

**A SPECIAL USE ORDINANCE
TO ALLOW A PUBLIC STABLE AT
41W933 BEITH ROAD, CAMPTON HILLS, ILLINOIS
(PHILLIPS PROPERTY)**

WHEREAS, David F. and Bonnie J. Phillips, petitioners and owners of the property commonly known as 41W933 Beith Road, Campton Hills, Illinois (the Subject Property), have filed a Petition for a Special Use Permit to allow a public stable at the Subject Property; and

WHEREAS, the Subject Property in question is legally described as follows:

LOT 1 IN SHILOH FARM SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 27, AND PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2014 AS DOCUMENT 2014K039834.

Commonly known as: 41W933 Beith Road, Campton Hills, Illinois 60119

PINS: 08-27-351-010 and 08-28-478-001

and;

WHEREAS, the Subject Property has been re-zoned to the F – Farming Zoning District of the Village; and

WHEREAS, a public hearing regarding this request for re-zoning was held by the Village of Campton Hills Plan Commission/Zoning Board of Appeals on July 27, 2015, pursuant to notice published in the Kane County Chronicle newspaper on July 11, 2015 and pursuant to notice as required by law; and

WHEREAS, the Plan Commission/Zoning Board of Appeals has made findings of fact, as set forth in the attached EXHIBIT A, and has recommended approval of a Special Use Permit to allow a public stable to be located on the Subject Property subject to the following:

- A. The Special Use shall not run with the land but be limited to the present owners.
- B. Parked horse trailers shall be screened from view from Beith Road with the adequacy of such screening to be reasonably determined by the Building and Zoning Officer.
- C. The number of horses on the property at one time shall not exceed one horse per acre of undeveloped land dedicated for the pasture of horses.
- D. The property shall be a minimum of seven (7) acres.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Campton Hills, Kane County, Illinois that:

Section 1. The recitals listed above are incorporated into this Ordinance as if fully set forth in Section 1.

Section 2. A Special Use Permit is hereby granted to allow a public stable and accessory indoor riding area on the Subject Property subject to the limitation(s) specified in Section 3 of this Ordinance.

Section 3. The approvals granted pursuant to Section 2 of this Ordinance shall be is hereby expressly subject to and contingent upon each of the following terms, conditions, and restrictions, the violation of any of which shall, in the sole discretion of the President and Board of Trustees, invalidate the approvals granted in this Ordinance:

- A. The Special Use shall not run with the land but be limited to the present owners.
- B. Parked horse trailers shall be screened from view from Beith Road with the adequacy of such screening to be reasonably determined by the Building and Zoning Officer.
- C. The number of horses on the property at one time shall not exceed one horse per acre of undeveloped land dedicated for the pasture of horses.
- D. The property shall be a minimum of seven (7) acres.

- E. An indoor riding arena of no more than 15,000 square feet be permitted as an accessory use to the public stable for the purpose of serving the public stable.
- F. No other accessory uses shall be permitted on the property without amending the special use ordinance for the property.
- G. That a caretaker, authorized by the property owner, be registered with the Village.
- H. The property remains in the F – Farming District.
- I. Notwithstanding the permitted uses in the F – Farming Districts regulations, the following use is not permitted on the property:
 - 1. Carnivals and circuses (temporary) operating not longer than ten (10) days, and not including the sale of beer or alcoholic liquors.


Section 4. All ordinances, resolutions, motions or parts thereof in conflict herewith, including Ordinance No. 14-08, “Village of Campton Hills Special Use Ordinance to Allow a Boarding S table at 41W847 Beith Road, Campton Hills, IL (David F. and Bonnie J. Phillips)”, are hereby repealed.

Section 5. This Ordinance shall be in full force and effect upon its passage and approval and publication as provided by law. This ordinance shall be published in pamphlet form.

Passed this 18th day of August, 2015 pursuant to a roll call vote as follows:

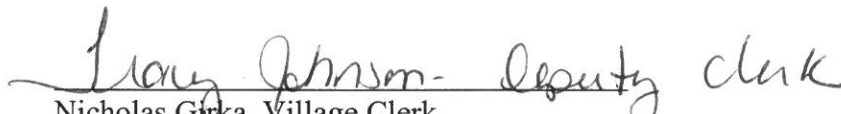
	AYES	NAYES	ABSENT	ABSTAIN
Trustee Laura B. Andersen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Trustee Susan P. George	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Trustee James McKelvie	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Trustee Mike Millette	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Trustee Mike O’Dwyer	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Trustee Michael Tyrrell	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
President Harry Blecker	<u> </u>	<u> </u>	<u> </u>	<u> </u>

APPROVED this 20 day of August, 2015



Harry Blecker, Village President

(SEAL)

ATTEST: 
Nicholas Girka, Village Clerk