

ORDINANCE NUMBER 2001- 19

GRANTING SPECIAL USE
CHRISTIAN BROTHERS LaSALLE MANOR
Seminaries, Convents, Monasteries, and Similar Religious Institutions

WHEREAS, Robert Dressel, the administrator for the Christian Brothers LaSalle Manor Retreat Center located at 12480 Galena Road, Plano in Section 1 of Little Rock Township, filed for a building permit; and

WHEREAS, said property is currently zoned A-1 Agricultural District with a Special Use, however Kendall County does not have a record of said Special Use ordinance; and

WHEREAS, approval of said building permit is predicated upon information within said Special Use ordinance; and

WHEREAS, said property is identified with the tax identification numbers 01-01-400-001, 01-01-400-004, and a portion of 01-01-300-001, and is legally described on the attached Exhibit A: Legal Description; and

WHEREAS, said property conducts retreats and conferences for religious, civic, business, and youth groups; and

WHEREAS, said petition is to define the uses and structures on said property; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, findings of fact, and recommendation by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition, along with the conditions specified in this ordinance, is in conformance with the provisions 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 Seminaries, Convents, Monasteries, and Similar Religious Institutions on the property at 12480 Galena Road in conformance with the Kendall County Zoning Ordinance, Building Codes, and the following limitations and conditions:

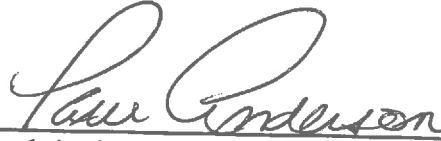
1. Any structures to be built or remodeled on-site must be in substantial compliance with the site plan shown on the attached Exhibit B; and
2. The area described in the legal description on the attached Exhibit A shall be under one ownership before additional structures may be built; and
3. All trailers shall be removed from the premises within 90 days of a Certificate of Occupancy being granted for a new residence on-site; and
4. Dormitories on-site shall not contain more than a total of sixty (60) beds.

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 June 19, 2001.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

EXHIBIT A: LEGAL DESCRIPTION

PARCEL ONE: That part of the East half of Section 1, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 1; thence South 0°25' East along the West Line of said Northeast Quarter, 2,433.59 feet to the center line of Galena Road; thence South 84°55' East along said center line 66 feet for the point of beginning; thence South 0°25' East parallel with the West Line of said section, 1,413.06 feet; thence North 18°16' West 214.37 feet to the West Line of the Southeast Quarter of said Section 1; thence South 0°25' East along said West Line, 601.92 feet; thence North 66°04' East 184.95 feet; thence South 79°38' East 345 feet more or less to the center line of Big Rock Creek; thence Northeasterly along said center line to the center line of Galena Road; thence North 79°25' West along the center line of said road, 475.2 feet; thence North 84°55' West along said center line 887.7 feet to the point of beginning.

PARCEL TWO: That part of the Northeast Quarter and the Southeast Quarter of Section 1, Township 37 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at the Southwest Corner of the said Northeast Quarter; thence North 0°25' West along the West Line of said Northeast Quarter, 918.55 feet; thence South 84°55' East, 66 feet; thence South 0°25' East parallel with the West Line of said Northeast Quarter and the said Southeast Quarter 1,413.06 feet; thence North 18°16' West, 214.37 feet to the West Line of the said Southeast Quarter; thence North 0°25' West along the said West Line of the Southeast Quarter, 297.0 feet to the point of beginning.

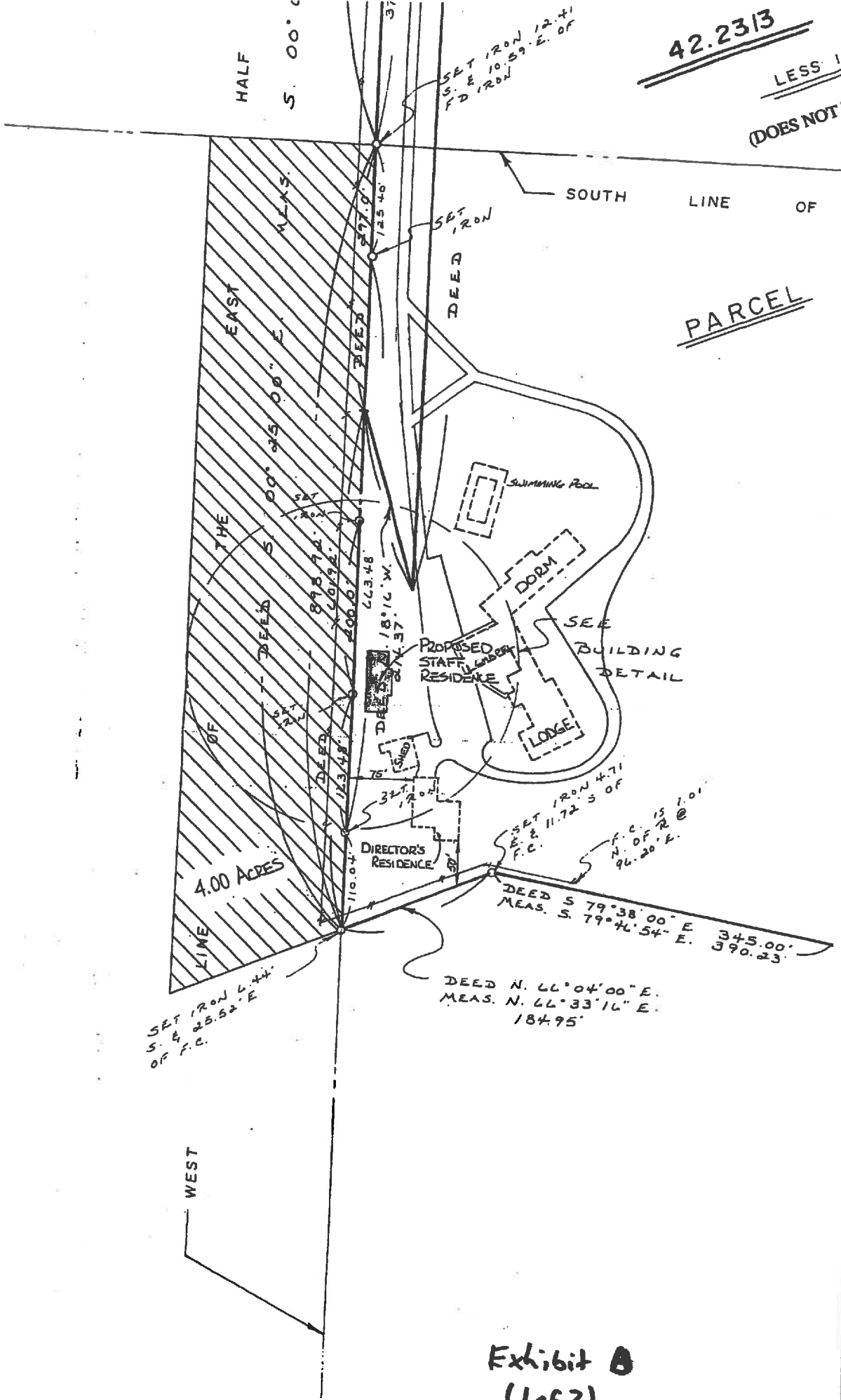
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HALF
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SOUTH LINE OF

PARCEL



EAST MEAS.

DEED

THE

OF

4.00 ACRES

WEST

SET IRON 12" ±
S. & E. 10.59' E. OF
FD IRON

SET IRON

DEED

SWIMMING POOL

DORM

PROPOSED
STAFF
RESIDENCE

SEE
BUILDING
DETAIL

LODGE

DIRECTOR'S
RESIDENCE

SET IRON 4" ±
E. & 11.72' S OF
F.C.

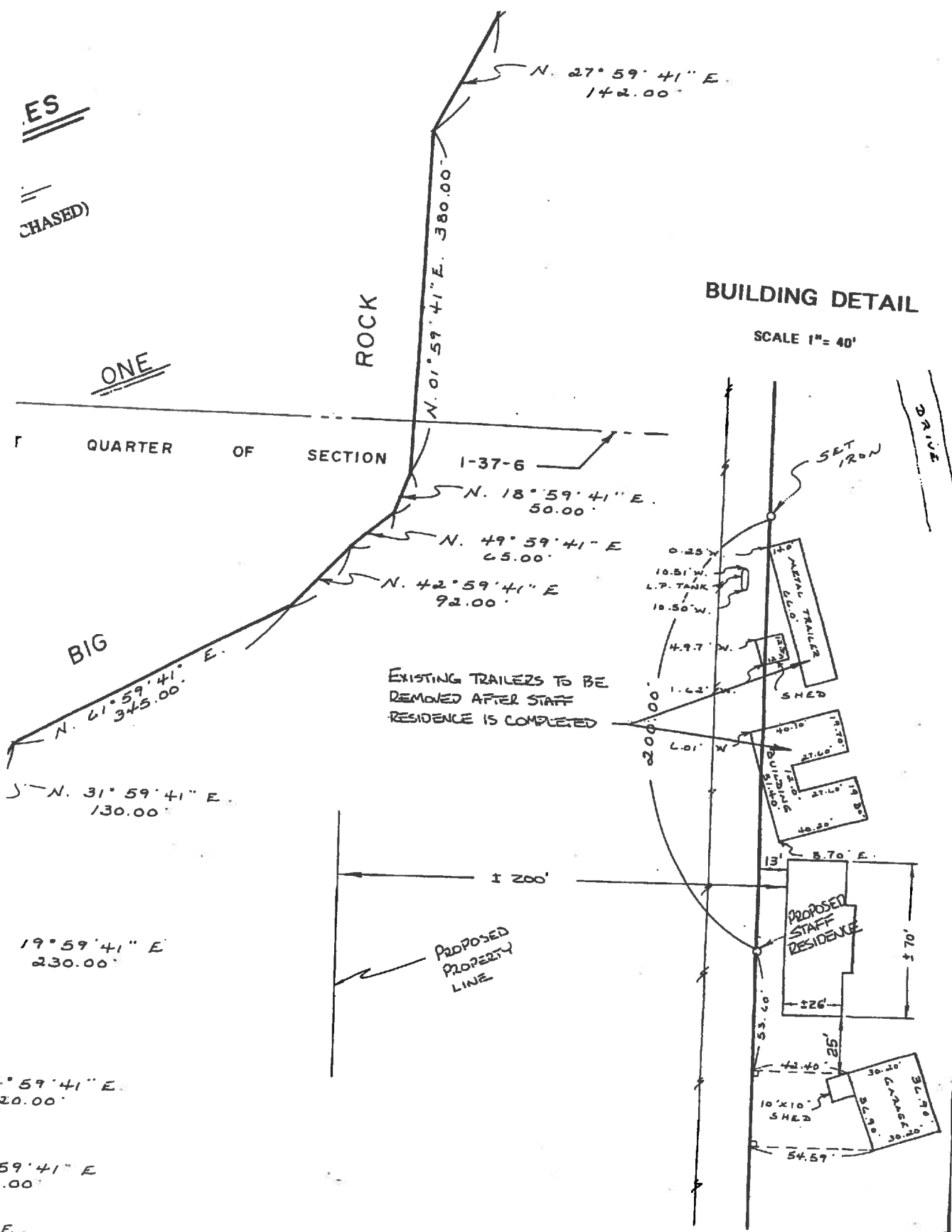
F.C. 15' ±
N. OF R @
96.20' E.

DEED S 79° 38' 00" E 345.00'
MEAS. S 79° 42' 54" E. 390.23'

DEED N. 66° 04' 00" E.
MEAS. N. 66° 33' 16" E.
184.95'

SET IRON 6" ±
S. & 25.52' E
OF F.C.

Exhibit B
(1 of 2)



STATE OF ILLINOIS)
) SS
 COUNTY OF KENDALL)

Exhibit B
 (2 of 2)

THIS IS TO CERTIFY TO LASALLE MANOR RETREAT CENTER, THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A SURVEY ON THE GROUND OF THE PROPERTY DESCRIBED TO THE CURRENT APPLICABLE ILLINOIS PROFESSIONAL LAND SURVEYOR ASSOCIATION STANDARDS AND THAT THE PLAT HEREBY DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. EASEMENTS OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION.