ORDINANCE NUMBER 2006 - 05

GRANTING SPECIAL USE
CONSTRUCTION AND OPERATION OF A CENTRAL HORSE STABLE AND
STABLE MANAGER HOUSING
LEGACY FARM, LLC

WHEREAS, Legacy Farm, LLC filed a petition for a Special Use within the RPD-1 zoning district for property located on, and identified as Lot 17 of the Equestrian Estates at Legacy Farm Subdivision; and

WHEREAS, said petition is to allow for construction and operation of a central horse stable serving the equine boarding needs of the homeowners and guests of homeowners of the Equestrian Estates at Legacy Farm Subdivision, as well as providing for the housing needs of the managers of the central horse stable as determined by the Zoning Board of Appeals pursuant to § 4.15 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned A-1 Agricultural and R-1 One Family Residential, with an associated Ordinance to change the zoning map for the subject parcel to RPD-1 Residential Planned Development - One; and

WHEREAS, said property is legally described as Lot 17, Equestrian Estates at Legacy Farm; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit the use indicated in the recitals section of this Ordinance subject to the following conditions:

1. A maximum of thirty-six (36) horses are allowed to be housed in the stable.
2. Stabling of horses from non-residents of Legacy Farms is allowed for a maximum of one (1) month, provided said horses are owned by a guest of a resident of Legacy Farms.
3. There shall be no signage on the property indicating the stable accepts commercial stabling of horses.
4. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.
5. In the event the petitioner sells the central horse stable, the Homeowners Association of Equestrian Estates at Legacy Farms has the right of first refusal to purchase the stable.
6. All employees of the central stable shall be employees of the owner/operator and not the
   Homeowners Association.

7. A maximum of four (4) persons can be employed at the stable, and a maximum of four (4)
   persons – two (2) per unit – can live in the stable manager housing inside the stable.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or
revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on February 21, 2006.

Attest:  

Paul Anderson  
Kendall County Clerk

John A. Church  
Kendall County Board Chairman
CONTAINS 1.000 ACRES MORE OR LESS.

AND BRISTOL TOWNSHIPS, KENDALL COUNTY, ILLINOIS, SAID PARCEL OF LAND HERETIN DESCRIBED:

MINUTES 19 SECONDS EAST, 887.49 FEET MEASURED, TO THE POINT OF BEGINNING IN LITTLE ROCK
25 MINUTES 11 SECONDS WEST, 713.77 FEET; THEREFROM, CONTINUING SOUTH 89 DEGREES 25 MINUTES 25 SECONDS
716.85 FEET MEASURED; SOUTH 89 DEGREES 25 MINUTES 25 SECONDS 25 MINUTES
1427.60 FEET MEASURED; THEREFROM, SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST, I'287.48 FEET MEASURED; THEREFROM, SOUTH 0 DEGREES 25 MINUTES 11 SECONDS EAST, 725.84 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THE PART CONVEYED TO THE

LEGAL DESCRIPTION

DATE 2-8-96

EXHIBIT