

**ORDINANCE NUMBER 2008 - 08-04**

GRANTING A SPECIAL USE for  
**OPERATION OF A CHURCH AND SCHOOL** to  
**CROSS LUTHERAN EVANGELICAL CHURCH**

WHEREAS, Cross Lutheran Evangelical Church has filed a petition for a Special Use within the A-1 Agricultural Zoning District for the operation of a Church pursuant to Section 7.01.D.7 and Section 7.01.D.27 of the Kendall County Zoning Ordinance for property located at the southwest corner of Illinois State Route 47 and Ament Road, commonly known as 8609 Illinois State Route 47, in Kendall Township, as legally described in "Exhibit A"; and

WHEREAS, said petition is to allow the operation of a Church and School; 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, said petition included a request for a variance from the requirements of Section 7.H.2.a of the Kendall County Zoning Ordinance to The proposed building addition of Phase One off of Ament Road to encroach into the required 150' front yard setback by 31' resulting in a setback of 129'; and

WHEREAS, said petition included a request for a variance from the requirements of Section 7.H.2.a of the Kendall County Zoning Ordinance to the existing parking on the west end of the property encroaching into the required 50' setback off the property line by 14' resulting in a setback of 36'; and

WHEREAS, said petition included a request for a variance from the requirements of Section 7.H.2.a of the Kendall County Zoning Ordinance to the primary church structure currently encroaching into the required 150' corner side yard along the northeast corner of the building along Route 47 by 7' resulting in a setback of 143'; and

WHEREAS, said petition included a request for a variance from the requirements of Section 7.H.2.a of the Kendall County Zoning Ordinance to the two story brick building north of the parking lot encroaching into the 150' required front yard off of Route 47 by 78' resulting in a 72' setback; and

WHEREAS, said petition included a request for a variance from the requirements of Section 7.H.2.a of the Kendall County Zoning Ordinance to The frame residence structure north of the two story brick building encroaching the 150' required front yard setback off of Route 47 by 67' resulting in a 83' setback; and

WHEREAS, said petition included a request for a variance from the requirements of Section 7.H.2.a

of the Kendall County Zoning Ordinance to the existing parking lot south of the old Church building encroaching the required 150' corner side yard setback off of Route 47 by 57' resulting in a 93' setback. This parking lot also encroaches into the side yard setback requirement of 50' by 22' resulting in a side yard setback of 28'; and

WHEREAS, said variance requests were supported by the Kendall County Regional Plan Commission and approved by the Zoning Board of Appeals; 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; and

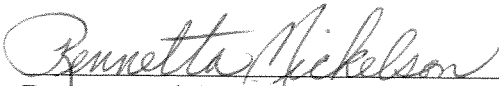
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit per section 7.01.D.7 (A-1 Special Uses-Church) and section 7.01.D.27 (A-1 Special Uses-School) to permit the use indicated in the recitals section of this Ordinance, subject to the following conditions:

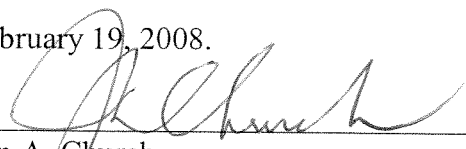
1. The property shall be developed in substantial conformance to the Site Plan and Long Range plan attached hereto as "Group Exhibit B"
2. The property shall be developed in substantial conformance to the Landscape Plan attached hereto as "Group Exhibit B" with the exception of the proposed landscaping along the west side of parking area. Installation of 3' evergreen species along the west side of parking area shall be done to screen headlight shine onto adjacent properties. Said installation shall be completed at such time as the adjoining property is approved for residential development or within two years following the completion of the 'Future Phase Three Building Addition' whichever occurs earlier.
3. Prior to the release of any permits (Building, Site Development, Occupancy) the petitioner shall dedicate 35' of R.O.W. along Ament Road
4. All building elevations shall meet the height restrictions of the Kendall County 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 February 19, 2008.

Attest:

  
Rennetta Mickelson  
Kendall County Clerk

  
John A. Church  
Kendall County Board Chairman

## **Exhibit "A"**

### LEGAL DESCRIPTION OF LAND

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTHERLY 749.64 FEET OF SAID SOUTHWEST QUARTER, EXCEPTING THE WEST 1644.66 FEET; AND EXCEPT THAT PART GRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS BY A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 904163 IN BOOK 289 AT PAGE 237; AND EXCEPT THAT PART DEDICATED FOR HIGHWAY PURPOSES BY A DOCUMENT RECORDED IN BOOK 77 AT PAGE 477, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

**EFFECT FROM PROPOSED ADDITIONS:**

PROPOSED ADDITION	ADDITIONAL PAVING REQUIRED	ADDITIONAL PAVING PROVIDED	EXISTING PAVING DISTRIBUTION	PROPOSED PAVING DISTRIBUTION
PHASE 1 0.28 ACRE-FT	NONE	0.78 ACRE-FT	2.19 ACRE-FT	3.19 ACRE-FT
PHASE 2 0.10 ACRE-FT	NONE	NONE	3.19 ACRE-FT	NONE

**PARKING STALL DATA:**

EXISTING	HANDICAP PARKING (BIDD)	REGULAR PARKING (BIDD)	PARKING PROVIDED
117	30	30	382
PHASE 1	384	30	379
PHASE 2	384	30	378
PHASE 3	384	30	359

**SITE DATA:**

- LOT SIZE: 18.546 ACES
- NUMBER OF EXISTING HANDICAP PARKING STALLS: 349
- NUMBER OF EXISTING REGULAR PARKING STALLS: 13
- TOTAL NUMBER OF EXISTING STALLS: 362
- TOTAL NUMBER OF STALLS REQUIRED: 384
- TYPICAL EXISTING PARKING WIDTH: 8'
- TYPICAL EXISTING PARKING LENGTH: 18.5'
- TYPICAL EXISTING AISLE WIDTH: 24'

NOTE: ULTIMATE SITE CONFIGURATION IS SHOWN ON PLAN. EXISTING PARKING STALLS MAY BE ADJUSTED AT COMPLETION OF LADY PHASE.

GENERAL ENGINEER:  
 CROSS LUTHERAN CHURCH  
 8000 ROUTE 47  
 YORKVILLE, ILLINOIS  
 60550

**PHASE I ADDITION:**

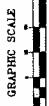
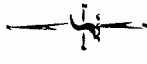
- USE EXISTING DRIVEWAY
- USE EXISTING DRIVEWAY
- USE EXISTING DRIVEWAY

**PHASE II ADDITION:**

- USE EXISTING DRIVEWAY
- USE EXISTING DRIVEWAY
- USE EXISTING DRIVEWAY

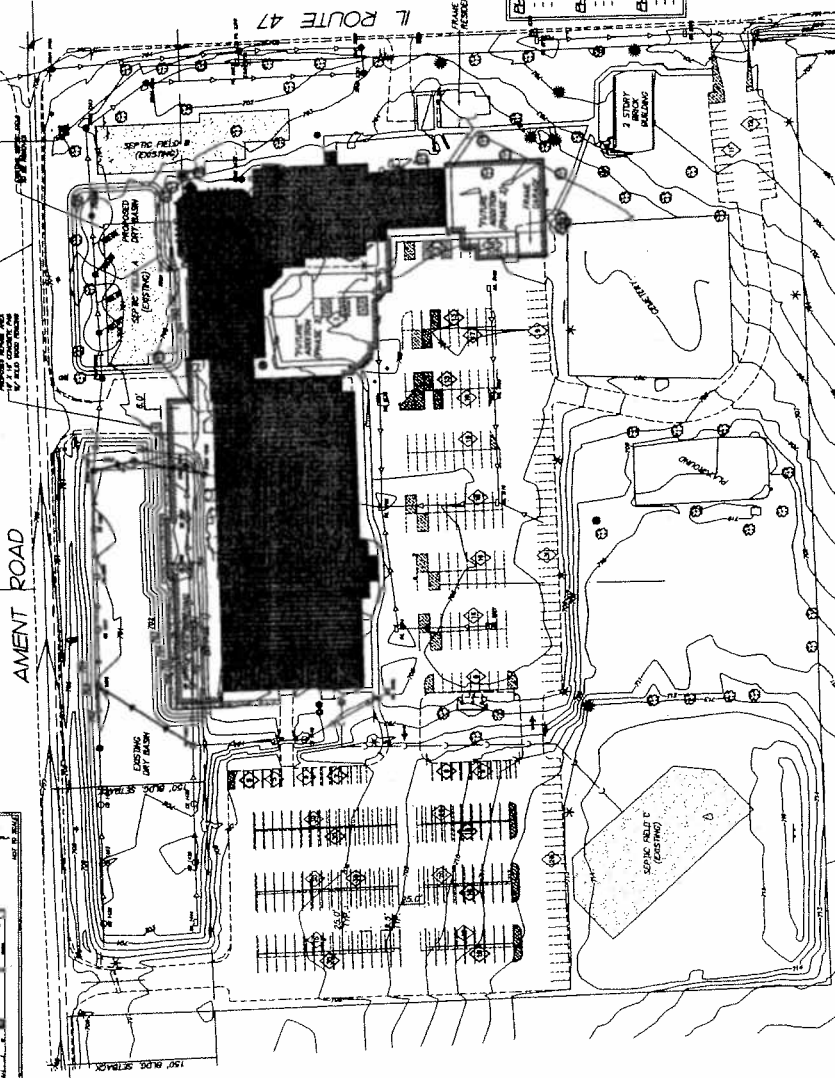
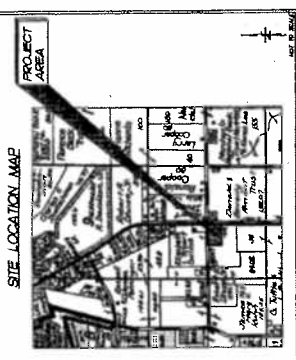
**PHASE III ADDITION:**

- USE EXISTING DRIVEWAY
- USE EXISTING DRIVEWAY
- USE EXISTING DRIVEWAY



CROSS LUTHERAN CHURCH  
 YORKVILLE, ILLINOIS  
 SITE PLAN

NO.	DATE	BY	REVISION
1	11-14-07	MM	ISSUE FOR PERMITS
2	11-14-07	MM	ISSUE FOR PERMITS
3	11-14-07	MM	ISSUE FOR PERMITS



**EXHIBIT**  
 # Group B (1 of 7)  
 DATE \_\_\_\_\_

# SCHEME G1 - LONG RANGE PLAN

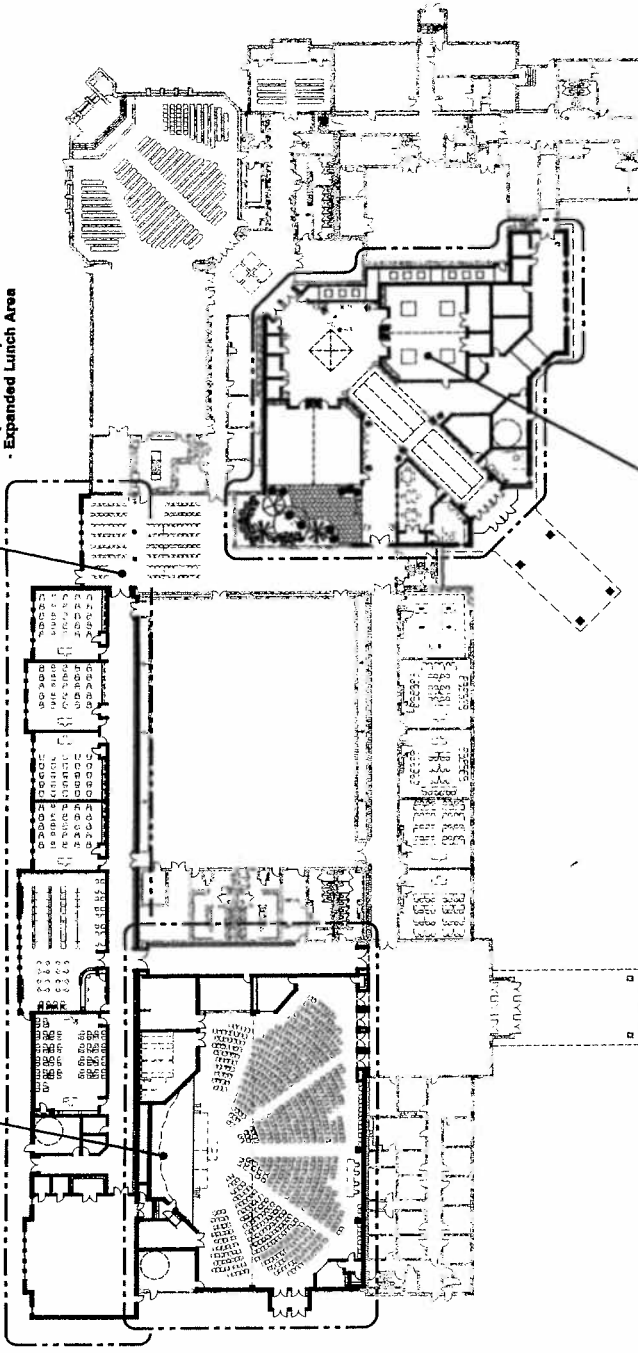
202 South Cook Street  
 Suite 201  
 Birmingham, Bristol BS01 1JH  
 Phone (01273) 881898

David F. Schultz Associates, Ltd.

CROSS LUTHERAN CHURCH & SCHOOL	
Version:	1.0
DATE:	11/01/2007
PROJECT TALKER:	DAVID F. SCHULTZ
DATE:	11/01/2007
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PROJECT TALKER:	DAVID F. SCHULTZ

## PHASE I: SHELL BUILD-OUT

- 800 Seat Contemp. Worship / Multi-Purpose Space
- Portable Chancel Platform
- Table/Chair & Platform Storage



## PHASE II: NORTH ADDITION

- 4 New School Classrooms
- New Larger Library and Computer Lab
- Large Multi-purpose Room (with ample storage)
- Improved Loop Circulation Pattern
- Expanded Lunch Area

## PHASE III: CORNER INFILL

- New Drop-off Canopy
- Expanded Narthex with Skylit Gallery
- Skylit Accessible Ramp to Existing Small Gym
- New Multipurpose Rooms (with Operable Walls and Skylights)
- Landscaped Exterior Courtyard

## PHASE IV: SOUTH ADDITION

- Two Story Addition with Second Floor Multipurpose Rooms
- 6 Additional Classrooms
- New Accessible Toilets



1 FLOOR PLAN - SCHEME G1

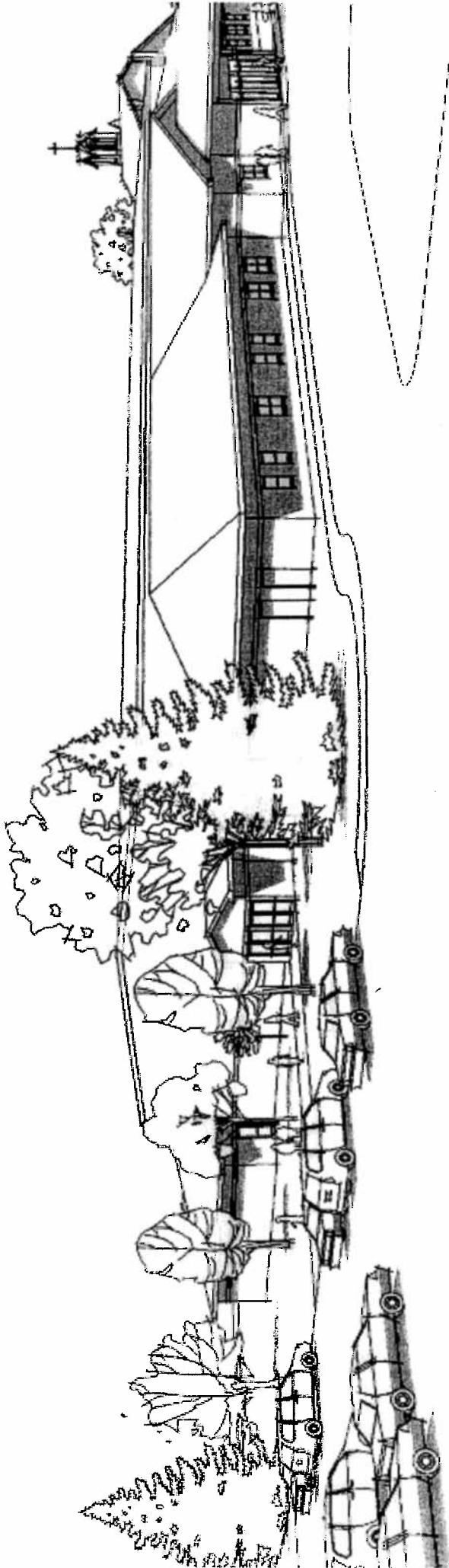
# EXHIBIT

# Group B (2 of 7)

DATE \_\_\_\_\_

# SCHEME G1

Southwest Perspective - Phase I & II



**CROSS LUTHERAN  
CHURCH & SCHOOL**  
Yorkville, Illinois

**DAVID F. SCHULTZ ASSOCIATES, LTD.**  
202 South Cook Street, Suite 201  
Barrington, Illinois 60010

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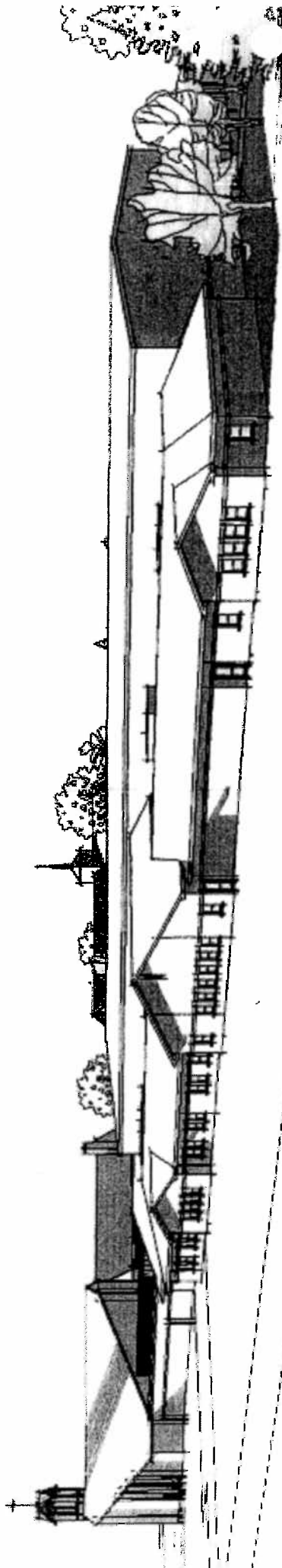
**EXHIBIT**

# Group B (3 of 7)

DATE \_\_\_\_\_

# SCHEME G1

Northwest Perspective - Phase II



**CROSS LUTHERAN  
CHURCH & SCHOOL**  
Yorkville, Illinois

**EXHIBIT**

# Group B (4 of 7)

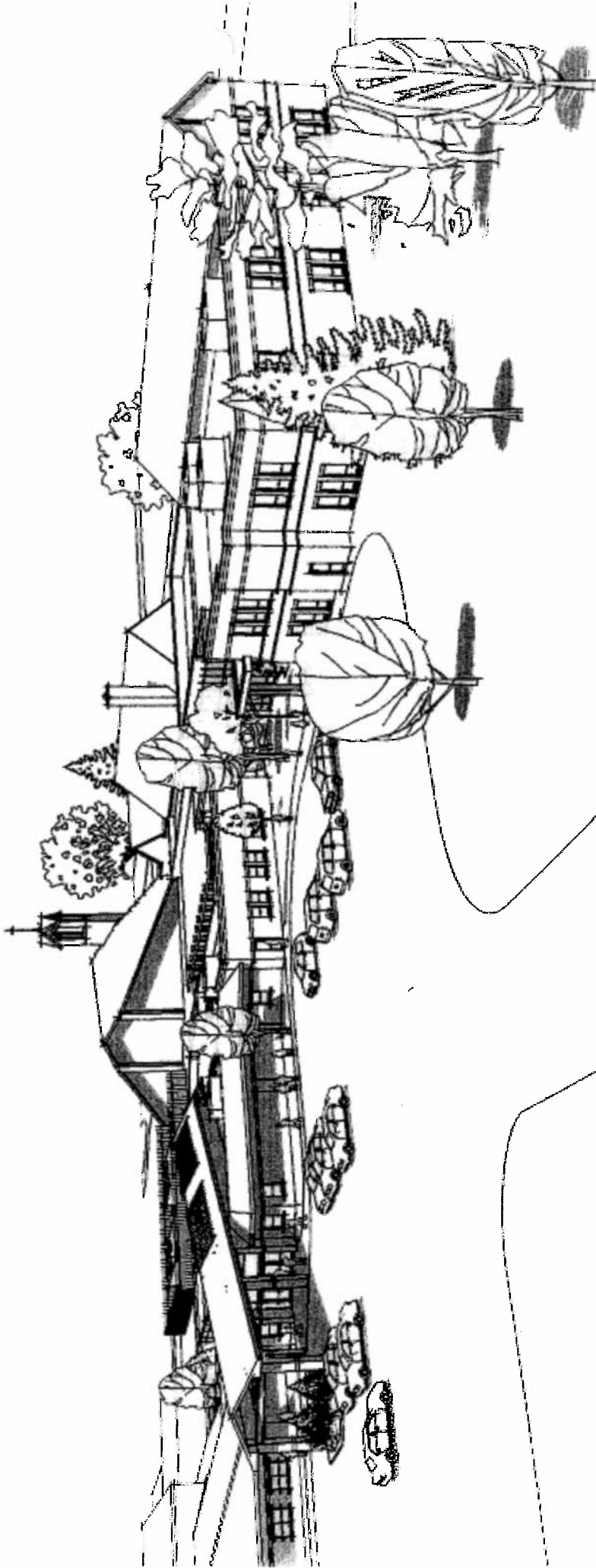
DATE \_\_\_\_\_

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Barrington, Illinois 60010

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# SCHEME G1

Southeast Perspective - Phase III & IV



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Yorkville, Illinois

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Barrington, Illinois 60010

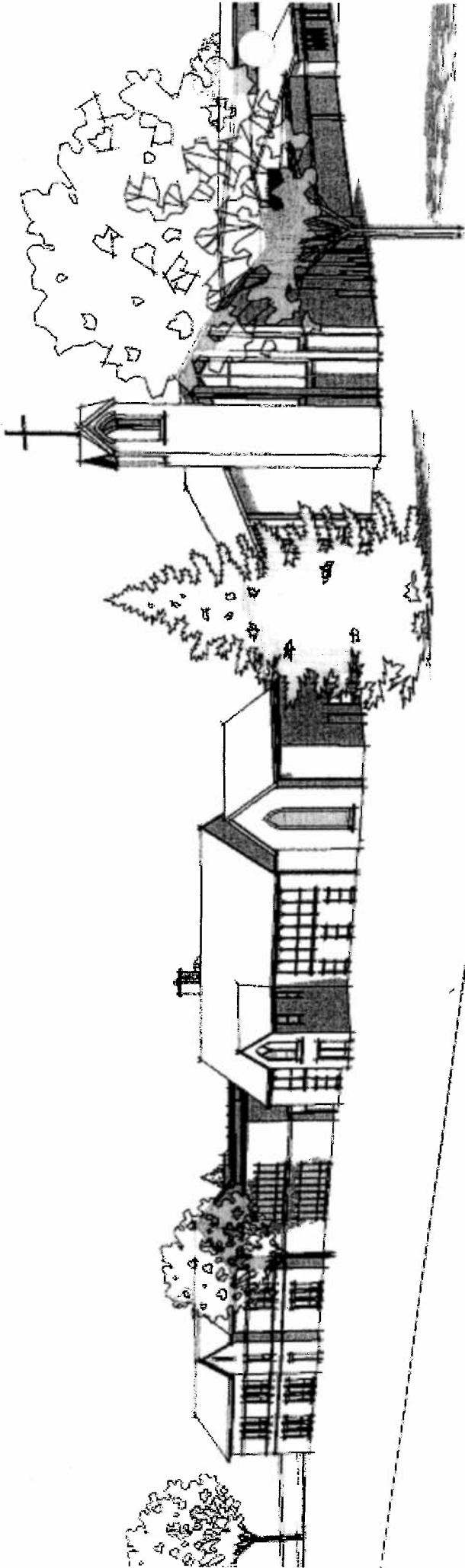
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**EXHIBIT**  
# Group B (5 of 7)  
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# SCHEME G1

Northeast Perspective - Phase IV



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**EXHIBIT**

# Group B (6 of 7)  
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