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.
SCHEME G1
Southwest Perspective - Phase I & II

CROSS LUTHERAN
CHURCH & SCHOOL
Yorkville, Illinois

DAVID F. SCHULTZ ASSOCIATES, LTD.
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Barrington, Illinois 60010
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EXHIBIT
# Group B (3 of 7)
DATE ________
SCHEME G1
Northeast Perspective - Phase IV

CROSS LUTHERAN CHURCH & SCHOOL
Yorkville, Illinois

EXHIBIT
# Group B (6 of 7)
DATE