



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2014-4320 **Date** 08/21/2014

GENERAL INFORMATION

APPLICANT: JEFF MUELLNER

2 HANKES ROAD SUITE B
AURORA 60506

PURPOSE: REQUEST FOR A PUBLIC HORSE STABLE FOR UP TO 29 HORSES

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: SPECIAL USE; FOR A PUBLIC HORSE STABLE FOR UP TO 29 HORSES

SIZE: 5.00 ACRES

LOCATION: ON THE EAST OF DEERPATH ROAD, APPROX. 1 MILE SOUTH OF MAIN STREET ROAD, SECTION 29, BATAVIA TOWNSHIP (12-29-100-021) (2S315 DEERPATH ROAD)

SURROUNDING ZONING		USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	RESIDENTIAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING;	AGRICULTURAL; RESIDENTIAL;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGEMENT

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PARCEL

APPLICABLE LAND USE REGULATION: ARTICLE XIII, SECTION 8.1-2 (AA) OF THE KANE COUNTY ZONING ORDINANCE

August 20, 2014

Henry Rozycki
Special Use for a public horse stable for up to 29 horses

Special Information: The petitioner is requesting a Special Use for a public horse stable for up to 29 horses. A new 200'x116' barn and indoor riding arena will be constructed on the easternmost section of the property. A new 120' x 170' outdoor riding arena will be constructed between the barn and the existing home. No other equestrian activities will occur anywhere else on the property. The focus of this facility will be for hunter/jumper riding and showing.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as a Resource Management Area. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

Recommendation: The Kane County Technical Staff recommends approval of the Special Use request with the following stipulation:

1. Prior to boarding 25 or more horses, the petitioner will comply with all requirements under Illinois' Livestock Facilities Management Act.

Findings of Fact:

Attachments: Location Map
Township Map

GREYSTONE RIDING ACADEMY

Greystone Academy will be providing services focused on training of horses and competitors interested in hunter/jumper riding and showing. Riders in training at the school will be taught correct overall safety, ground handling skills, and riding skills that are pertinent to a horseshow environment. Horses in training at the school will be worked in a manner consistent with show horses. Greystone will be a school environment concentrating on developing riders and horses that plan on training and showing in the hunter/jumper show circuits throughout the country. While looking forward to showing competitively and developing nationwide partnerships; Greystone will be an active member of the Kane County agricultural community and a partner of the horse and farm businesses.

RIDERS at GREYSTONE:

- Will commit to a set training schedule per month
- Will not ride without an authorized instructor
- Will be training only in the hunter/jumper discipline
- Will abide by all rules and hours set by facility
- Will not be trail riding or riding off-site other than to travel to show venues

HORSES at GREYSTONE

- Will be handled daily in a consistent program
- Will be horses trained, and/or in training to show in the hunter/jumper circuits
- Will not be horses; retired, used for trail riding, with health issues or special needs, on lay-up or healing from injury, or otherwise unable to participate in a full-time training and showing program.

HAY & FEED

- Will be provided by Trellis Feed of St. Charles and Fabrizio Farm of Maple Park
- Will be delivered within standard business hours Mon-Fri

VET SERVICES

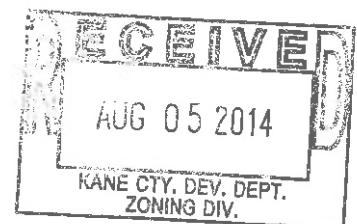
- Will be provided by IL Equine Field Service located at 319 S. Main St. Elburn IL, 60119 with Dr. Jim Siegrist & Dr. John Wiseman

MANURE

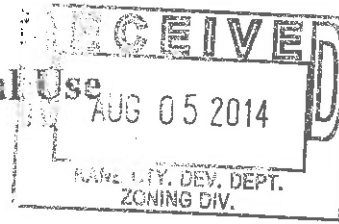
- Will be disposed of as necessary by dumpster

Riders at the facility will be those interested in pursuing a higher level of competitive training with a focus on a school environment. As a former college athlete for Miami University; Oxford, OH, I feel that providing athletes in the area with a facility specifically geared for serious competitors and those wishing to pursue a degree or scholarship based on equine sports and management will be a great opportunity to improve the use of the land and prepare area riders for a space to cater to their individual career goals.

Thank You,
Laurie R. Muellner



Findings of Fact Sheet – Special Use



Jeff & Michelle Muellner
Special Use Request

7/18/14
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.

The barn's and outdoor riding arena will be built in compliance with Kane Cty Health Dept., and the Kane Cty storm water management ordinance, Kane Cty building code, and Batavia's Fire Marshall request for a monitored fire alarm.

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

The improvements will be in keeping with the farm to the north, and the commercial space to the east. The property to the south appears to be a driveway easement (approx. 100') to the commercial property to the east. Beyond the driveway to the south is a residence that includes a small barn and fencing. The surrounding area has many individual horse properties.

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

The surrounding area has many similar horse properties. The proposed riding academy will be viewed as advantageous for the surrounding area.

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

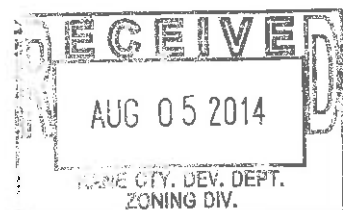
See attached concept and site plan. As discussed in 6. above, all local codes and ordinances will be followed.

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

The existing property has a circle drive (large) and the proposed plan allows for parking behind the existing home. We don't expect on average more than 10 cars per day. We have ordered a traffic study as requested by Jerry Dickson at Kane County Division of Transportation.

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

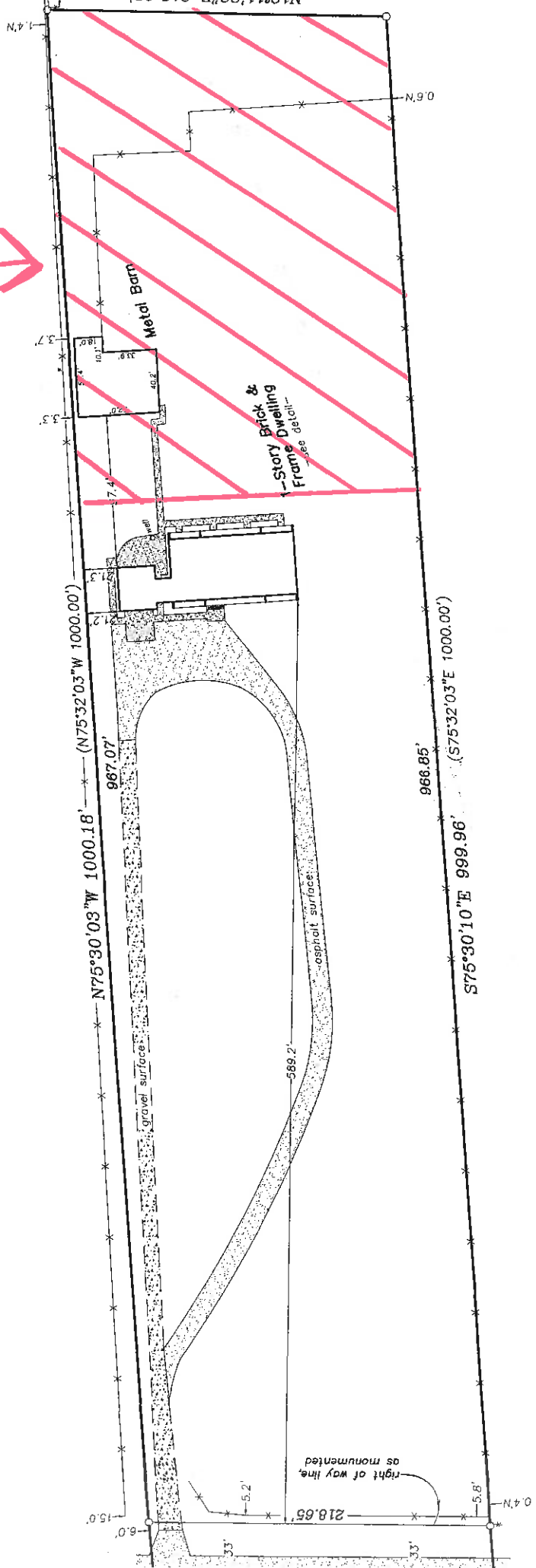
Yes. The current zoning is F-District Farm and will not need to change. The existing zoning allows for horses.



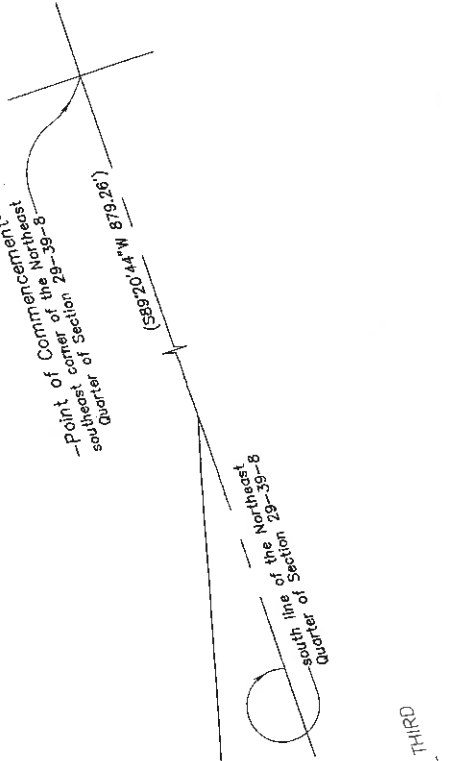
OF SURV.

AREA OF SPECIAL USE

1.97 48.1 0.74 x 0.40



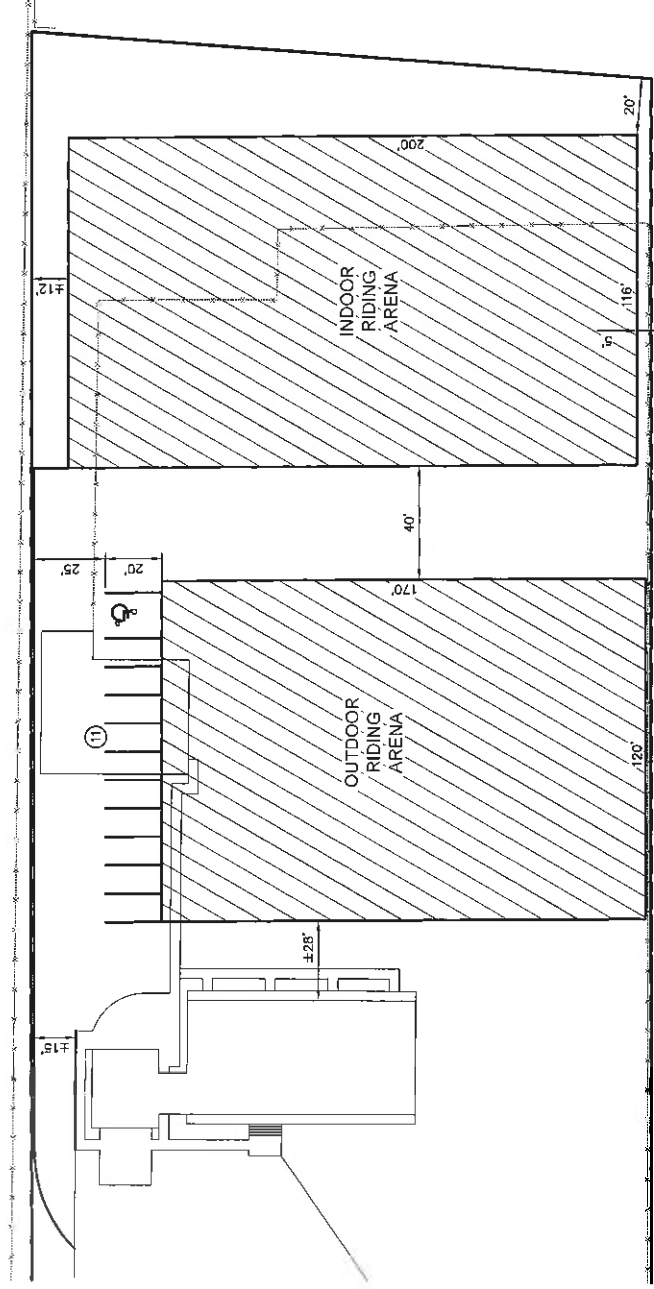
STATE OF ILLINOIS)) SS
 COUNTY OF KENDALL)
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 184.006522
 WE, CORPORATE TO THE CURRENT ILLI
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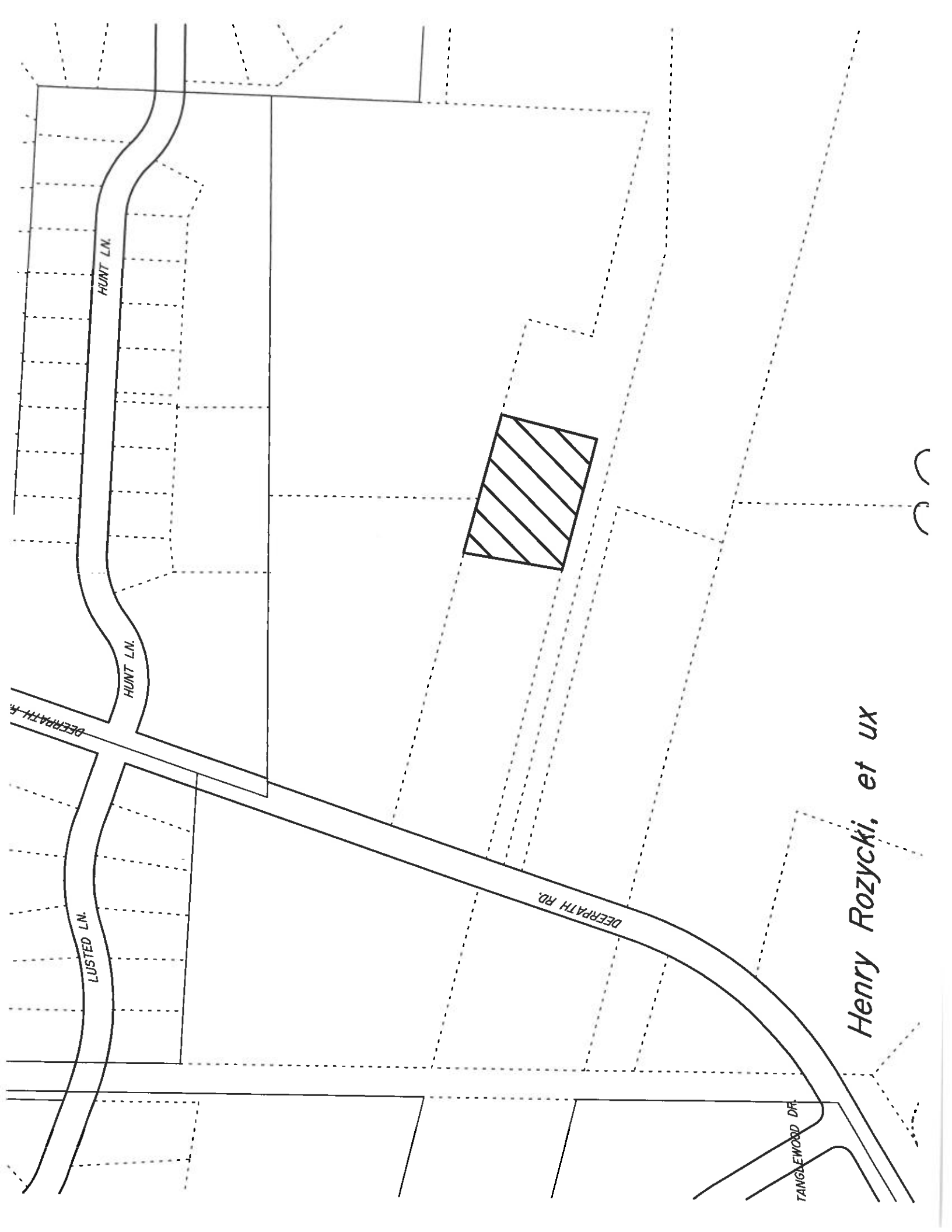


SCALE: 1" = 30'



RECEIVED
 AUG 05 2014
 KANE CO. DEV. DEPT.
 ZONING DIV.

DATE	BY	REVISION	DATE	BY	REVISION
			DATE	BY	REVISION
CONCEPT PLAN					
2535 DEERPATH ROAD KANE COUNTY, ILLINOIS					
MUELLNER CONSTRUCTION 2 HAWKES ROAD, UNIT B AURORA, ILLINOIS 60508					
ENGINEERS SURVEYORS					
INTECH CONSULTANTS, INC. 1000 UNIVERSITY LANE, SUITE D LITTLE ROCK, AR 72202					
SCALE	SHEET	OF	DATE	PROJECT NO.	PROJECT NO.
1" = 30'	1	1	7-17-14	2014-008	2014-008
DATE	BY	REVISION	DATE	BY	REVISION



HUNT LN.

HUNT LN.

LUSTED LN.

DEERPATH RD.

TANGLEWOOD DR.

Henry Rozycki, et ux

