

Trust #8002367501 (*Promise Equestrian Center*)
Amend the existing F-2 to allow for public horse boarding and horse related activities

Special Information: An F-2 for a bull breeding operation was granted on this property in 1983. The current owners are seeking an amendment to the existing F-2 to allow for the public boarding of horses (up to 140) as well as related activities, such as summer riding camps, a feed and tack store, competitive events, therapy activities for Veteran's struggling with PTSD issues and a small sawmill for maintenance of on-site infrastructure.

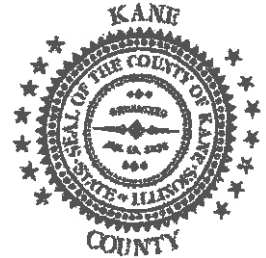
Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. When the existing F-2 was approved the bull breeding was a unique addition to the agricultural community in Kane County. The large, concrete arena and boarding facilities, large covered racetrack and covered corridor to the racetrack were one-of-a-kind structures in the County.

Staff recommended Finding of Facts:

1. The proposed amendment will change the permitted use from one agricultural special use to another.
2. The proposed new special use will utilize and reinvest in the substantial infrastructure already present on the site.
3. The proposed special use will contribute to the overall equestrian community and increase opportunities for residents and veterans to train and recreate with horses.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Findings of Fact Sheet – Special Use



J L C
Special Use Request

7-19-16
Date

- The Kane County Zoning Board is required to make findings of fact when considering a special use.
- Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board will not recommend a special use unless the following items are addressed:

6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

There's no stakes on property, we keep up with all fire safety, safety is number one
PROMISE EA CTR IS CURRENTLY BEING USED FOR HORSES
BY PROMISE ASKING FOR ZONING, IT WILL ENHANCE THEIR
ABILITY TO FINACE, HOST + ASSIST VETERANS IN THE
HOPK + PROMISE PROGRAM.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

THIS SPECIAL USE PERMIT WOULD NOT BRING ANYTHING
NEW TO THE AREA THAT DOES NOT ALREADY EXIST.
RATHER IT WOULD CREATE A MORE CONTROLLED
+ MONITORED ENVIRONMENT

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

PROMISE EA CTR IS HORSE BARN WITH PASTURES,
TRACK FOR TRAINING (COVERED + SIDED). ANY
CHANGES THAT HAVE BEEN DONE ARE MINOR +
ADDED TO THE BEAUTY OF THE PROPERTY
WHICH IS VERY PEACEFUL + INVITING.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain:

ADEQUATE UTILITY, ACCESS ROADS, DRAINAGE AND/OR
OTHER NECESSARY FACILITIES HAVE BEEN PROVIDED.

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

THE INGRESS + EGRESS HAS NOT BEEN A PROBLEM
WITH EXISTING EVENTS + HORSE BOARDING. WE
BELIEVE IT WILL NOT INCREASE EXCEPT FOR SPECIAL EVENT.
ANYTHING DONE WILL BE TEMPORARY

11. Will the special use conform to the regulations of the district in which it is located? Please explain: YES

EQUINE ACTIVITIES + VETERAN ACTIVITIES
THE MORE SERVICES WE CAN OFFER TO VETERANS +
EQUINE ACTIVITIES, IT WILL BE MORE APPEALING
+ VALUABLE IT WILL BE TO THE COMMUNITY

Promise Equestrian Center

F2 Zoning - Special Use

I Special Use we are looking for is public boarding and self boarding which includes the following:

1. Pony riding track, summer camps and rallies.
2. Horse training events, shows and clinics
3. Mini events
4. Sawmill
5. Feed and Tack store/horse/cattle related items
6. We have many Race and Polo teams that trailer their horses in to rent/train on our track and field because of covered track
7. Calf roping, barrel-racing and Team Penning.

II Hope and Promise 5013C non-for-profit is the benefactor at Promise Equestrian Center offices. Hope and Promise own 2 horses that are boarded there for use of Veteran 5 day program and special needs programs.

III. Existing special use under F2 Zoning has livestock sales facility including auctions. We would like to add equipment, general merchandise and related items.

IV. Food/Beverage provided by Kane County licensed food/beverage vendor

Farm is 110 acres of pasture and buildings on a 365 total acre farm

Hours of operation 8am to 10pm summer, 9am to 8pm winter

There is existing light poles in front of building and down driveway

Track is used all year because of structure and roof

Main stable building has men's and women's bathrooms, a small kitchen, central meeting area, as well as a great room and classroom which will be used for our veteran programs, clinics and social events

Each wing has a designated spot outside each of them for the manure to be stored. Once it is full, it gets hauled off site or spread on our fields.

The existing F2 zoning consists of 23 acres


Foot Funding A Foot Funding

1. Adjacent Properties are farming horse farm, Tree Farming & Landscaping (West of N.C. Fairgrounds Property).
2. F and F 2
3. Property is Fanned and used as a Existing Horse Stable, Race Track, Polo Field Equipment Storage, Grain & Hay Storage Existing Fencing is being replaced as needed so sawmill is needed for Post & Railing on the Fences and stable replacements Planing.
4. Ag and Horse Stable & Track & Polo Field
5. Fits into 2040 land use of N.C.
6. Because this Property has been ^{zoned F 2} either Cattle or Horse operation since 1982-83 beside being farmed
7. As Explained in #6 it has been there for 34 yrs
8. Surrounding Property is & will ~~also stay~~ stay Ag or existing zoned F-2
9. With Old & Structures of Improvements are Already in place.

D Explanation of the existing operation

1. PEC portion of 365 AC ^{Farms} is 110 AC

2. Hours of operation of horse stable 8 AM to 10 PM Sun
9 AM to 8 PM winter. Farming is leased
these hours -

11  ~~3~~ Main Stable ~~East wing~~ **Fast Farming**
Fast Farming

12 ~~06~~ ^{which contain Main Bld + Hay Storage Bld}
in Verget TWP.

13 ~~08~~ There is existing lighting ^{on} Bldg and ^{on} driveway

14 ~~09~~ With the existing F2 SU zoning granted in May 1983
the Parking, entrance road + road Requirements
were taken into consideration when F2 SU was
granted.

West Farming
Nothing is needed.

10 With the Existing F 2. SU granted in May 1983
Parking, drainage, + road improvement were
already taken into consideration.

B) Propose changes to Existing F 2 - S U.

I Extension of Existing F 2 S U item A + aa
to Read as Follows:

1. Stable, public + Self Board as define here in
up to 140 horse.
2. Pony Riding Track. (Item ii) Summer Day Camp,
related events (Item iii) up to 200 People.
3. Horse + livestock training events, shows + clinics
up to 500 ⁸⁰⁰ people besides boarders and trainees
4. Sawmill production for Ag. use (Item y)
5. Feed and Tack store for horse and livestock related
items.
6. Roping + Polo teams that trailer horses +
livestock to + from the property to Rent / train / ride
in + on PEC Track, fields, and Bld. (Item t)
7. Calf roping, barrel racing + Team penning - Team

II Extension of Existing F 2 S U. item F to read
as follows:

1. Adding longjump Anklein + Soller
(over)

III Existing F254. Item K to Remain as Granted
in original F254 U zoning. May 1983.

IV "Hopes & Promise" 50103 now for Profit benefit from
being located at PEC office and being
able to board & Train ^{through} for use in H+P Veterans
5 day ^{Program} and 1 day. Provide therapy programs
for ~~the~~ ^{the} special needs ~~of~~ ^{of} adults
~~children, wife, and other special needs~~
~~children & adults~~
5 Artistic and other special needs groups
for ~~adults~~ children & adults

Zoning and Use Info

P 1 2040 P or

2 Current Zoning - F2

3 Current use - F2

4 Propose zoning change explain on previous Page

5 F2 - explain Existing ^{F2 zoning} ~~info~~ on previous Pages

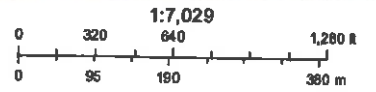
6 No construction will be need if amendment
is approved

- D** Explorations of Farming
- Event Stable Operation & Farming
- 1 Polo Horse come in April leave in Oct & horse stay all year long
 - 2 Race horse come & go all year long
 - 3 General Boarder & self Boarder age year around
 - 4 ~~jumping, polo~~ Polo Racing: $\frac{1}{4}$ mile track ~~to~~ straight away and the $\frac{7}{8}$ mile Oval track are use for Training & Amateurs Events
 - 5 Polo team use inside of Track, which is bigger than on offered size Polo Field also Race Oval & straight away for Training.
 - 6 Jumping - use Pasture for Training
 - 7 Winter Jumper use inside Area ^{for Training}
 - 8 Polo & Race use lower Track year around ^{for Training}
 - 9 Hay is baled in & out of Property stored in ~~the~~ Dawson site
 - 10 Each Wing has designated area outside each wing for manure storage. Once it full it is either hauled off site or spread on balance of 215 acres.
 - 11 As of operation of lower Stable in 80's ~~is~~ ^{is} beyond that house
 - 12 PEC portion of 235 ac Farm is 110 ac

Map Title



August 3, 2016



These layers do not represent a survey. No Accuracy is assumed for the data displayed herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technology
Kane County Illinois

SCALE 1"=50'

PEREC ORIGINAL CENTER

FOUND IRON PIPE CORNER OF BRICK

PARCEL 2
DOC. #20110044787

FENCE CORNER

PARCEL 3

PARCEL 1

GROSS AREA=822,228 ACRES
NET AREA=316,738 ACRES

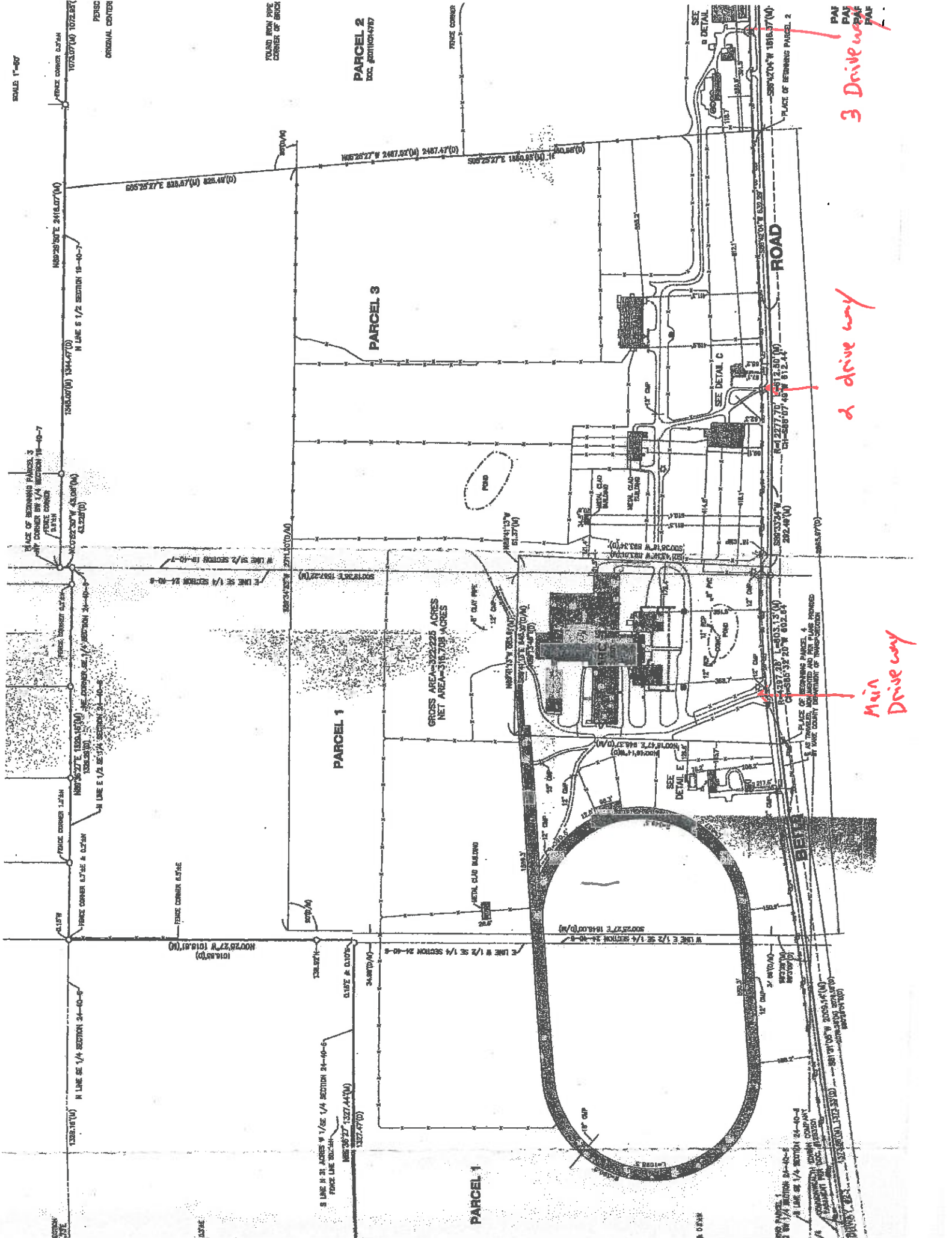
PARCEL 1

ROAD

PAF
PAF
PAF
PAF
3 Drive way

d drive way

Main Drive way



PLACE OF BEGINNING PARCEL 2

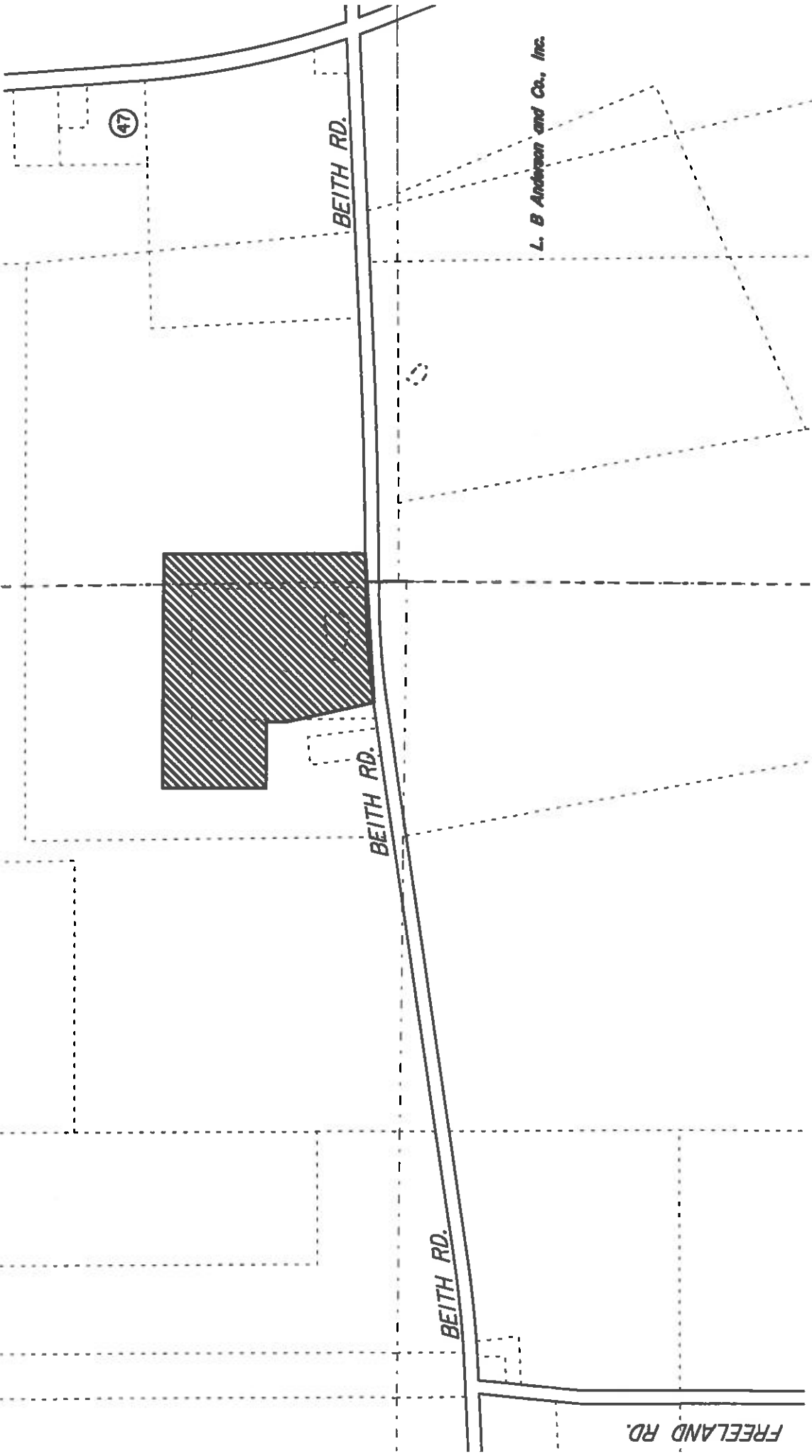
PLACE OF BEGINNING PARCEL 3

PLACE OF BEGINNING PARCEL 4

PLACE OF BEGINNING PARCEL 5

PLACE OF BEGINNING PARCEL 6

PLACE OF BEGINNING PARCEL 7



BEITH RD.

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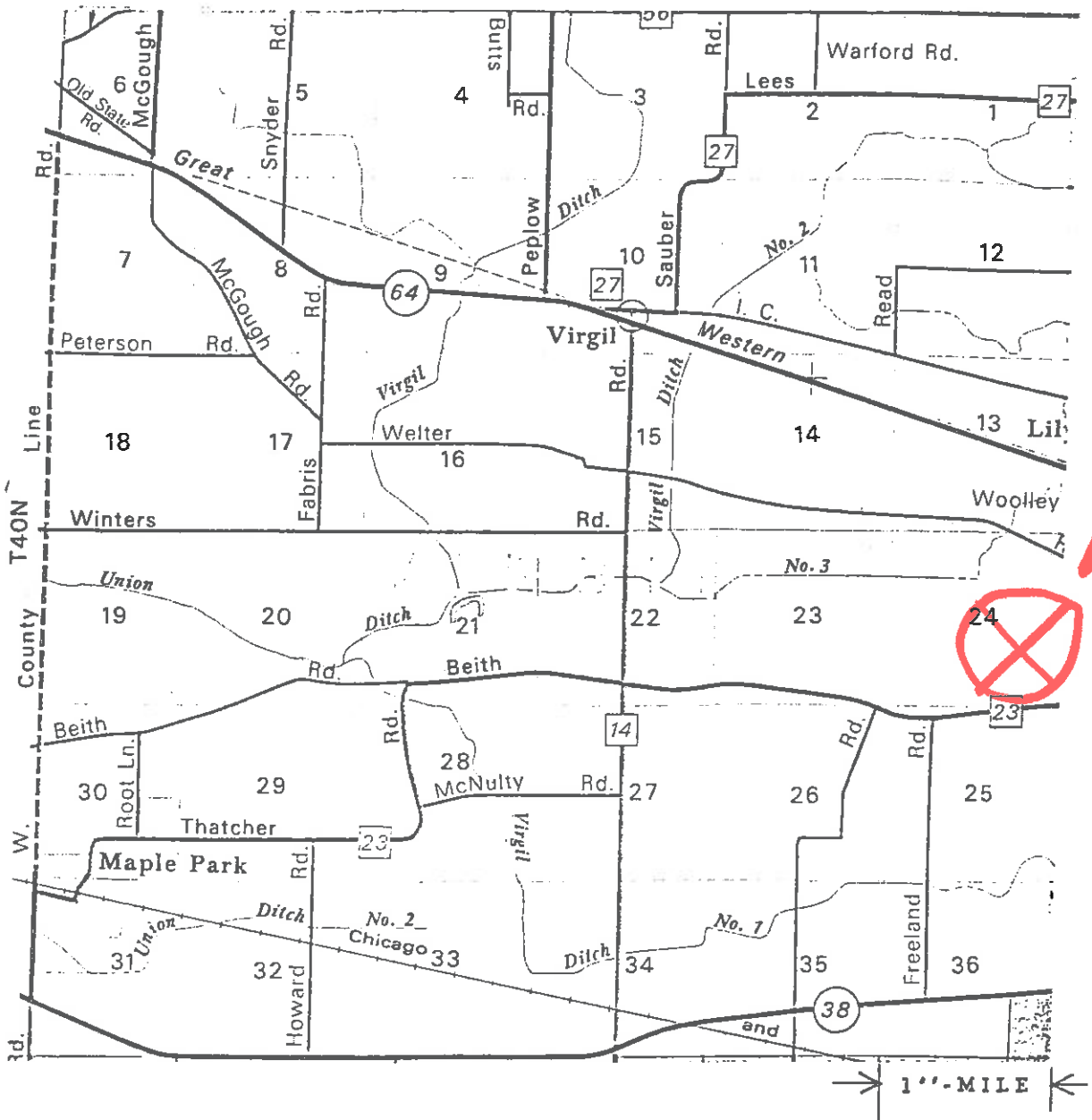
FREELAND RD.

47

L. B. Anderson and Co., Inc.

VIRGIL twp.
T.40N - R.6E

map 7



Berkhout, Keith

From: Erin E. Willrett <ewillrett@elburn.il.us>
Sent: Tuesday, August 16, 2016 10:45 AM
To: Berkhout, Keith
Subject: Rezoning Request - 45W050 Beith Road, Maple Park

Last evening, the Committee of the Whole discussed the Rezoning request for parcel numbers 7-24-400-008 and 7-24-400-007 regarding an amendment to the existing F-2 zoning to allow PUBLIC horse boarding and horse related activities and they had no comments or objections.

I will forward you the minutes from the meeting once they are approved.

If you have any other questions, please let me know.

Thank you.

Erin

Erin Willrett

Village Administrator

Village of Elburn

301 E. North Street

Elburn, Illinois 60119

Ph. 630-365-5062

Fax 630-365-5063

www.elburn.il.us

Berkhout, Keith

From: McGraw, Keith
Sent: Friday, August 05, 2016 9:52 AM
To: Berkhout, Keith
Cc: Nika, Kurt; Benda, Lydia
Subject: request for rezoning and special use - Promise Equestrian 07-24-400-008
Attachments: request for rezoning and special use.pdf

Keith,

In response to the attached request for rezoning and special use for Promise Equestrian located on Beith Road, KDOT has the following stipulation:

- The landowner shall dedicate a 60' half right of way for any parcel with frontage on Beith Road that the Special Use covers.

As always, if you have any questions or comments, don't hesitate to ask!

Keith McGraw

Kane County - Division of Transportation

Permitting Section
41W011 Burlington Road
St. Charles IL 60175

t (630) 584-1171
f (630) 584-5239