

4498

Received Date

KANE COUNTY DEVELOPMENT DEPARTMENT
Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492 Fax: (630) 232-3411

ZONING MAP AMENDMENT APPLICATION

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 07-24-200-006, 07-24-200-007 and 08-19-100-008
	Street Address (or common location if no address is assigned): 45W015 and 45W017 Welter Road, Maple Park, IL 60151

2. Applicant Information:	Name Development Properties, Inc. John A. Thornhill, President	Phone 630-584-3303
	Address 44 White Oak Circle, St. Charles, IL 60174-4165	Fax 630-584-3303
		Email JATLDC@sbcglobal.net

3. Owner of record information:	Name Equestrian Events, LLC, 45W015 Welter Road Maple Park, Illinois 60151	Phone 630-543-3644
	Address 45W015 & 45W017 Welter Road, Maple Park, IL 60151	Fax
		Email brian@leesoven.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property:

Agriculture

Current zoning of the property:

F District-Farming

Current use of the property:

Pasture-Stable

Proposed special use of the property:

The Special Use will allow the expansion of the existing use as a public stable on the subject property to include, specialized training of riders and horses, clinics and competitions in horsemanship, occasional public shows and displays, and sale of alcoholic beverages to patrons of equestrian-related activities, as well as the development and operation of a wedding and social events venue for activities that may be conducted throughout the year, all as described in the attached stipulation.

If the proposed Special Use/Map Amendment is approved, what improvements or construction is planned?

Pedestrian path ways, vehicular parking on existing pasture land, and installation of deck or podium to accommodate wedding or other social events including designation of attendee seating, portable tent, and placement of portable rest rooms, all as shown on the Site Development Plan.

Attachment Checklist

- Plat and Site Development Plan drawn to scale to demonstrate property can meet requirements of proposed zoning district (depicting buildings, required parking, setbacks, etc.) prepared by an Illinois Professional Land Surveyor = **Exhibit C**
- Legal description = **Exhibit A.**
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: Kane-Dupage Soil and Water Conservation District, 2315 Dean Street, Suite 100, St. Charles, IL 60175.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted ~~contact: The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000 ; See KC GIS Aerial Photo =~~ **Exhibit B.**
- Trust or LLC Manager Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

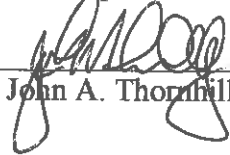
We certify that this application and the documents submitted with it are true and correct to the best of our knowledge and belief.

Equestrian Events, LLC, 45W015 Welter Road, Maple Park, Illinois 60151

By:  1/24/19
Brian Anderson, Manager Date

Applicant/Authorized Agent:

Development Properties, Inc.

By:  1/24/19
John A. Thornhill, President Date

Findings of Fact Sheet – Special Use

Equestrian Events Special Use
Special Use Request

January 24, 2019
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:*

1. 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 Special Use being considered represents an expansion of the existing use as a public stable on the subject property (depicted on Exhibit "C") to include, specialized training of riders and horses, clinics and competitions in horsemanship, occasional public shows and displays, and sale of alcoholic beverages to patrons of equestrian-related activities, as well as the development and operation of a wedding and social events venue for activities that may be conducted throughout the year. The expanded use will take place almost entirely within existing facilities. The extension of pedestrian path ways to reach vehicular parking on existing pasture land, and installation of a deck or podium to accommodate wedding or other social events are not inconsistent with existing infrastructure. Storm water management has been achieved by extension and modification of drainage swales and detention areas constructed onsite by the petitioner. The wedding/social event portion of the proposed use will occur about 800 feet away from the nearest neighbor's residence. The frequency and hours of operation, head count of personnel and anticipated guests is noted in the attached stipulation. The subject property is positioned between two other equine stables which attests to the compatibility of the proposed use and should have no detrimental effect on surrounding properties.

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

The proposed use will take place within close proximity of other equine-friendly facilities operated by adjoining property owners and will not prevent anyone in the vicinity of the subject property from the full enjoyment and use of their property. Such proposed activities will have no deleterious effect on surrounding properties.

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

The presence of the proposed use is not related to the development of any adjoining properties. Surrounding properties will remain completely free to develop pursuant to prevailing land use regulations.

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

Yes; all required infrastructure has been or will be provided on property owned by the petitioner to accommodate the proposed use.

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

Yes, existing driveway can easily accommodate any additional traffic.

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

Yes. The viability of activities proposed with the Special Use depends on the underlying F District-Farming classification.

March 25, 2019

Equestrian Events, LLC

Amendment to an existing Special Use to allow for alcohol sales and social events

Special Information: The property had a Special Use for a public stable approved in 2006. To meet customer demand the petition is requesting several adjustments to the existing Special Use. Among these would be new parking spaces on the northern portion of the property, a designated outdoor area for alcohol sales and consumption, temporary large tent site and social event pavilion for outdoor events as well as a designated area in the middle of the existing barn complex for sale and consumption of alcohol.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The gross density should not generally exceed an average of one dwelling unit per four acres of land. The zoning of the subject parcel and others in the vicinity is F – Farming with a several other large public and private equestrian facilities to the east and south. There are two residential homes to the northwest and one to the east.

Staff recommended Findings of Fact:

1. The Special Use amendment will increase parking and allow for additional social events with sale and consumption of alcohol.
2. The location, hours and size of events are defined in the petition and are part of the special use, if approved.

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

Stipulation

Equestrian Events

Equestrian Events LLC is the successor to Brezgin LLC, the petitioner in Petition 2006-4100. Since the approval of the petition by the County Board in 2006 to operate a public stable, various changes to the business model have occurred which necessitate the request for certain amendments.

Equestrian Events is a premier riding and training facility situated on 32 acres. Our clients have come to us from all over the country, not only for the quality of care we provide, but for excellent training opportunities. Because of this focus on and demand for training, we believe that having the ability to host clinics and competitions would help meet the needs of our clientele. Additionally, we have tirelessly worked to put improvements into the facility, assuring that the facility is safe and aesthetically pleasing to all who come to our barn. Our facility can easily accommodate hosting events, of which there is also a demand, yet our current zoning restrictions prevent us from being able to expand our services in that way.

With the ability to host these different events, we would need to increase the parking allowance, for both permanent and temporary parking. Our property can accommodate this increase, and the current trailer allowance is disproportionate to the number of horses allowed on our property. We believe that 16 horse trailers will more appropriately accommodate our boarding clients. With the clinics and competitions, we would have a temporary increase in horses and trailers, both of which we have room to accommodate.

The proposed events can be classified in two broad categories: equestrian and private events. The events would be hosted either indoors or outdoors, dependent on the type and scope of the event.

The equestrian events would include clinics, shows, and theater.

Clinics are small in scope with, on average, 20 participants. We would sponsor a clinician at the farm and they would provide instruction in riding and/or horsemanship.

Horse shows are competitive events with the participants riding a sequence of rides and judged on their performance. Given the limited number of arenas these

shows would attract 10-15 participants and their horses for 1 - 2 days.

With the potential for the expansion of above services on the property, the following amendments to the existing Special Use are requested:

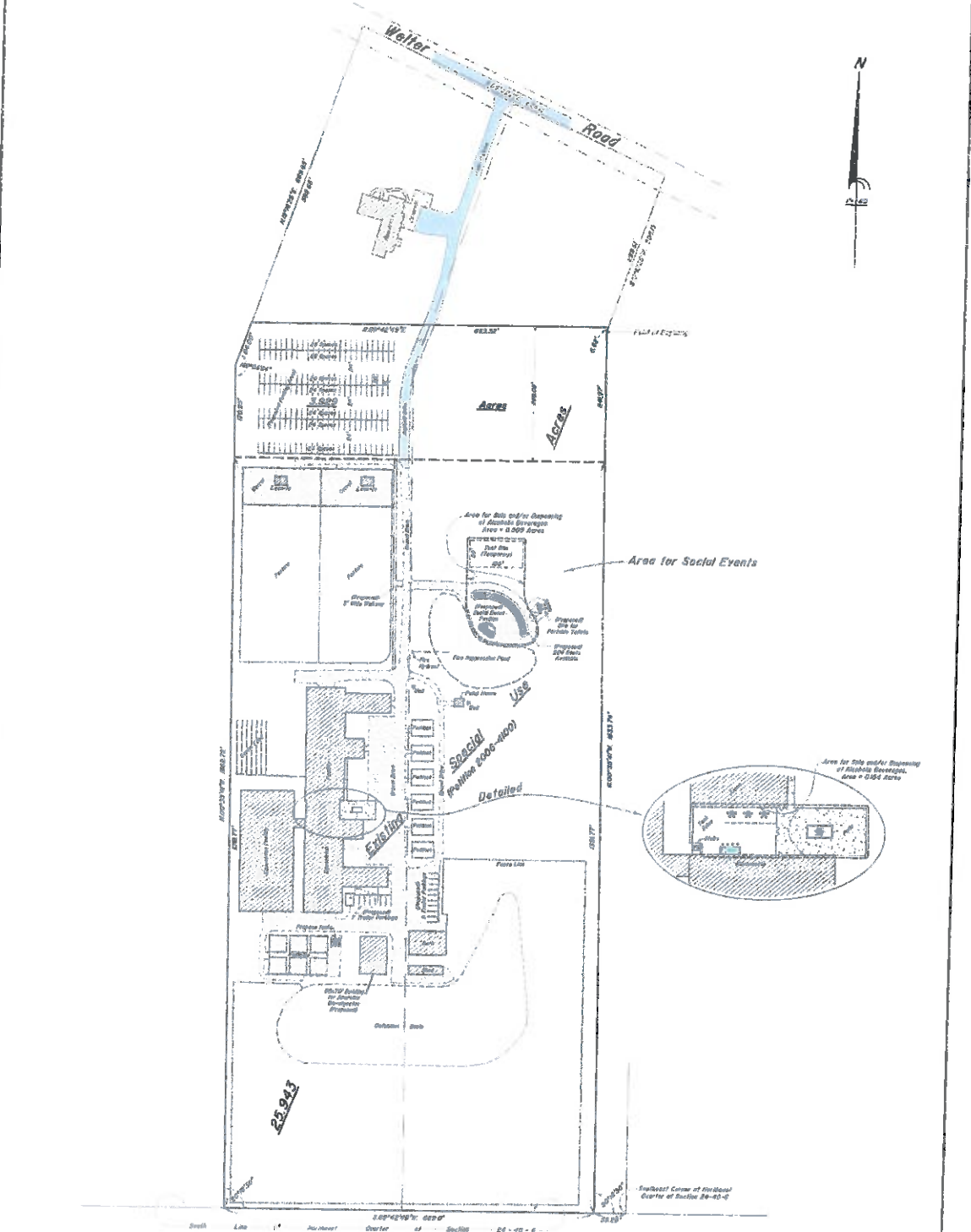
- To allow for up to 20 annual public shows and/or private social events, to be held from Thursday through Sunday.
- Increase the number of horses allowed from 65 to 80.
- Increase the permanent parking spaces for horse trailers allowed from 6 to 16.
- Increase the temporary parking for the public shows and/or private social events as depicted on the Site Development Plan.
- Hosting private social events (e.g. weddings) which may accommodate no more than 250 attendees; staffing would be commensurate with the anticipated guest headcount but is not likely to exceed 15 employees. Food service shall be provided by outside catering services.
- The service of alcoholic beverages to patrons of the stable and social events in the areas designated on the Site Development Plan; an appropriate class of liquor license will be pursued to accommodate the current demand.

The normal hours of operation will continue to be:

6:30am to 9:00pm every day, some hours will be reduced in the winter;

Alcoholic beverage sales will be more restricted according to liquor license.

Site Development Plan of
Part of the Northeast Quarter of Section 24-40-6
Virgil Township Kane County Illinois



Zoning Notes:
 Existing Zoning Classification - F District - Farming
 Area of Special Use - 23.943 Acres

Note: This Site Development Plan was prepared from information provided by Engineering Enterprises, Inc and Keta Estate 66.
 All measurements are shown in feet and decimal parts thereof.



DON ARIS OF THE CENTRAL ILLINOIS PROFESSIONAL DESIGN FIRM, INC.
 16 E. Fifth Street, Eureka, Illinois 62520
 (618) 878-0200

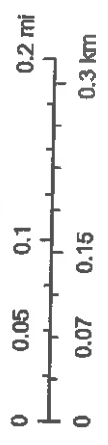
KaneGIS4 AGO



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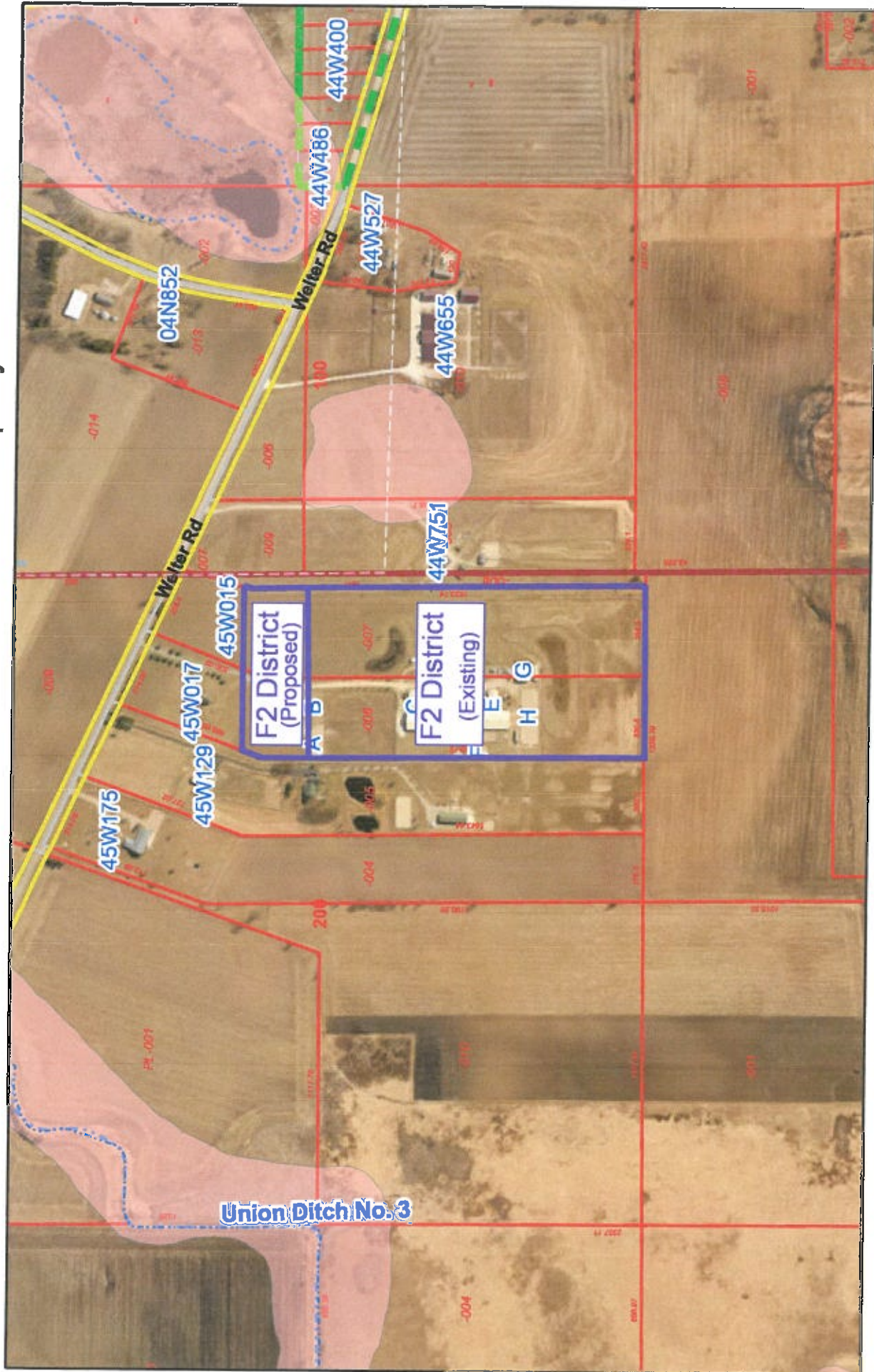
- Townships
- Parcel Line Leg Desc
- Parcel Corp Line
- Parcel Twp Line
- Road Centerline
- Road ROW
- Section Line
- Sub Line 100 Municipalities
- Water Line
- Lily Lake
- Parcels

1:9,028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes for local government purposes. See the recorded documents for more detailed legal information.

Exhibit "B" Equestrian Events LLC Property



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- - - - Creeks
- Townships
- ▬ Cadastral Annotation
- ▬ Lot Num 100
- ▬ Parcel Dim 100
- ▬ Parcel Num 100
- ▬ Parcel Num 400
- ▬ Parcel Num 100
- ▬ Parcel Line
- ▬ Road Names
- ▬ Lot Dim 100
- ▬ Parcel Blk Num 100
- ▬ Parcel Blk Num 400
- ▬ Parcel Dim 400
- ▬ Cadastral Lines
- ▬ Lot Dim 400
- ▬ Parcel Num 100
- ▬ Parcel Line

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 These layers do not represent a survey. No Accuracy is assumed for the data 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.

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

map 7

