

ORDINANCE NUMBER 2005 28

GRANTING A SPECIAL USE
STONE CITY SOFTBALL, INC.

WHEREAS, Stone City Softball, Inc. filed a Special Use Permit application within the A-1 district for 10 +/- acres of a 40 acre property located on Bell Road, Minooka in Seward Township as depicted in Exhibit "A" and legally described as follows:

A parcel of 10 +/- acres, measuring 1320 feet by 330 feet subject to survey, located in the Southeast Quarter of the Northwest Quarter of Section 20, in Township 35 North, Range 8 East of the Third Principal Meridian, in the Township of Seward, Kendall County, Illinois.

WHEREAS, said petition is to allow the operation of an 'athletic park'; 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 the special use zoning permit to allow the operation of two softball fields that include concessions and a press box, dugouts, bleachers, and to permit the construction of a building for restrooms, equipment storage, and utilities, as well as a 20,000 square foot indoor training facility and associated parking subject to the following conditions:

1. Games must conclude and the lights on both ball fields will be turned off by 10:30p.m.
2. Coordination between the petitioner and the Township Highway Commissioner to ensure that the existing roads are adequate to handle the amount of traffic generated by the ball fields.
3. Review and approval of the submitted premise lighting plan prior to the issuance of a building permit to ensure said lighting does not migrate off of Stone City's property.
4. Review and approval of a landscape plan addressing the requested 2 to 3 foot evergreen tree berm plantings prior to the issuance of a building permit.
5. Site shall be developed in substantial accordance with the site plan attached as Exhibit "A".
6. Lighting in the parking lot will be directed in such a way as to not migrate off of the property.
7. The entrance sign will not be illuminated.
8. Hours of operation for the training facility are limited to 6:30p.m. to 9:30p.m. Monday through Friday and 8a.m. to 4p.m. on Saturday and Sunday.
9. A chain link fence will not be constructed around the perimeter of the property.
10. Alcoholic beverages will not be sold on the premises and their consumption should be discouraged by the Stone City organization.
11. The sheriff's department will be notified in advance regarding when tournaments are occurring.
12. Maps, websites, and other printed material will be written to encourage traffic to utilize Grove Road to access the property.
13. The organization will post a 'No Left Turn' sign at the exit of the property, and the entrance and exit will be angled to the west to encourage traffic to utilize Grove Road.
14. Review and approval of engineering plans, septic plans, and a site plan by the Planning, Building, and Zoning Committee prior to the issuance of a building permit.
15. The Special Use permit will be reviewed as necessary.

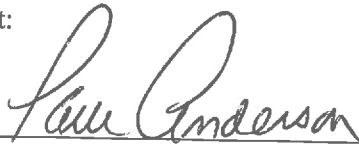
State of Illinois
County of Kendall

Zoning Petition
#04-64

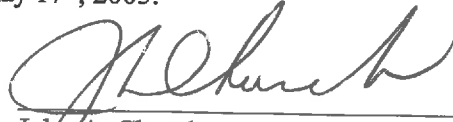
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on May 17th, 2005.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman