State of Illinois  
County of Kendall

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:  

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk