

ORDINANCE NUMBER 2007 - 17

AMENDING AN EXISTING SPECIAL USE (ORDINANCE 98-07) for an
EXPANSION OF DAY CARE FACILITY to
CROSS EVANGELICAL LUTHERAN CHURCH

WHEREAS, Cross Evangelical Lutheran Church, has filed a petition for an amendment to an existing Special Use (Ordinance 98-07) within the A-1 Agricultural Zoning District to allow for operation and expansion of a daycare facility pursuant to Section 7.01.D.27 (Schools and Daycare Facility) for property on the north side of Mill Road – ½ mile east of Galena Road, commonly known as 7481 Mill Road in Bristol Township, as legally described in “Exhibit A”; and

WHEREAS, said petition is to allow for the construction and operation of a 12,600 sq. ft. addition and associated parking to the existing day care facility; 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 to permit the use indicated in the recitals section of this Ordinance subject to the following conditions:

1. The daycare and preschool facilities shall be built, maintained, and operated in conformance with all local, State and Federal regulations.
2. Prior to the issuance of a building or site development permit, the petitioner shall dedicate to the City of Yorkville sufficient additional right-of-way on Mill Road to affect a total distance from the centerline of Mill Road of fifty-five (55) feet.
3. An easement shall be established, prior to the County issuing a site development permit, for hiking and bicycling purposes along the newly dedicated Mill Road right-of-way, totaling fifteen (15) feet.
4. No vehicular access to said property will be provided from Highland Avenue due to the distance between Highland Avenue.
5. All signage shall be compatible with Section 12 (Signs) of the Kendall County Zoning Ordinance.
6. The petitioner will be required to secure a site development permit prior to commencing site grading and subsequent construction of the proposed addition. Stormwater shall be managed in accordance with the Kendall County Stormwater Management Ordinance.
7. The site shall be developed in substantial conformance with the site plan and landscape plans attached hereto and made a part hereof as Group Exhibit “B”.

8. Minor modifications to the parking lot circulation plan depicted in said Exhibit "B" may be required to improve safety as part of the review and approval of final engineering plans prior to construction. Such modifications shall not require an amendment to the special use and will be handled administratively for review and approval by PBZ staff.
9. The petitioner agrees to work with the adjoining property owner to the west in providing cross access between properties. The location of cross access will be determined as part of any future amendments to site plan to address future build out and expansion of this facility beyond what is shown on the site plan.
10. A vegetative buffer strip, planted with materials designed to muffle sound, shall be placed east-to-west across the northern edge of the subject property to provide a measure of sound buffering between the principal structure and the adjacent Storybrook Highlands subdivision. This strip is to be placed when the existing pond is relocated or any additional buildings, parking areas or expansions of existing buildings, parking lots or outdoor play areas beyond those shown on the controlling site plan, are constructed. Such modifications will require the processing of an amendment to the special use for review and approval, prior to the release of any permits being issued for such work.

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 May 15, 2007.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

Exhibit "A"**LEGAL DESCRIPTION OF LAND**

THAT PART OF THE ½ OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF "STORYBOOK HIGHLANDS, UNIT NO. 2, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS": THENCE SOUTH 0 DEGREES, 07 MINUTES, 45 SECONDS EAST, 1,469.90 FEET TO THE CENTER LINE OF MILL ROAD; THENCE NORTH 80 DEGREES, 31 MINUTES, 51 SECONDS WEST ALONG SAID CENTER LINE, 788.26 FEET; THENCE NORTH 0 DEGREES, 07 MINUTES, 45 SECONDS WEST, 1332.31 FEET TO THE SOUTH LINE OF SAID UNIT 2; THENCE NORTH 89 DEGREES, 25 MINUTES, 00 SECONDS EAST ALONG SAID SOUTH LINE 777.25 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

- SITE DATA:**
- LOT SIZE: 2,562 ACS. (VARIABLE: 52, FT.)
 - EXPANSION FOOT PRINT (VARIABLE: 52, FT.)
 - NUMBER OF REGULAR PARKING STALLS: 72
 - NUMBER OF HANDICAP STALLS: 4
 - TOTAL NUMBER OF STALLS: 76
 - TYPICAL PARKING WIDTH: 10'
 - TYPICAL PARKING LENGTH: 15'
 - TYPICAL ISLE WIDTH: 10'

- SPECIAL NOTES:**
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL PLAN FOR EXIST BUILDING & FOUNDATION DETAILS. (BY OTHERS)
 - ALL CONCRETE STRUCTURES AND JOINTS SHALL BECASTE WITH 1.5" MIN. REINFORCEMENT PER ACI 308.3R, UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT ISLES ARE BOUNDARY TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - SEE LANDSCAPE PLAN FOR LANDSCAPING ARRANGEMENT (BY OTHERS).
 - SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT (BY OTHERS).

LEGEND:

- IDENTIFIED NUMBER OF PARKING STALLS IN EACH ROW.
- IDENTIFIED AREA OF RETENTION PAVEMENT TO BE IN COMPLIANCE WITH 1.5" MIN. REINFORCEMENT PER ACI 308.3R, UNLESS OTHERWISE NOTED.
- IDENTIFIED AREA OF NEW RETENTION PAVEMENT (SEE DETAILS).
- IDENTIFIED AREA OF EXISTING RETENTION PAVEMENT TO REMAIN AS IS.
- IDENTIFIED AREA OF PROPOSED CONCRETE RETENTION CURB AND WALKER.
- IDENTIFIED AREA OF REINFORCED PAVEMENT (SEE DETAILS).

**LOVING ARMS
 CHILDCARE EXPANSION
 ERSTOL, ILLINOIS**

GEOMETRY & STRIPING PLAN

REVISION	DATE	BY	CHK	APP	PROJECT NO.
1	05-25-27	MM	MM	MM	17-0000
2	05-25-27	MM	MM	MM	17-0000
3	05-25-27	MM	MM	MM	17-0000
4	05-25-27	MM	MM	MM	17-0000
5	05-25-27	MM	MM	MM	17-0000

DATE: 05-25-27

MPI-2 YORKVILLE
 NORTH LLC
 05-11-20-07

MPI-2 YORKVILLE
 NORTH LLC
 05-11-20-07

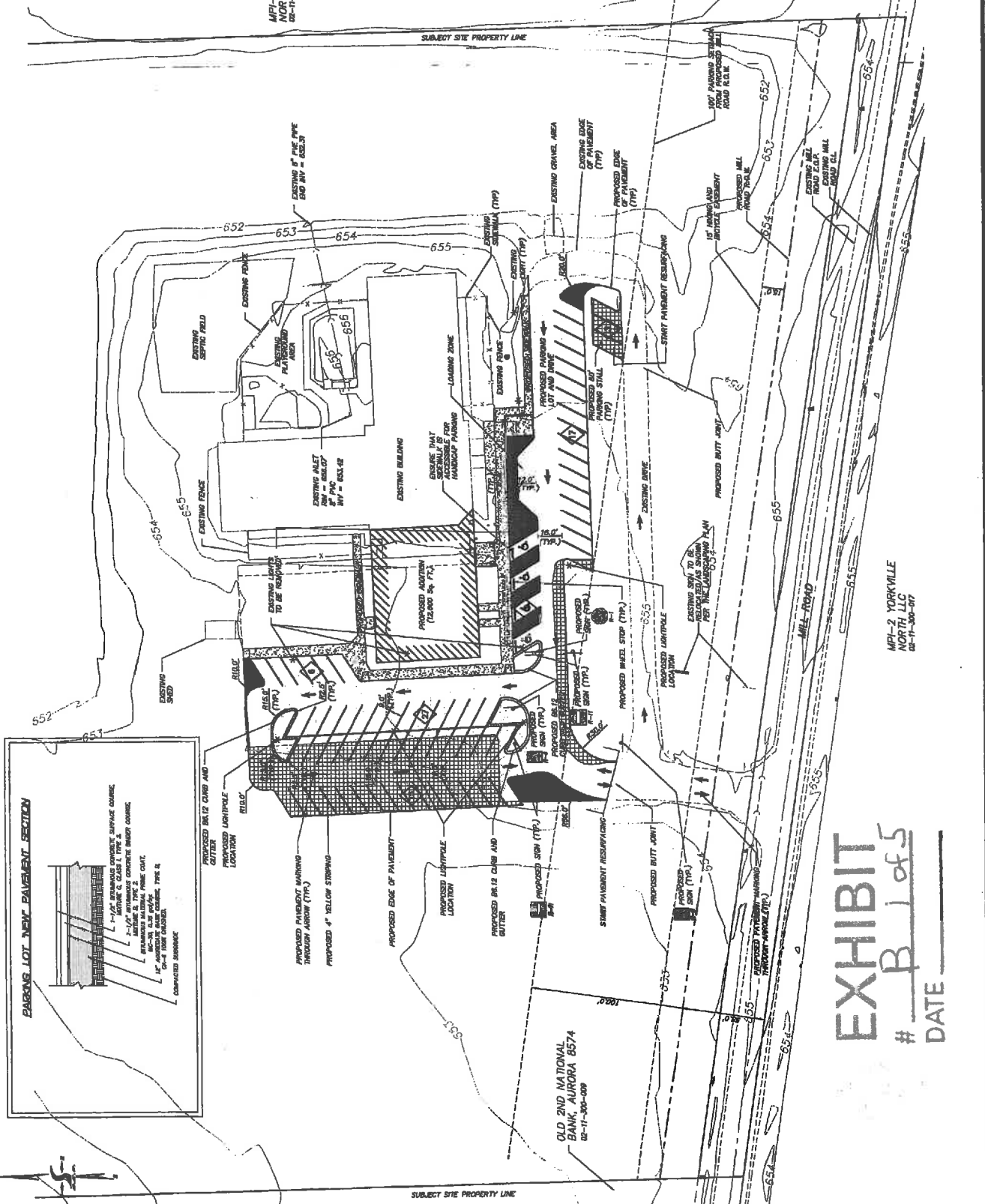
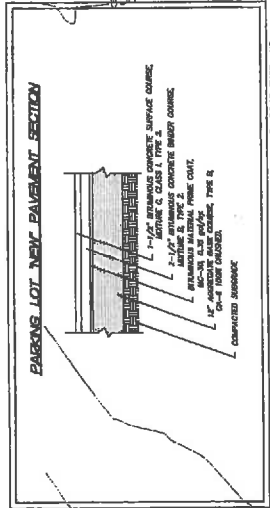


EXHIBIT
 # B 1 of 5
 DATE _____

OLD 2ND NATIONAL
 BANK, AURORA 8574
 05-11-20-009

FINAL LANDSCAPE PLAN FOR: CROSS LUTHERAN CHURCH North Campus Expansion

Oswego, Illinois
Kendall County

September 13, 2006

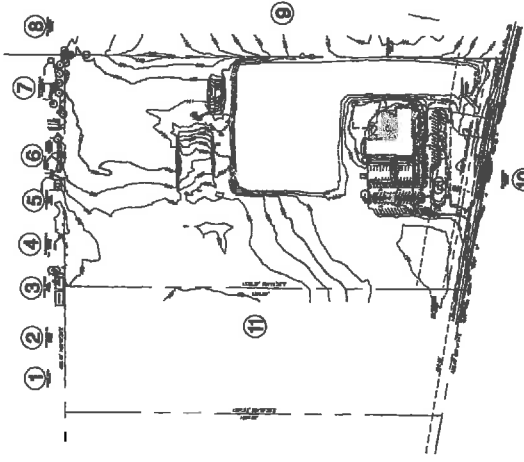
PREPARED FOR:

Cross Lutheran Church
Owner/ Developer
8609 Route 47
Yorkville, Illinois 60560

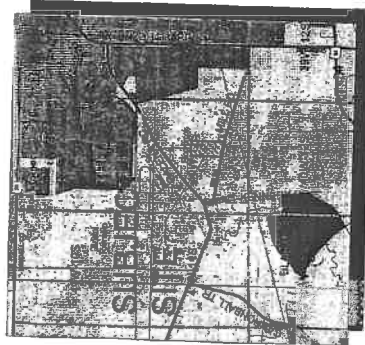
Cross Lutheran Church - North Campus
7481 Mill Rd.
Oswego, Illinois 60560
Phone: 630.385.8182

ADJACENT PROPERTY OWNERS

- 1- CROZIER TRUST
65-140-007
- 2- BROWN, PAUL RO RENA M
65-140-007
- 3- KOVACS, ISTVAN C LONA
65-140-007
- 4- SKEEN, RAYMOND A
PATRICIA
65-140-007
- 5- HERDAS FAMILY TRUST
65-140-007
- 6- HERBERT, LORETTA A
65-140-007
- 7- VON HOLTEN, PAUL R. A
KATHERINE
65-140-007
- 8- MP-2 YORKVILLE
NORTH LLC
65-140-007
- 9- MP-2 YORKVILLE
NORTH LLC
65-140-007
- 10- MP-2 YORKVILLE
NORTH LLC
65-140-007
- 11- OLD 2ND NATIONAL BANK
65-140-007



KEY MAP



CIVIL ENGINEER / SURVEYOR
Sable Engineering Consultants, Inc.
Yorkville, Illinois 60560
630.553.7560

CONSULTANTS

709 1/2 S. St.
Yorkville, IL 60560
T 630.553.1700
F 630.553.1700
www.sableeng.com
Email: info@sableeng.com

LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.	TITLE
1,0	COVER SHEET
1,1	LANDSCAPE PLAN
1,2	LANDSCAPE SPECIFICATIONS
1,3	LANDSCAPE SPECIFICATIONS & PLANTING DETAILS

REVISED SHEETS

SHEET NO.	TITLE
1,0	COVER SHEET
1,1	LANDSCAPE PLAN
1,2	LANDSCAPE SPECIFICATIONS
1,3	LANDSCAPE SPECIFICATIONS & PLANTING DETAILS

EXHIBIT
B-2 of 5
DATE _____



SEC Planning Consultants

PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING

709 1/2 S. St.
Yorkville, IL 60560
T 630.553.1700
F 630.553.1700
www.sableeng.com
Email: info@sableeng.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Project No. 1100410-00A

- Date: September 13, 2006
1. Revised 8/2007
 2. Final 8/2006
 3. _____
 4. _____
 5. _____
 6. _____
 7. _____
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 9. _____
 10. _____

Drawn By: J.A.

Checked By: J.A.

Scale: _____

Client: _____



SEC Planning Consultants
 PLANNING
 LANDSCAPE ARCHITECTURE
 COMMUNITY PLANNING
 191 Main Street
 Northampton, MA 01060
 (413) 542-8800
 www.secplanning.com

MPH-2 YORKVILLE
 NORTH LLC
 08-14-009-090

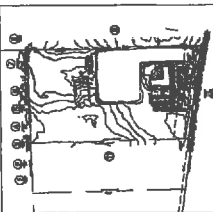
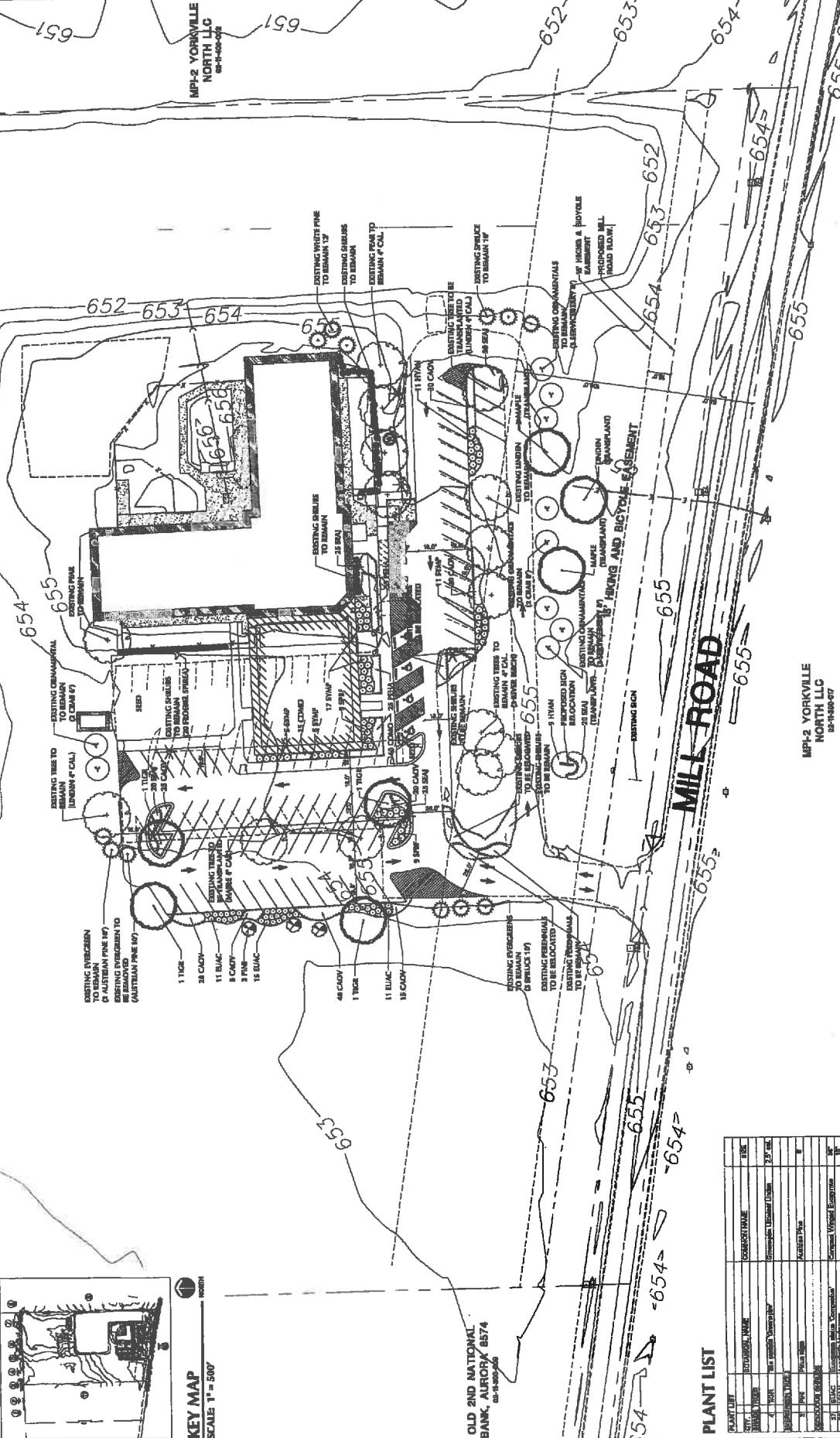
FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

CROSS LUTHERAN CHURCH
 North Campus Expansion
 FINAL LANDSCAPE PLAN
 OSWEGO, ILLINOIS

Drawing Title: _____
 Date: _____
 Project No.: _____
 Scale: _____
 Drawing No.: _____
 Revision: _____
 Date: _____
 Project No.: _____
 Scale: _____
 Drawing No.: _____
 Revision: _____
 Date: _____

Project No.: 060668-CROSS
 Scale: 1" = 50'

Sheet: LP.1
 of 5



KEY MAP
 SCALE 1" = 500'

OLD 2ND NATIONAL BANK, AURORA #574
 08-14-009-090

MPH-2 YORKVILLE NORTH LLC
 08-14-009-07

MILL ROAD

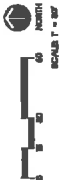
EXHIBIT

3 of 5

DATE _____

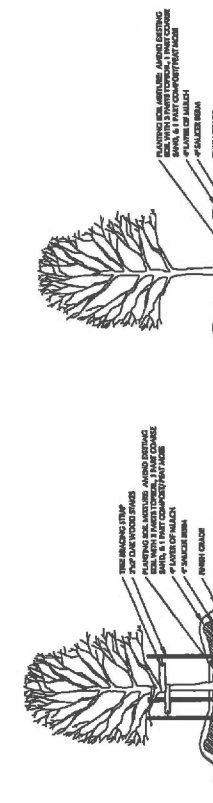
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NORTH
 SCALE 1" = 50'

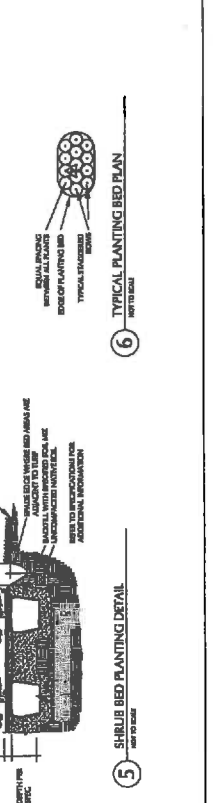
1. PLANTING DETAIL - BELOW 2.5" CAL.
 1. PREPARED PLANTING MIX
 2. 1" LAYER OF MULCH
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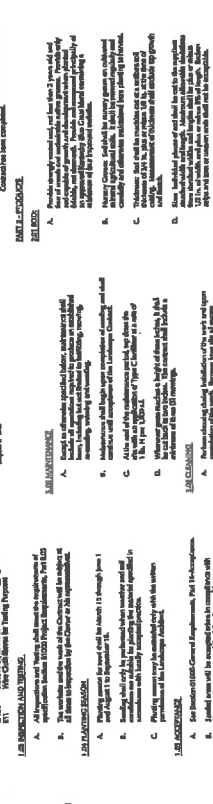
2. TREE PLANTING DETAIL - BELOW 2.5" CAL.
 1. PREPARED PLANTING MIX
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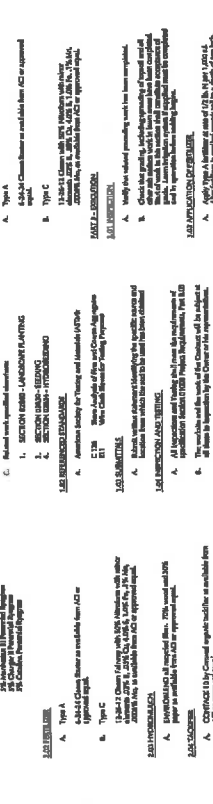
3. TREE PLANTING DETAIL - 2.5" CAL. & ABOVE
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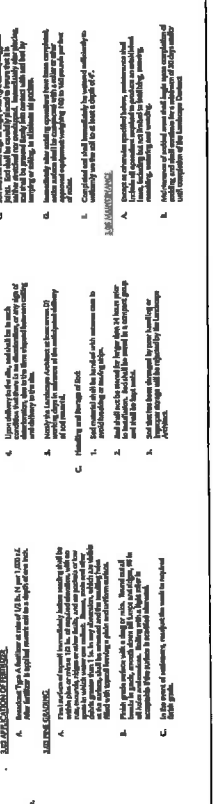
4. PLANTING DETAIL EVERGREEN
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5. SHRUB BED PLANTING DETAIL
 1. PREPARED PLANTING MIX
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6. TYPICAL PLANTING BED PLAN
 1. PREPARED PLANTING MIX
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 9. 1" LAYER OF MULCH
 10. 1" LAYER OF MULCH



SECTION 02000 - EXTERIOR
02100 - EXTERIOR WALLS
 A. Masonry
 B. Masonry
 C. Masonry
 D. Masonry
 E. Masonry
 F. Masonry
 G. Masonry
 H. Masonry
 I. Masonry
 J. Masonry

02200 - EXTERIOR DOORS AND WINDOWS
 A. Masonry
 B. Masonry
 C. Masonry
 D. Masonry
 E. Masonry
 F. Masonry
 G. Masonry
 H. Masonry
 I. Masonry
 J. Masonry

02300 - EXTERIOR FINISHES
 A. Masonry
 B. Masonry
 C. Masonry
 D. Masonry
 E. Masonry
 F. Masonry
 G. Masonry
 H. Masonry
 I. Masonry
 J. Masonry

02400 - EXTERIOR ROOFING
 A. Masonry
 B. Masonry
 C. Masonry
 D. Masonry
 E. Masonry
 F. Masonry
 G. Masonry
 H. Masonry
 I. Masonry
 J. Masonry

02500 - EXTERIOR PAINTS AND COATINGS
 A. Masonry
 B. Masonry
 C. Masonry
 D. Masonry
 E. Masonry
 F. Masonry
 G. Masonry
 H. Masonry
 I. Masonry
 J. Masonry

02600 - EXTERIOR LIGHTING
 A. Masonry
 B. Masonry
 C. Masonry
 D. Masonry
 E. Masonry
 F. Masonry
 G. Masonry
 H. Masonry
 I. Masonry
 J. Masonry

02700 - EXTERIOR SIGNAGE
 A. Masonry
 B. Masonry
 C. Masonry
 D. Masonry
 E. Masonry
 F. Masonry
 G. Masonry
 H. Masonry
 I. Masonry
 J. Masonry

EXHIBIT
 # B 5 of 5
 DATE