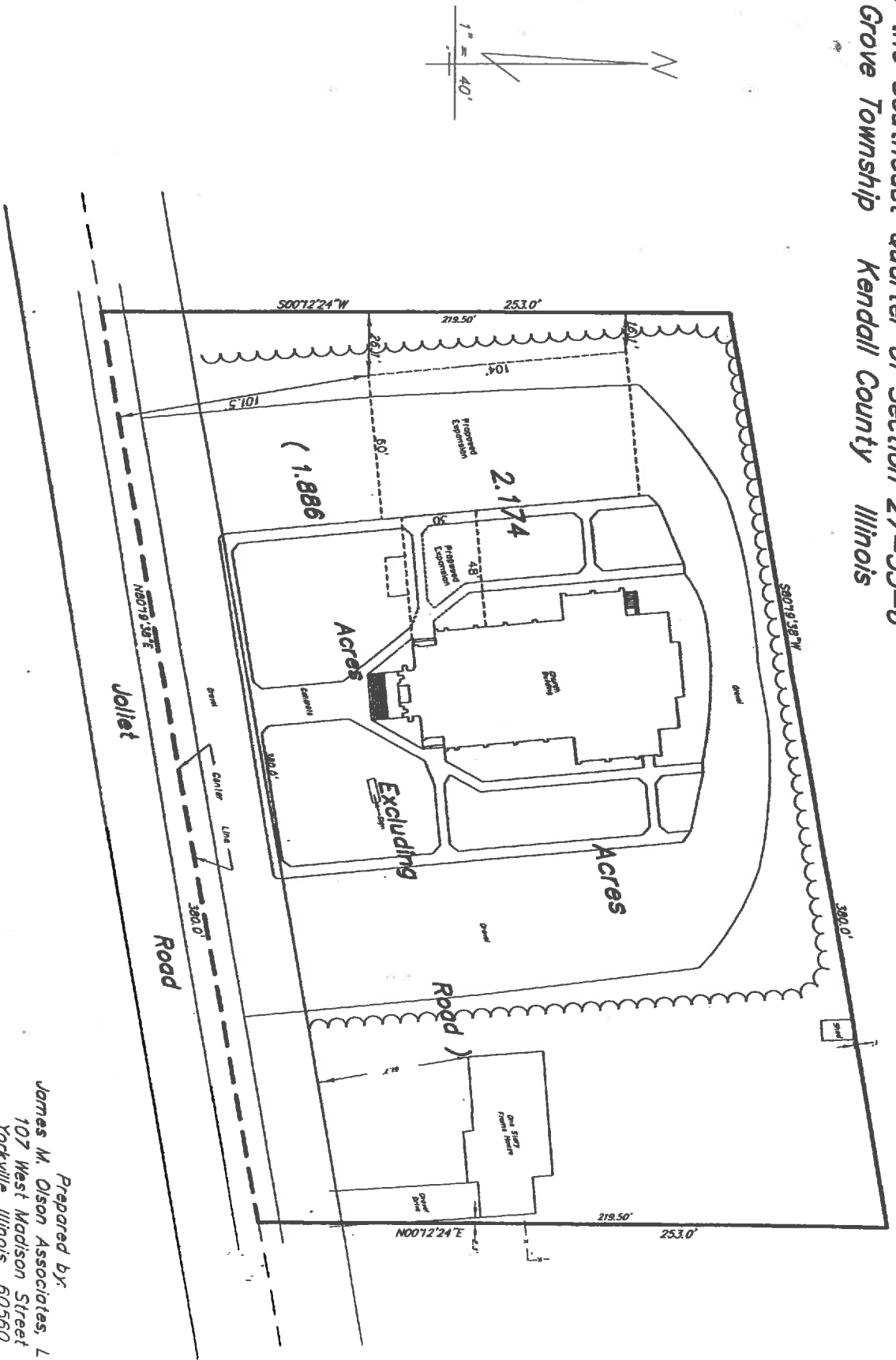
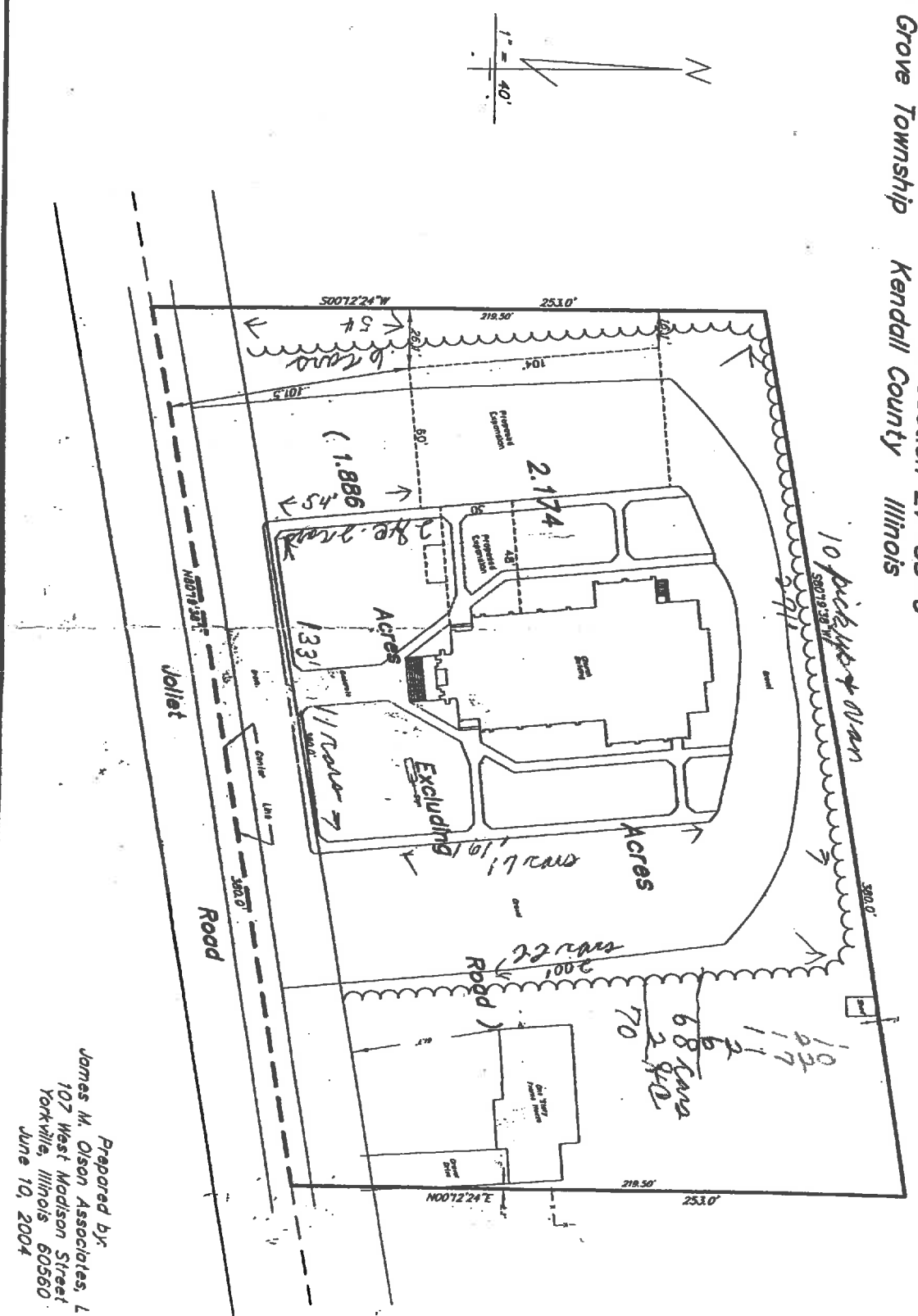


EXHIBIT "A"

Prepared by:
 James M. Olson Associates, Ltd.
 107 West Madison Street
 Yorkville, Illinois 60560
 June 10, 2004

Sketch of
 Part of the Southeast Quarter of Section 27-35-6
 Big Grove Township Kendall County Illinois



Prepared by
 James M. Olson Associates, Ltd.
 107 West Madison Street
 Yorkville, Illinois 60560
 June 10, 2004

EXHIBIT "B"
 West Lisbon Parking Plan
 (Petition #04-36)

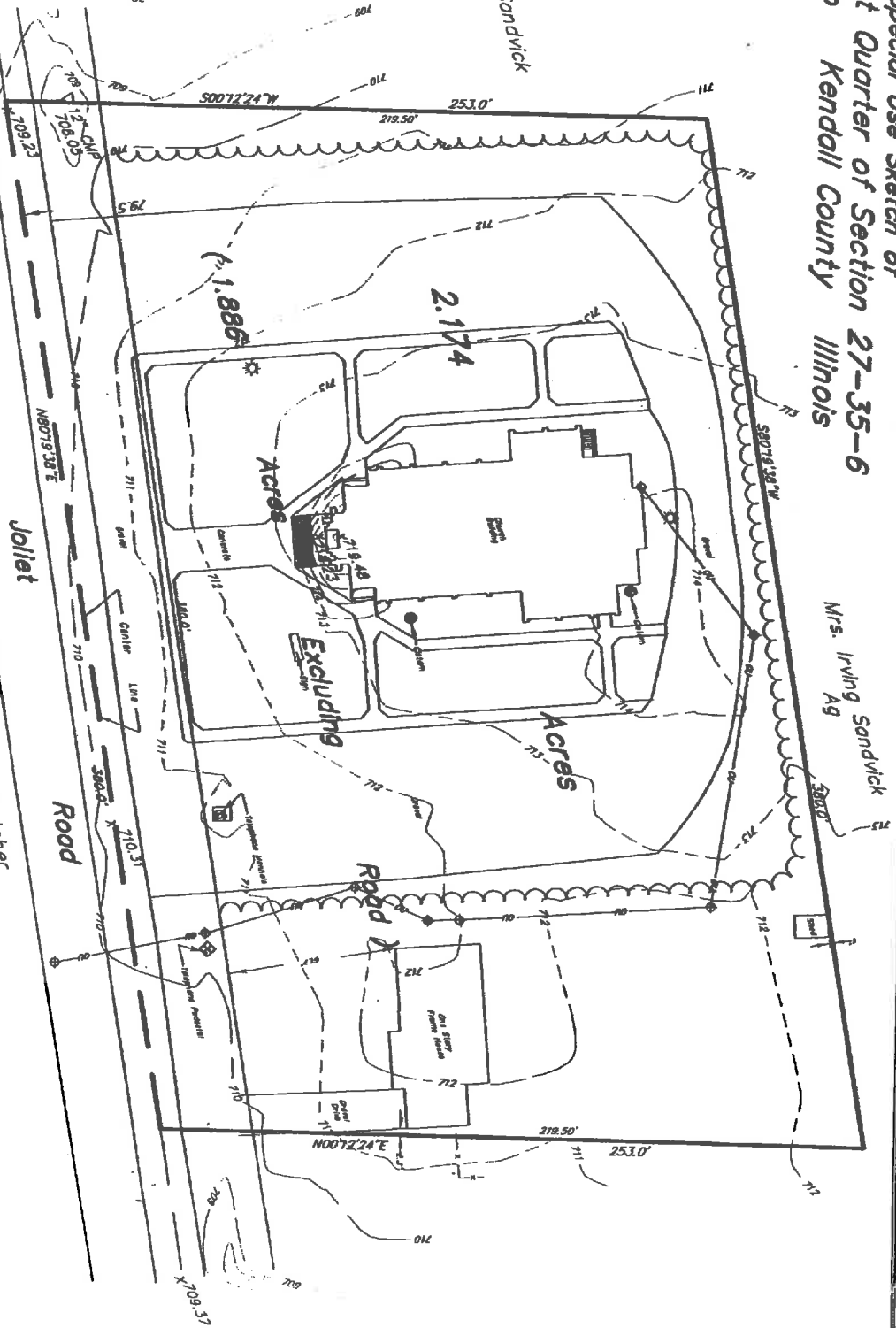
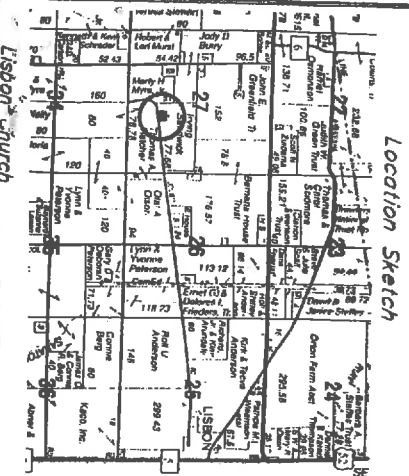
EXHIBIT "C"

Zoning / Special Use Sketch of
Part of the Southeast Quarter of Section 27-35-6
Big Grove Township Kendall County Illinois



Present Zoning - Ag

Mrs. Irving Sandvick
Ag



Mrs. Irving Sandvick
Ag

Thomas Fletcher
C/O Ruth Bell
Ag

Prepared for:
Lisbon Evangelical Lutheran Church
Lisbon, Illinois

Prepared by:
James M. Olson Associates, Ltd.
107 West Madison Street
Yorkville, Illinois 60560
June 4, 2004