

ORDINANCE NUMBER 2005 - 17

GRANTING SPECIAL USE
CONSTRUCTION AND OPERATION OF A GOLF COURSE
WHITETAIL RIDGE

WHEREAS, Whitetail Ridge LLC filed a petition for a Special Use within the RPD-2 for property generally located on the north side of Illinois Route 126 west of Grove Road and east of Hopkins Road in Section 12 of Kendall Township and Section 7 of Na-Au-Say Township; and

WHEREAS, said petition is to allow for construction and operation of a golf course [including an illuminated monument sign] as provided in Section 8.03.I.1.E of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned A-1 Agricultural, with an associated Ordinance to change the zoning map for the subject parcel to RPD-2 Residential Planned Development - Two; and

WHEREAS, said property is legally described in Exhibit "A", attached herein by reference; 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 design of the clubhouse and all accessory structures must be approved by the Planning, Building, and Zoning Committee of the Kendall County Board after review and comment by the Director of Planning, Building, and Zoning.
2. A detailed parking and landscape plan for the clubhouse needs to be submitted and approved by the Director of Planning, Building, and Zoning prior to issuance of a building permit for the clubhouse.
3. A detailed lighting plan – including photometrics – for the clubhouse parking lot needs to be submitted and approved by the Director of Planning, Building, and Zoning prior to issuance of a building permit for the clubhouse.
4. The plan for the golf course needs to mitigate, as much as practicable, the possibility of errant shots migrating from the subject property onto local streets of Illinois Route 126.
5. The developer agrees to a performance bond in an amount equal to 110% of the estimated construction costs for the golf course which shall remain in place until such time that the

- proposed improvements have been completed.
6. Review and approval of the landscape plan by the Kendall County Forest Preserve as to the native plantings mixture.

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 1, 2005.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman