Zoning Request Report
County of Kane

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

PETITION NUMBER  2016-4393  Date  09/01/2016

GENERAL INFORMATION

APPLICANT: PROMISE EQUESTRIAN CENTER
GARY KEMPIAK
45W050 BEITH ROAD
MAPLE PARK

PURPOSE: AMEND THE EXISTING F-2 (APPROXIMATELY 22 ACRES) TO ALLOW FOR PUBLIC HORSE BOARDING AND HORSE RELATED ACTIVITIES

EXISTING ZONING: F-1 - RURAL RESIDENTIAL; F-2 - AGRICULTURAL RELATED SALES, SERVICE, PROCESSING, RESEARCH, WAREHOUSE AND MARKETING; SPECIAL USE;

REQUESTED ACTION: AMEND THE EXISTING F-2 TO ALLOW PUBLIC HORSE BOARDING AND HORSE RELATED ACTIVITIES

SIZE: SQUARE FEET

LOCATION: NORTH SIDE OF BEITH ROAD, APPROXIMATELY 1/4 MILE WEST OF ROUTE 47, 45W050 BEITH ROAD, SECTION 24, VIRGIL TOWNSHIP (07-24-400-007 & 07-24-400-008)

SURROUNDING ZONING
NORTH F - FARMING;
SOUTH F-1 - RURAL RESIDENTIAL; F-2 - AGRICULTURAL RELATED SALES, SERVICE,
EAST F - FARMING;
WEST F - FARMING;

EXISTING LAND USE: AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: PROPERTY WAS REZONED FROM LI-LIGHT INDUSTRY TO F-2 FOR A BULL BREEDING OPERATION IN 1983

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.3 OF THE KANE COUNTY ZONING ORDINANCE
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 – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

[Signature]
Name of Development/Applicant

2-19-16
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

110 ACRES OF PUBLIC HORSE OPERATIONS
13 ACRES HAS EXISTING: E.2 PRIVATE STABLES

2. What are the zoning classifications of properties in the general area of the property in question?

BALANCE IS AG, HOUSING, HORSE BOARDING, TREE FARM WITHIN A MILE

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

EXISTING BARN & RACE TRACK

4. What is the trend of development, if any, in the general area of the property in question?

MOSTLY AGRICULTURE & HORSE BOARDING PUBLIC & PRIVATE

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

110 IS BEING USED FOR HORSE & CATTLE OPERATIONS
BALANCE IS ROW CROPS
Findings of Fact Sheet – Special Use

Special Use Request: 7-19-16

- 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 IS NO SHACK ON PROPERTY, WE KEEP UP WITH ALL FIRE SAFETY, SAFETY IS NUMBER ONE.
   PROMISE & CTR IS CURRENTLY BEING USED FOR HORSES.
   BY PROMISE ASKING FOR ZONING, IT WILL ENHANCE THEIR ABILITY TO FINANCE, HOST & ASSIST VETERANS IN THE HOPE & 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 & CTR IS HORSE BARN, WITH PASTURES, TRACK FOR TRAINING, CAGES REWIRED, 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
Fact Finding at 

1. Adjacent properties are farming, horse farms, tree 
   farming, and landscaping, west of NC Fargusand Property.

2. F and F 2

3. Property is farmland and used as a 
   pasting 
   Horse Stable, Pasture, Polo Field, 
   Equipment Storage, Grain 
   for 
   Storage. Existing Fencing is being replaced as needed. 
   Any wall is needed for foot and railing with 
   fences and stable improvements, planning.

4. Ag and Horse Stable, Pasture, Polo Field.

5. Fits into 2040 land use of NC 

6. Because this property has been cattle and horse operation since 1982-83.
   Livestock being farmed.

7. As explained in 6, it has been these for 38 yrs.

8. Surrounding properties is it will affect 
   any or existing fenced F-2.

9. Will supplemental improvements 
   already in place.
Explanation of the existing operation

1. PEC portion of 36.5 ac to 110 ac

2. Hours of operation of these stables 8am to 8pm. Some work is done early in the morning.

3. Main Stable

4. Fact Finding

5. Fact Finding

6. Fact Finding

7. Which contain Main Rd, Hwy, Drainage Ditch, Vargel TWP.

8. There is existing lighting at Bills and D rowspan.

9. While the existing F2 SU zoning granted in May 1983, the PDEA, entrance road, and road alignment were taken into consideration when F2SU was granted.
Nothing is needed.

10. With the Existing F 2 SU granted in May 1973, parking, drainage, road improvement was already taken into consideration.

B. Prepare changes to Existing F 2 SU.

1. Extension of Existing F 2 SU item A to read as follows:
   1. Stable, public & self-board as defined herein up to 140 hours.
   2. Pony Riding Track (Item 11) Seminar, Day Camp, related events (item il), up to 200 people.
   3. Horse/Livestock Training Event, show & clinics up to 566 people (event, classes, workshops).
   4. Sawmill production feed Ag. use (item 12).
   5. Feed and Tack store for horses and livestock related items.
   6. Roping & Pola team that trains livestock, livestock training from the report to Rent, Train, ride in ten PEC Tracks, fields, and BLD.
   7. Calf roping, barrel racing & Team penning.

II. Extension of Existing F 2 SU item F to read as follows:
   1. Adding long-worm audit & sales...
III Existing F-2 may be remodelled for use as

IV Here is a summary of the changes in the
P.E.C. office and being able to board the train for major
H.T. Veterans 5 day program. Specified is the
Artistic and other special need groups
for the children and adults.

P. 2040 Plans
2. Current User: F-2
3. Proposed Zoning Change as shown on previous Page
4. F-2 - explain Existing Zoning
5. No construction will be needed if amendment
   is approved
Exploration of Farming

1. Pole horse come & go all day & long
2. Pole horse come + go all ye.
3. General Board + self Board
4. Peg you around

Racing Quile + mile
and the 1/4 mile Oval Track
are use for Trent & Quint
also there are miles of track
which in bigger mile or offered
age Pole field also have deal
at glade away for farming

6. Oregon + pacific + farm

7. Write farmer very inside Area

8. Pole Horse very long track year around

9. On is rode + out of Pig

10. Each Wing for designated area outside and employ

11. Income storage Desert full time the head

off site or spread or balance of 25% of

12. PRC portion of 75% Farm is 110%
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
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Elburn, Illinois 60119
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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

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