

Addendum A

PROJECT NARRATIVE Applicant Seeking Special Use Permit

Special Use Permit Sought

Applicant seeks a special use permit pursuant to Section 25-4-8 to allow the boarding of more than ten (10) [non-owner-owned] horses for remuneration on the subject property, which is comprised of 62.67 acres and is commonly known as 8N852 Burlington, Hampshire, IL 60140, having Tax ID Numbers 05-31-200-018 and 05-31-100-004.

Current Zoning

F-District (Unincorporated), which permits the public boarding of not more than ten (10) non-owner-owned horses for remuneration. See Chapter 25, Article VIII, Section 25-8-1-1-L and Article VIII, Section 25-8-1-2-AA.

Current Use and Improvements

Applicant operates a public boarding stable for remuneration on the subject property. Applicant also grows hay on roughly forty (40) acres of the subject property. There are also roughly fifteen (15) acres of fenced pasture for horses. In addition to the boarding of horses, there is a full-time horseback-riding instructor and one part-time instructor. Lessons are provided one-on-one, except for occasional group lessons, which typically total four students.

Previous owners improved the subject property by constructing a barn containing fifty-five (55) stalls for horses. The Army Corps of Engineers designed a storm water management basin and drain tiles constructed on the subject property. There are “caretaker’s quarters” on the second floor of the barn building, but no one resides in the quarters. The principals of the Applicant entity will continue to reside in their home in St. Charles. There is also a roughly 2,700 square foot stand-alone barn used for equipment storage on the South side of the main barn.

Parking is located in front of the main barn upon a graded area of gravel just off of the circle drive, which is accessed from Burlington Road by a roughly 1,000-foot gravel drive. The parking area contains roughly 18 unmarked gravel parking spots.

Intended Use

The intended use will not materially change from the current use. Applicant intends to continue to operate a public boarding stable for more than ten (10) horses at and upon the subject property, with the occasional provision of riding lessons, all for remuneration. Applicant seeks a special use permit to bring the current use into compliance.

Applicant does not intend to construct any additional improvements on the subject property.

Other Considerations

No animals are or will be housed within 100 feet of any residence (28-8-2-2-A).

The intended use will not materially impact traffic to, from and on Burlington Road.

The parcels that abut the Property to the NW, West and South are also Zoned F. The parcel immediately to the Northeast and East (across Burlington Road) is incorporated Campton Hills.

