

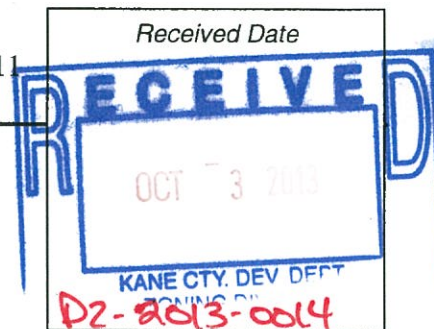
KANE COUNTY DEVELOPMENT DEPARTMENT

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): 02-31-300-007
	Street Address (or common location if no address is assigned): 14N408 Thurnau Rd., Hampshire, IL 60140

2. Applicant Information:	Name Ann's Pet Service Ltd	Phone 847-697-2407
	Address 11N701 Winhaven Drive	Fax
	Elgin, IL 60124	Email Annspetservice@comcast.net

3. Owner of record information:	Name Dorothy Vulpo	Phone 630-782-0117
	Address 459 May Street	Fax
	Elmhurst, IL 60126	Email

Zoning and Use Information:

2030 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F

Current use of the property: F-Single Family Residence

Proposed zoning of the property: F-Special Use (O) Kennel

Proposed use of the property: Dog Kennel & Boarding

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

Construction of new driveway, 50' x 100' Building with 50' x 50' dog play area

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- 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
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner _____ Date _____

Ann M. Savel

Applicant or Authorized Agent _____ Date _____



Findings of Fact Sheet – Rezoning

- *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.*

Ann's Pet Service, Ltd.
Name of Development/Applicant

October 1, 2013
Date

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

This property is currently a single family home and is surrounded by other single family homes.

2. What are the zoning classifications of properties in the general area of the property in question?
Farming (F)

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

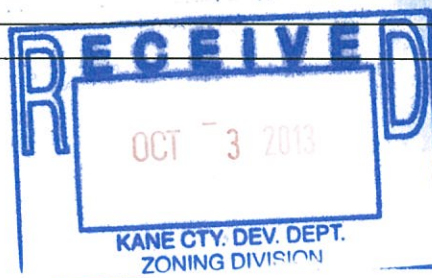
The property is well-suited to support a dog kennel/boarding business. It is surrounded by farming uses and has close access to Route 47 and Route 20. The existing home and proposed buildings are well-suited to the property and project.

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

The area has long been farming with single family residences. The low intensity use will not disturb the character of the area.

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

The area is designated as Agriculture and the use of the property as a single family residence and kennel/boarding business should not materially affect the Kane County 2030 Land Use Plan.



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

Yes. A second driveway will be added along with adequate parking around the kennel/boarding building.

No new access points are necessary.

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

Yes. Kennels are allowed as a special use and will conform to the F-zoning district which it is located.

LEGAL DESCRIPTION

That part of the Southwest quarter of Section 31, Township 42 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Southwest quarter; thence South 00 degrees 10' 17" West along West line of said Southwest quarter 325.43 feet for the point of beginning; thence continuing South 00 degrees 10' 17" West along said West line 308.85 feet; thence East, parallel with North line of said Southwest quarter, 1583.02 feet to center line of Thurnau Road; thence North 11 degrees 24' 13" West, along said center line 315.07 feet to a line drawn parallel with the North line of said Southwest quarter from the point of beginning; thence West along said parallel line 1519.80 feet to the point of beginning, in the Township of Rutland, Kane County, Illinois.



ADDENDUM

Hours of Operation

Kennel/Doggy Day Care: 6:30 a.m. 7 p.m. Monday-Friday
 8:30-4:30 p.m. Saturday & Sunday

Viewing of the facility would be by appointment only.

On-site pet care/security 24/7/365 Everyday

Businesses/Services:

Dog day care: 750 square foot indoor area. Outdoor play area (2500 square feet) will be surrounded by a 6' fence. Future outdoor play/airing area (size tbd) would also be surrounded by a 6' fence.

Ann's Pet Service, Ltd daycare facility and boarding facility is a place for "well socialized dogs to relax, sleep and play."

Overnight boarding: Dogs - Capacity 50-60.

There will be no outdoor runs. All dogs will be aired under supervision by pet care assistants.

There will be no restrictions placed on the breed of dog accepted to stay at the overnight boarding facility, however, Ann's Pet Service, Ltd., reserves the right to exclude certain dogs on the basis of personality assessment.

Other services offered:

Pet Sitting: In the clients home (this service currently is provided)

Grooming: Bathing, shaving, and nail clipping.

Training: TBD.

Retail Sales: TBD.

KANE COUNTY

DIVISION of TRANSPORTATION

Carl Schoedel, P.E.
Director of Transportation
County Engineer



41W011 Burlington Road
St. Charles, IL 60175
Phone: (630) 584-1170
Fax: (630) 584-5265

MEMORANDUM

TO: Brooke Biewer, Building & Zoning Division

FROM: Kurt E. Nika, KDOT

DATE: October 29, 2013

RE: Ann's Pet Service, Ltd. – Thurnau Road
Special Use for a Dog Kennel
PIN: 02-31-300-007

Staff from the Kane County Division of Transportation (KDOT) has reviewed the petition listed above. We offer the following comment and recommend the stipulation be placed on the zoning approval:

Comments:

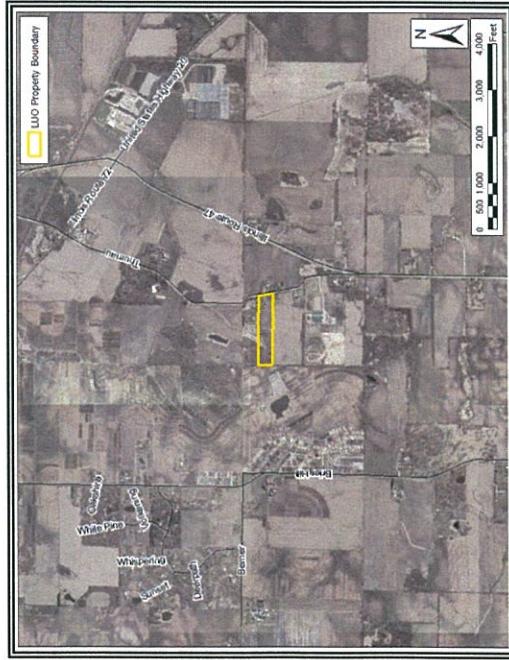
1. The site plan depicts the continued use of the existing Thurnau Road access. We are in agreement with the Township Highway Commissioner that this access will continue to adequately serve the site.

Recommended Stipulations:

1. Along the property's frontage to Thurnau Road, the following right-of-way shall be dedicated to the Rutland Township Road District by warranty deed: 33 feet from the centerline of Thurnau Road. This deed will be prepared by the petitioner for County and Township review and approval. All preparation and recording costs will be borne by the petitioner. The deed shall be recorded by the petitioner within 6 months of the approval of the special use.

Cc: Ann Sarich (via email)
Jay Schultz, Rutland Township Highway Commissioner (via email)
File

**KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT
LAND USE OPINION
13-62**

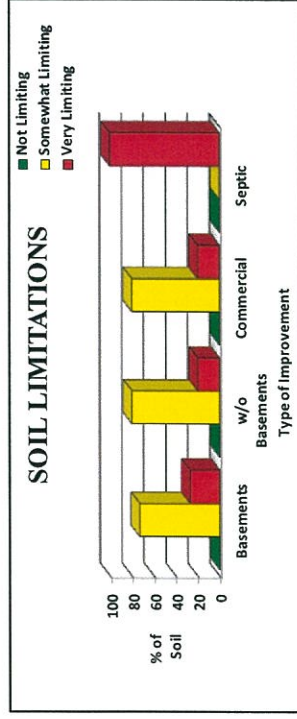


13-62 Executive Summary November 18, 2013

Petitioner: Ann's Pet Service, 11N701 Winhaven Drive, Elgin, IL 60124
Contact Person: Scott Richmond, 847-695-2400
Unit of Government Responsible for Permits: Kane County
Acreage: 10.76
Location of Parcel: Section 31, Township 42 N, Range 7 E
Property Address/PIN#: 14N408 Thurnau Road, Hampshire, IL 60140
Existing Land Use: F Zoning
Surrounding Land Use: Agriculture/Rural Residential
Proposed Land Use: F Zoning with Special Use for Dog Kennel and Boarding
Kane County Land Use Plan Map: Agriculture

Natural Resource Concerns

Soils Limitations: Soils at this site contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See soils information pages, and attached soils tables. All information is from the Soil Survey of Kane County, Illinois.



November 18, 2013

Prepared for:
Kane County

Petitioner:
Ann's Pet Service
11N701 Winhaven Drive
Elgin, IL 60124

Wetlands: The National Wetland Inventory map does not identify wetland areas on this site. However, the ADID wetland map does identify wetlands within the boundaries of this site. A wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands. (See page 6 for more wetland information.)

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PURPOSE AND INTENT

This report presents natural resource information to officials of the local governing body and other decision makers. Decisions concerning variations, amendments or relier of local zoning ordinance may reference this report. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands and the subsequent development of these lands because of these decisions may reference this report. This report is a requirement under the SWCD Act contained in LCS 70, 405/1 ET seq.

**Kane-DuPage
 Soil and Water Conservation District**
 2315 Dean Street
 Suite 100
 St. Charles, IL 60175
 Phone: (630) 584-7961

while protecting the natural resource base of the county.
 The conclusion of this report in no way indicates the impossibility of a certain land use. However, it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Please direct technical questions about data supplied in this report to:

This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations and other information furnished by the petitioner. Please read the entire report to coordinate and interrelate all natural resource factors considered. This report, when used properly, will provide the basis for good land use change decisions and proper development

Floodplain: There are no floodplain areas identified on this site. However, there are hydric soils, and soils with hydric inclusions, which may be prone to ponding. (See page 8)



Prime Farmland: Prime farmland is an important resource for Kane County. Each soil type is assigned a rating, which is then used to determine the soils portion of the LESA score for the site. Sites with a LE score of 26-33 or greater are considered to have high value farmland soils. This site has a score of 28 on the LE portion of the LESA farmland evaluation system, placing it within the definition of high value soils. See Page 5 for more information.

Stormwater: The District encourages the use of on-site detention for stormwater runoff, and recommends the use of a 0.10cfs/acre release rate for on-site detention ponds. (See page 9 for more information concerning stormwater planning on this site.)

Sediment and Erosion Control: Development on this site should include a sedimentation and erosion control plan. (See page 11)

NPDES Permits: An NPDES (National Pollution Discharge Elimination System) permit is required by the EPA for all construction sites over 1 acre. (See page 12)

AQUIFER SENSITIVITY: According to Illinois State Geological Survey, Environmental Geology Report, published 1995, there are no aquifers that may be adversely impacted by this project. (See pages 4 and Appendix A)

Soil Data: The soil data from SSURGO (or NASIS) is part of a national dataset. The hydric rating used in this report has been modified to reflect local interpretations with guidance from the Area Soil Scientist.

LAND USE OPINION

Land Use Opinion: This site contains the following concerns: **Wetlands, Soil Limitations, Septic Limitations, LESA – Prime Farmland, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site is **not suited** for the proposed use **unless** the previously mentioned concerns are addressed.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information is taken from the Soil Survey of Kane County, Illinois, United States Department of Agriculture, Natural Resource Conservation Service. This information is important to all parties involved in determining the suitability of the proposed land use change. Each soil polygon has a number. That number is a symbol for a map unit that will be described in detail in the **Soils Interpretations** section of this report found on page 12.

SOIL MAP UNITS

The soil survey map of this area (Figure 1) indicates soil map units. Each soil map unit has limitations for a variety of land uses such as septic systems, and buildings site development, including dwellings with and without basements. Approximately 27 % of the soils contain **very limiting** conditions for building site development. See **Soils Interpretations** section and attached **Soil Tables**.

The Soil Survey Geographic (SSURGO) data base was produced by the U.S. Department of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of Kane County, Illinois. The soils were mapped at a scale of 1:12,000. The enlargement of these maps to scales greater than that at which they were originally mapped can cause misunderstanding of the detail of the mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

SOIL MAP UNIT	PERCENT OF PARCEL	ACRES
149A- Brenton	7%	0.81
656B- Octagon	39%	4.21
527C2- Kidami	3%	0.33
193C2- Mayville	17%	1.80
356A- Elpaso	20%	2.12
656C2- Octagon	14%	1.49
Table 1: Soil Map Units	Total	10.76

All percentages and acreages are approximate.

We suggest that a geotechnical engineer conduct an on site investigation. This should determine, specifically, what soils type is present at a particular location, along with its associated limitations or potential for a particular use. It will also assist in determining which types of engineering procedures are necessary to account for the limitations of the soil on the site.

SOILS INFORMATION

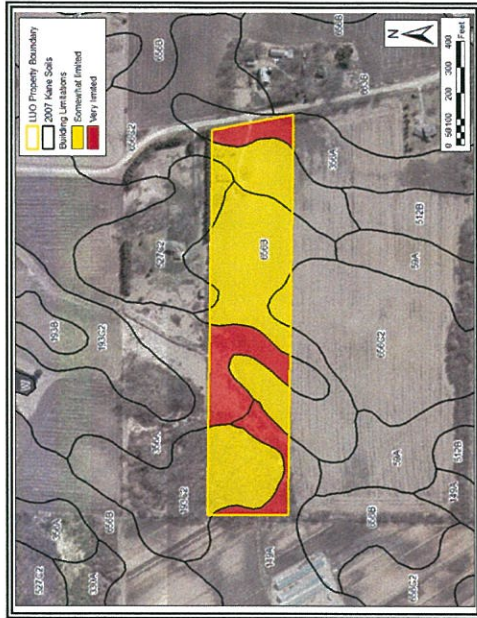


Figure 1: Soil Survey Map

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, SSURGO soil layer certified in 2007 and DuPage County, SSURGO soil layer certified in 2007. Areas shaded red represent **VERY LIMITING** limitations for building site development, and areas shaded yellow represent **SOMEWHAT LIMITING** limitations for building site development.

AQUIFER IMPACT

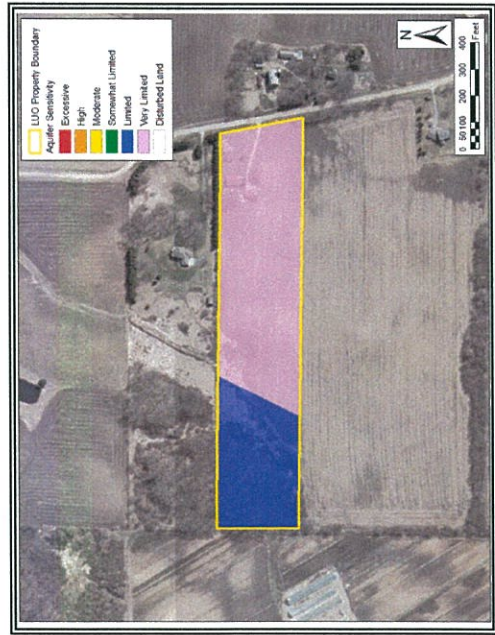


Figure 2: Aquifer Sensitivity Map

According to the Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology L48 prepared by the Department of Energy and Natural Resources, Illinois State Geological Survey, this site lies partially within

a zone rated as limited and partially within a zone rated very limited with respect to potential for contamination from spilled or applied substances to the soil surface.

SEPTIC ABSORPTION SYSTEMS

All of the soils mapped for this site contain severe limitations for the use of septic absorption systems. These limitations include slow percolation, ponding, and poor filter ability. See **Soils Interpretations section and attached Soil Tables.**

Slow percolation is due to the inefficient movement of water and air through the soil. Some soils are very plastic and expand to such a great extent when they are wet, that the pores of the soil swell shut. This slows the water movement and reduces the capacity of the soil to absorb the septic tank effluent.

Ponding is standing water in a closed depression. The water is removed only by percolation, transpiration, or evaporation. The saturated soil cannot absorb the effluent. The effluent remains near the surface or rises to the surface, and the absorption field becomes foul smelling and unhealthy.

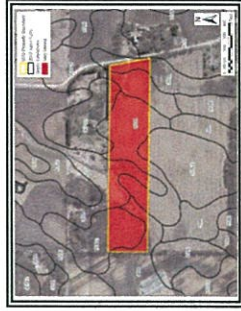
Poor filter refers to soil conditions where the absorption field does not adequately filter the effluent causing the ground water to become contaminated.

Overburdened or malfunctioning field lines may present such difficulties as: stream pollution, potential health problems, saturated lawn areas, tree-kill from saturated soils, and objectionable odors.

The District recommends that the petitioner have a professional soil scientist conduct an on-site investigation. This type of investigation may assist in locating and designing a septic absorption system that will function properly.

Figure 3: Septic Limitations.

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007 and DuPage County SSURGO soil layer certified in 2007. Shaded area represents VERY LIMITING limitations for septic absorption systems.



LESA

NOTE: The Kane County LESA System was revised and updated in 2004. Scores are reflected through a 33 point system used for the soils or Land Evaluation (LE) portion of the LESA Score.

Through the use of Kane County's Land Evaluation and Site Assessment System (LESA), a numerical value was determined for this site. The LESA System is designed to determine the quality of land for agricultural uses and to assess sites or land areas for their long term agricultural economic viability. In agricultural land evaluation, soils of a given area are rated ranging from the best to the worst suited for a stated agricultural use, i.e., cropland, forest land, or rangeland. A relative value is determined for each soil. The best soils are assigned a value of 33 and all others are assigned lower values. Therefore, the closer the relative value is to 33, the more valuable

and more productive the site's soils are for agricultural purposes.

The land evaluation for this site is 28, which does represent the upper percent level of agricultural productivity. The land evaluation represents thirty-three percent of the total LESA score. It is based on data from the National Cooperative Soil Survey. The site assessment portion of a LESA represents sixty-seven percent of the LESA score. It is based on factors such as zoning and land use compatibility.

WETLANDS

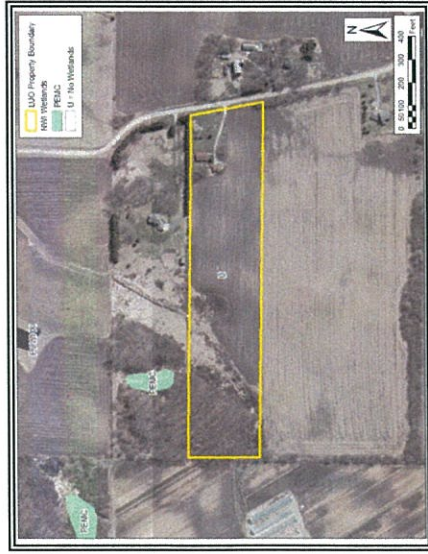


Figure 4: National Wetland Inventory Map
 United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.

A review of the National Wetland Inventory Map indicates that wetlands do not appear to exist on this site. In the event that any indications of wetlands are identified on this site during the proposed land use change, a wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of these wetlands.

Wetlands function in many ways to benefit mankind. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants. In addition, they may function as rechargers of our valuable groundwater. They are also essential breeding, rearing, and feeding grounds for many species of wildlife. This organization believes that such valuable resources should remain in a natural state.

Wetlands often need to receive some runoff in order to sustain vegetation and wetland conditions. In fact, low value wetlands may actually be enhanced by receiving more storm water and with selective

plantings. Diversion of storm water away from wetlands may dry the wetland. However, there is a problem with using high value wetlands as a significant storm water control device. Urban storm water runoff can carry high volumes of sediment and pollutants, which do not benefit wetlands and water quality. Management of storm water and plant diversity could greatly enhance the value of the wetlands on this property.

The U.S. Army Corps of Engineers has been given jurisdiction over the utilization of our wetland resources. The responsibilities and regulatory authorities of the Corps of Engineers are based on Section 404 of the Clean Water Act (33 U.S.C. 1344). Section 301 of the Act prohibits the discharge of dredged or fill material into waters or other wetland areas without a permit from the Corps.

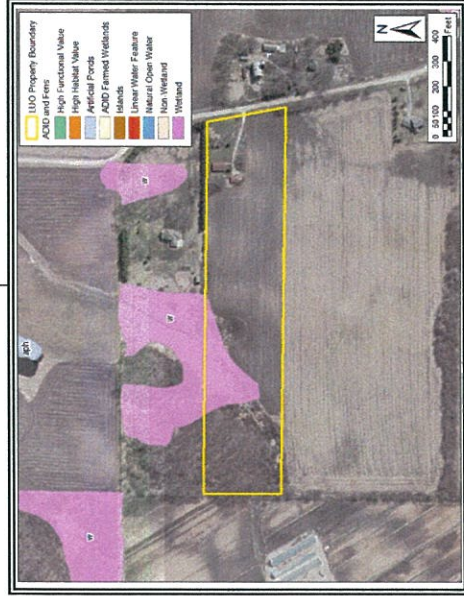


Figure 5: ADID Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.

ADID WETLANDS

Released in August of 2004, the Kane County Advanced Identification of Aquatic Resources (or ADID) study is a cooperative effort between federal, state, and local agencies to inventory, evaluate, and map high quality wetland and stream resources in the county. ADID studies are part of a U.S. Environmental Protection Agency program to provide improved awareness of the locations, functions, and values of wetlands and other waters of the United States. The primary purpose is to identify wetlands and streams

unsuitable for dredging and filling because they are of particularly high quality. This information can be used by federal, state, and local governments to aid in zoning, permitting, and land acquisition decisions. In addition, the information can provide data to agencies, landowners, and private citizens interested in restoration, acquisition, or protection of aquatic sites and resources.

A review of the Kane County ADID map revealed that an ADID wetland #538 was mapped on this site. ADID wetland #538 was mapped on this site. For more detailed information regarding this/these wetland(s), please refer to the full Kane County ADID study at: <http://www.co.kane.il.us/kastorm/mutex.htm>.

FLOODPLAINS

Parcel located in Zone C (out of 100 year floodplain) according to FEMA maps.

According to the Flood Insurance Rate Map, no part of this site is within the boundaries of a 100-year floodplain.

This development should not impede the beneficial functions of the floodplain. These functions include the temporary storage and the slow release of floodwaters. This disturbance could adversely affect other properties in the watershed.

Another indication of flooding potential can be found in the soils information. Figure 7 indicates the hydric soils mapped for the site. Hydric soils by definition have potential ponding problems.

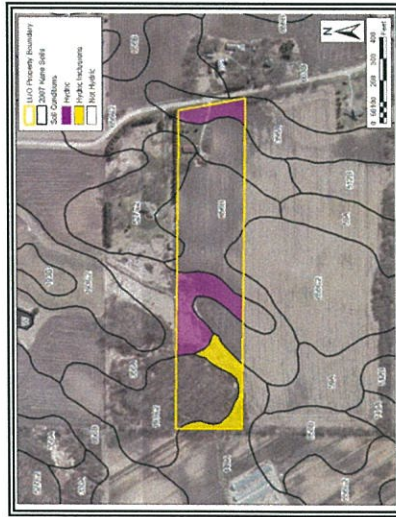
Development in floodplains/floodways is regulated by the Department of Natural Resources, Office of Water Resources.

Figure 6: Floodplain Map

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, September 1998.

Figure 7: Hydric Soils

Hydric soils are shaded purple and soils with hydric inclusions are shaded yellow.



WETLAND AND FLOODPLAIN REGULATIONS

REGULATORY AGENCIES:

- **Wetland/U.S. Waters:** U.S. Army Corps of Engineers, Chicago District, 111 North Canal Street, Chicago, IL 60606-7206. Phone: (312) 353-6400
- **Floodplains:** Illinois Department of Natural Resources/Office of Water Resources, 2050 W. Stearns Road, Bartlett, IL 60103. Phone: (847) 608-3100

Coordination: We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate/compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a water of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$25,000 per day of violation and imprisonment for up to one year or both.

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS, LAKES, WETLANDS, AND FLOODWAYS.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat As well as recreational resources. Unregulated use of waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Who Must Apply:

Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

STORMWATER

The proposed removal of vegetation, compaction of soil, and addition of impervious surfaces (rooftops, roadways, etc.) will greatly increase the amount of storm water runoff generated on this site. We strongly recommend the use of on-site storm water management. All additional runoff should be retained in on-site detention ponds and released at a rate that approximates natural, undisturbed runoff conditions. The S.W.C.D. encourages the use of a .10 cfs/acre release rate. Insufficient storm water management on this site will threaten the storm water capacity of the floodplain. This has the potential to cause or aggravate flooding conditions on surrounding properties or elsewhere in the watershed.

If detention ponds are constructed, the S.W.C.D. strongly encourages incorporating as many of the natural attributes of the existing wetlands as possible.

Natural waterway features provide many benefits that sterile detention ponds do not. These include: 1) flood control by slow release of excess water through the soil, 2) water purification by vegetation, 3) groundwater recharge, and 4) habitat for wildlife. However, there are concerns associated with allowing urban storm water flow to enter natural wetland features. If the runoff generated by impervious surfaces, such as rooftops and roadways, is loaded into these natural features, their flood control capabilities could be overburdened and flooding damage could result. Therefore, care must be used to insure that the natural features are not damaged or destroyed when used as part of a storm water detention plan.

Topography and Drainage

TOPOGRAPHY refers to the general shape of the land surface, and the position of its natural and manmade features. It includes the presence or absence of hills, and the slopes or difference in elevation between hilltops and valleys of a given region. Topography influences natural drainage. The force of gravity causes water to move down slopes towards depressions or streams, and pulls free or standing water downward through the soil. Soils on hills tend to be dry and soils in depressions and valleys often are wet or saturated.

The amount of moisture in the soil while it is developing, affects the rate of weathering and the development of soil colors. Soil colors are a reflection of the saturation status of the soil during development. Well-drained soils have uniformly brownish or yellowish brown subsoils; poorly drained soils have grayish subsoils; somewhat poorly drained soils have mottled brownish yellowish and

grayish subsoils. Differences in natural soil drainage are typically associated with topography.

USGS Topographic maps and other topographic surveys give information on elevations, which are important to determine slopes, natural drainage directions, and watershed information. Elevations determine the area of impact of flooding. Slope information determines steepness and erosion potential of the site. Slope has the greatest impact in determining the erosion potential of a site during construction activities. Drainage directions determine where water leaves the property in question, possibly impacting surrounding natural resources.

The high point of this property is located in the western portion of the site at an elevation of 968 feet above mean sea level. The property generally drains to the east via overlaid at the lowest elevation on the property at 946 feet above sea level.

EROSION

Development on this site should include the use of a soil erosion and sedimentation control plan. Due to the soil type and slope of the site, the S.W.C.D. believes that the potential for soil erosion during and after this proposed construction will be moderate. Furthermore, the erosion and sedimentation may become a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

Erosion and sedimentation control measures include:

- 1) staging the construction to minimize the amount of disturbed areas present at the same time,
- 2) maintaining or planting vegetative groundcover, and
- 3) keeping runoff velocities low. Wise placement and protection of soil stockpiles is also helpful.

Siltation fences are useful controls only if they are properly installed and maintained. Soil erosion and

sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Debris basins and siltation ponds can also be used to prevent suspended sediment from leaving the property or damaging the wetland areas. On this property special care must be taken to protect any wetland features from sedimentation damage.

Detailed information on the most appropriate methods of controlling erosion and sedimentation in urbanizing areas can be found in the publication "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" (The Green Book) and the "Illinois Urban Manual". These manuals and additional technical assistance may be obtained by contacting this office. A copy of the Illinois Environmental Protection Agency "Standards and Specifications for Soil Erosion and Sedimentation Control" can be obtained by contacting the National Technical Information Service, 5285 Port Royal Rd., Springfield, VA, 22161, (703)487-4630.

WOODLANDS

The S.W.C.D. encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of

oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

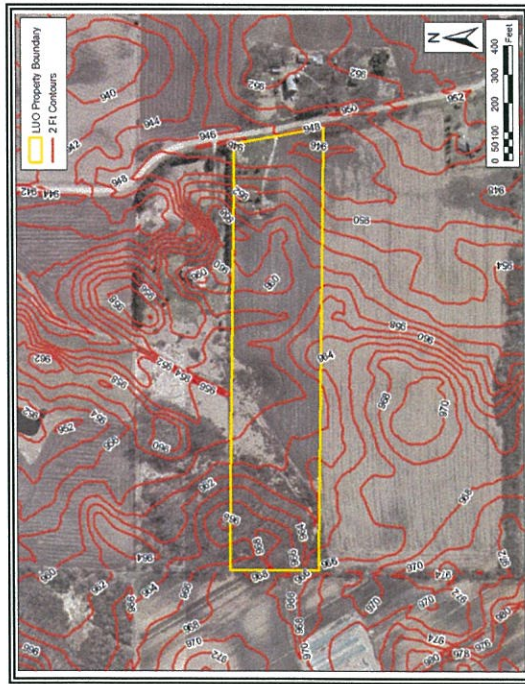


Figure 8: Municipalities 2 ft Contours

NATIONAL POLLUTANT DISCHARGE ELIMINATION

Discharges of storm water from construction sites, which disturb 1 or more acres of land, must be covered by an NPDES permit. Under the NPDES General Permits for Storm Water Discharges from Construction Sites, the EPA requires the development and implementation of a pollution prevention plan. A pollution prevention plan for construction is designed to reduce pollution at the construction site before it can cause environmental problems. Many of the practices and measures required for the pollution

prevention plan represent the standard operating procedure at many construction sites. Storm water management controls, erosion and sediment controls, inspection and maintenance have all been used at a number of construction projects. The General NPDES permit can be obtained through the Illinois Environmental Protection Agency, Division of Water Pollution Control, 2200 Churchill Road, P. O. Box 19276, Springfield, Illinois 62794-9276.

SOILS INTERPRETATIONS

The soil interpretation information and a summary of the soil limitations for this site are derived from the SSURGO certified soil layers for Kane and DuPage Counties, IL.

The soil limitation ratings are used mainly for engineering designs of dwellings with or without basements, local streets and roads, small commercial buildings, septic tank absorption fields, and etc. The ratings are based on national averages and are defined and used as follows:

Not Limiting (Slight) - This limitation rating indicates that the soil properties are generally

favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limiting (Moderate) - This rating indicates that the soil properties and site features are unfavorable for the specified use, but that the limitations can be overcome or minimized with special planning and design.

Very Limiting (Severe) - This indicates that one or more soil properties or site features are very unfavorable and difficult. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as severe.

SOIL LIMITATION INTERPRETATIONS

Flooding is the temporary covering of soil surface by flowing water from any source, such as streams overflowing their banks, runoff from adjacent or surrounding slopes, inflow from high tides, or any combination of sources.

Ponding is standing water in a closed depression. The water is removed only by percolation, transpiration, or evaporation.

Frost heave potential and shrink-swell actions are concerns when constructing paved surfaces, such as foundations and roadways.

Frost heave is the result of moisture freezing in the soil and forming ice lenses. The ice lenses cause the soil to expand, leading to the premature deterioration of paved surfaces.

Shrink-swell action is related to the type and percentage of clay present. Clays are capable of absorbing large quantities of soil moisture because of their greater surface area. Absorption of soil moisture results in the swelling of the clay horizons. Upon drying, the soil tends to shrink. The expansion and contraction exerts stress on foundations, footings, and paved surfaces due to the changes in soil moisture conditions.

Soils limited by wetness indicates the presence of a seasonally high water table. A seasonally high water table is a zone of saturation at the highest average depth during the wettest season. It is at least 6 inches thick, persists in the soil for more than a few weeks, and is within 6 feet of the soil surface.

Our opinion is based on information from the following sources:

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.
Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, September 1998.

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 1998/1999 photos, Published, Champaign, Illinois State Geological Survey, 2006.

Department of Energy and Natural Resources, Illinois State Geological Survey, Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision, Environmental Geology, 148

U.S. Geological Survey, National Elevation Dataset, Published, Sioux Falls, SD, 1999.

An on-site investigation conducted by the SWCD Resource Analyst, Ashley Jennings on November 7, 2013.

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.

We respectfully submit this information in compliance with the Illinois Soil and Water Conservation Districts Act (ILCS 70, 405/1 et seq). The District Board reviews proposed developments. Ashley Jennings, Resource Analyst, prepared this report.

cc: Ann's Pet Service, Ltd.
11N701 Winhaven Drive
Elgin, IL 60124

cc: Wayne Gorski, USEPA

SOIL REPORT LUO 13-62

Dwellings With Basements

Aggregation Method: Dominant Condition

Report Root: High

Kane County, Illinois

Survey Area Version and Date: 6 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition
145A	Brenon sil loam, 0 to 2 percent slopes	Very limited	Shrink-swell Depth to saturated zone
19C2	Mayville silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Mayville 52% Depth to saturated zone
356A	Elbaso silty clay loam, 0 to 2 percent slopes	Very limited	Elbaso 5% Ponding Depth to saturated zone
527C2	Kidamsi loam, 4 to 6 percent slopes, eroded	Somewhat limited	Kidamsi 5% Shrink-swell Depth to saturated zone
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 82% Depth to saturated zone
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 82% Depth to saturated zone

APPENDIX A

Soil Tables

Dwellings With Basements

Rating Options

Attribute Name: Dwellings With Basements

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the soil's potential for erosion. The soil's capacity to support a load is affected by the soil's strength, its compressibility, its depth to a water table, ponding, flooding, subsidence, linear expansibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are somewhat unfavorable for the specified use. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Dwellings Without Basements

Aggregation Method: Dominant Condition
The Break Rule: Higher

Kane County, Illinois
Survey Area Version and Date: 6 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition	Rating reasons
148A	Brenton silt loam, 0 to 2 percent slopes	Somewhat limited	Everton 50% Shrink-swell	Depth to saturated zone
192C2	Mayville silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Mayville 92%	Depth to saturated zone
356A	Epaso silty clay loam, 0 to 2 percent slopes	Very limited	Epaso 90%	Ponding Depth to saturated zone
527C2	Kidani loam, 4 to 6 percent slopes, eroded	Somewhat limited	Kidani 90%	Shrink-swell
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92%	Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92%	Shrink-swell

Dwellings Without Basements

Rating Options

Attribute Name: Dwellings Without Basements

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings or reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the capacity of the soil to support a load without movement are inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or extensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Details investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Small Commercial Buildings

Aggregation Method: Dominant Condition
The Break Rule: Higher

Kane County, Illinois
Survey Area Version and Date: 6 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition	Rating reasons
148A	Brenton silt loam, 0 to 2 percent slopes	Somewhat limited	Everton 50% Shrink-swell	Depth to saturated zone
192C2	Mayville silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Mayville 92%	Depth to saturated zone
356A	Epaso silty clay loam, 0 to 2 percent slopes	Very limited	Epaso 90%	Ponding Depth to saturated zone
527C2	Kidani loam, 4 to 6 percent slopes, eroded	Somewhat limited	Kidani 90%	Shrink-swell
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92%	Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92%	Shrink-swell

Small Commercial Buildings

Rating Options

Attribute Name: Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the capacity of the soil to support a load without movement are inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or extensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Details investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Septic Tank Absorption Fields

Aggregation Method: Dominant Condition
Title-block Rule: Higher

Name: Kane County, Illinois
Version and Date: 6 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition
146A	Brenton silt loam, 0 to 2 percent slopes	Very limited	Brenton 90% Depth to saturated zone Seepage, bottom layer Slow water movement
190C2	Mayville silt loam, 5 to 10 percent slopes, eroded	Very limited	Mayville 92% Depth to saturated zone Slow water movement
355A	Elkston silt loam, 0 to 2 percent slopes	Very limited	Elkston 90% Depth to saturated zone Slow water movement
527C2	Kidami loam, 4 to 6 percent slopes, eroded	Very limited	Kidami 90% Depth to saturated zone Slow water movement
656B	Ocatopon silt loam, 2 to 4 percent slopes	Very limited	Ocatopon 52% Depth to saturated zone Slow water movement
656C2	Ocatopon silt loam, 4 to 6 percent slopes, eroded	Very limited	Ocatopon 52% Depth to saturated zone Slow water movement

APPENDIX B

Contact List

Septic Tank Absorption Fields

Rating Options

Attribute Name: Septic Tank Absorption Fields

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil profile, soil texture, soil structure, soil depth to water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome primarily by special design, or special design and maintenance. "Very limited" indicates that the soil has features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer can be determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Create investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

CONTACT LIST

Federal Agencies

U. S. Army Corps of Engineers
Regulatory Branch
111 North Canal Street, Suite 600
Chicago, Illinois 60606
(312) 846-6400
<http://www.usace.army.mil>

U. S. D. A. Natural Resources
Conservation Service
2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7961 ext. 3
<http://www.il.nrcs.usda.gov/>

U. S. Fish & Wildlife Service
Chicago Illinois Field Office
1250 South Grove Street Suite 103
Barrington, Illinois 60010
(847) 381-2253
<http://www.fws.gov/>

U. S. Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312) 353-2000
<http://www.epa.gov/regions/>

State Agencies

Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, Illinois 62702-1271
(217) 782-6302
<http://dnr.state.il.us/>

Illinois Environmental Protection Agency
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
(217) 782-3397
<http://www.epa.state.il.us/>

Illinois Department of Transportation
2300 South Dirksen Parkway
Schaumburg, Illinois 62764-0001
<http://www.dot.state.il.us/>

Illinois Natural History Survey
607 East Peabody Drive
Champaign, Illinois 61820
(217) 333-688
<http://www.inhs.uiuc.edu/>

County OfficesDuPage County

Administration Building
421 North County Farm Road
Wheaton, Illinois 60187
<http://www.co.dupage.il.us/>
630-407-6500

Development Department
(630) 407-6700

Environmental Concerns Department
Stormwater Management Division
(630) 407-6700

Solid Waste Department
(630) 407-6700

Health Department
111 North County Farm Road
Wheaton, Illinois 60187
(630) 682-7400

Forest Preserve District
3 S 580 Naperville Road,
Wheaton, Illinois 60189
(630) 933-7200

Kane County

Government Center
719 South Batavia Ave.
Geneva, IL 60134
<http://www.co.kane.il.us/>
630-232-3400

Development Department
(630) 232-3492

Department of Environmental Management
630-208-5118

Forest Preserve District
(630) 232-5980

Health Department
1240 North Highland Avenue
Aurora, IL 60506
(630) 897-1124



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 2013-4309 **Date** 11/21/2013

GENERAL INFORMATION

APPLICANT: ANN'S PET SERVICE
SCOTT RICHMOND
2000 MCDONALD RD, STE 200
SOUTH ELGIN 60177

PURPOSE: TO ESTABLISH A SPECIAL USE FOR A DOG KENNEL

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: SPECIAL USE TO ALLOW A DOG KENNEL

SIZE: 11.00 ACRES

LOCATION: WEST SIDE OF THURNAU RD., NORTH OF RT. 47, SECTION 31, RUTLAND TOWNSHIP.
14N408 THURNAU RD.

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

EXISTING LAND USE: RESIDENTIAL; AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURE

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS SITE

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.1-2 O. OF THE KANE COUNTY ZONING ORDINANCE

Ann's Pet Service, LTD
Special Use within the F District for a Kennel

Special Information: Ann Sarich has a contract to purchase 11 acres on Thurnau Rd. Ms. Sarich is proposing to live in the home and expand her kennel, dog daycare and pet sitting business at this location. She would accommodate a maximum of 60 dogs in a 5,000 square foot building. There will also be a 2,500 square foot play area. Dogs will be outside under the supervision of Ann's Pet Service staff. An indoor play area is also established in the kennel. Grooming and training services will also be provided.

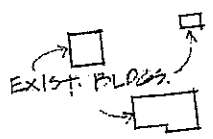
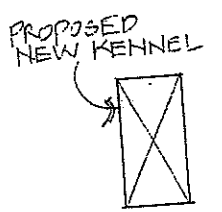
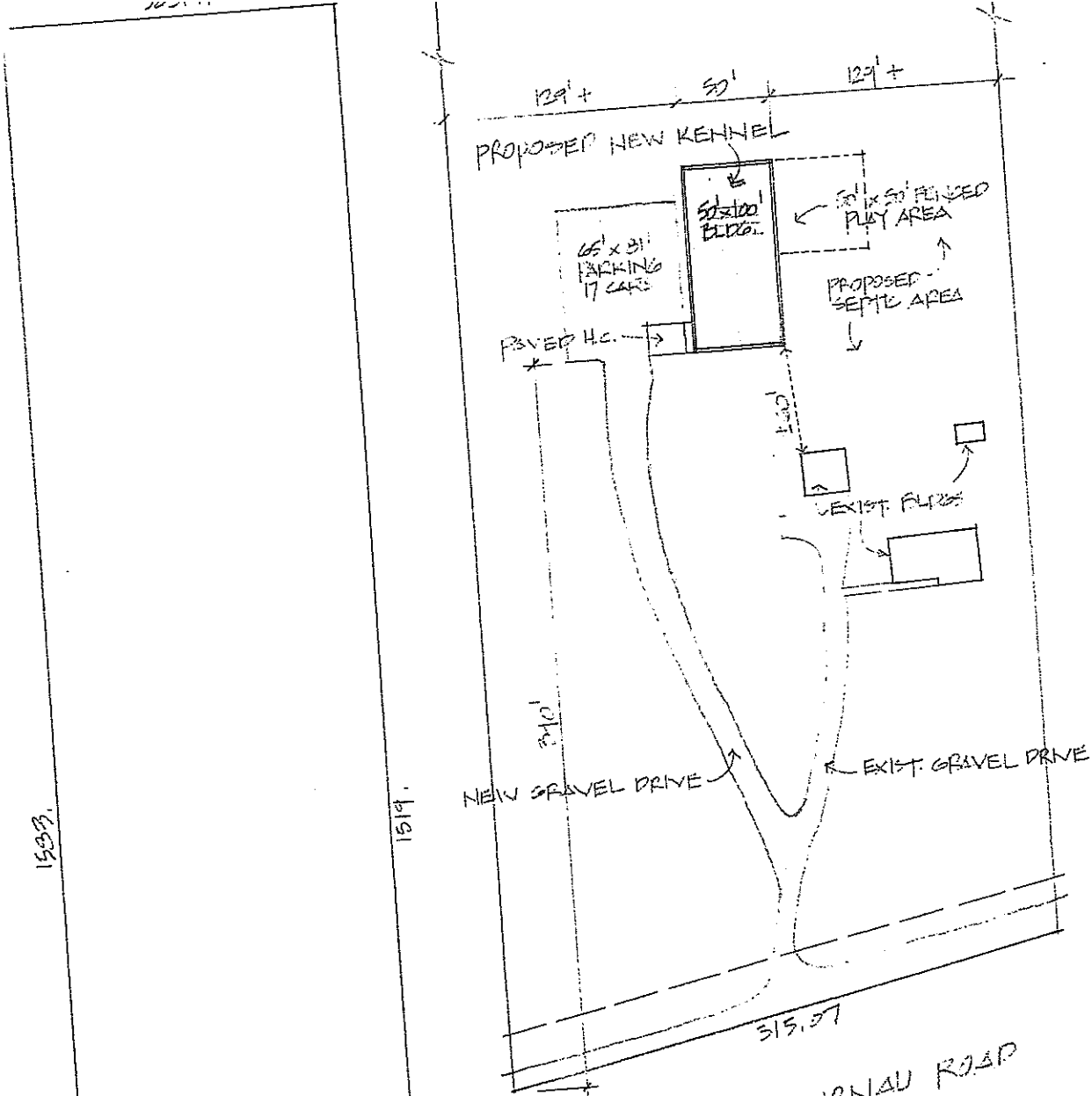
Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. The property is surrounded by agricultural uses. Thurnau Rd. is designated and Rustic Road, but the kennel will not impact that status as it will be located 390' back from the roadway. The kennel will be constructed under the 2012 IBC.

Staff recommendation: The Kane County Technical Staff recommends approval of the special use request.

Staff recommended Finding of Facts:

1. Kennels are an established special use in the F District.
2. This will primarily be an indoor use. However, if the dogs are outside they will be in an enclosed area under the supervision of staff.
3. Surrounding land uses are primarily agricultural.

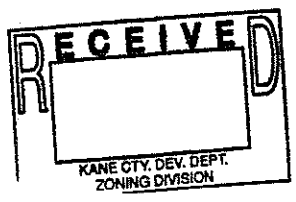
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet



OVERALL SITE
SCALE: 1" = 100'

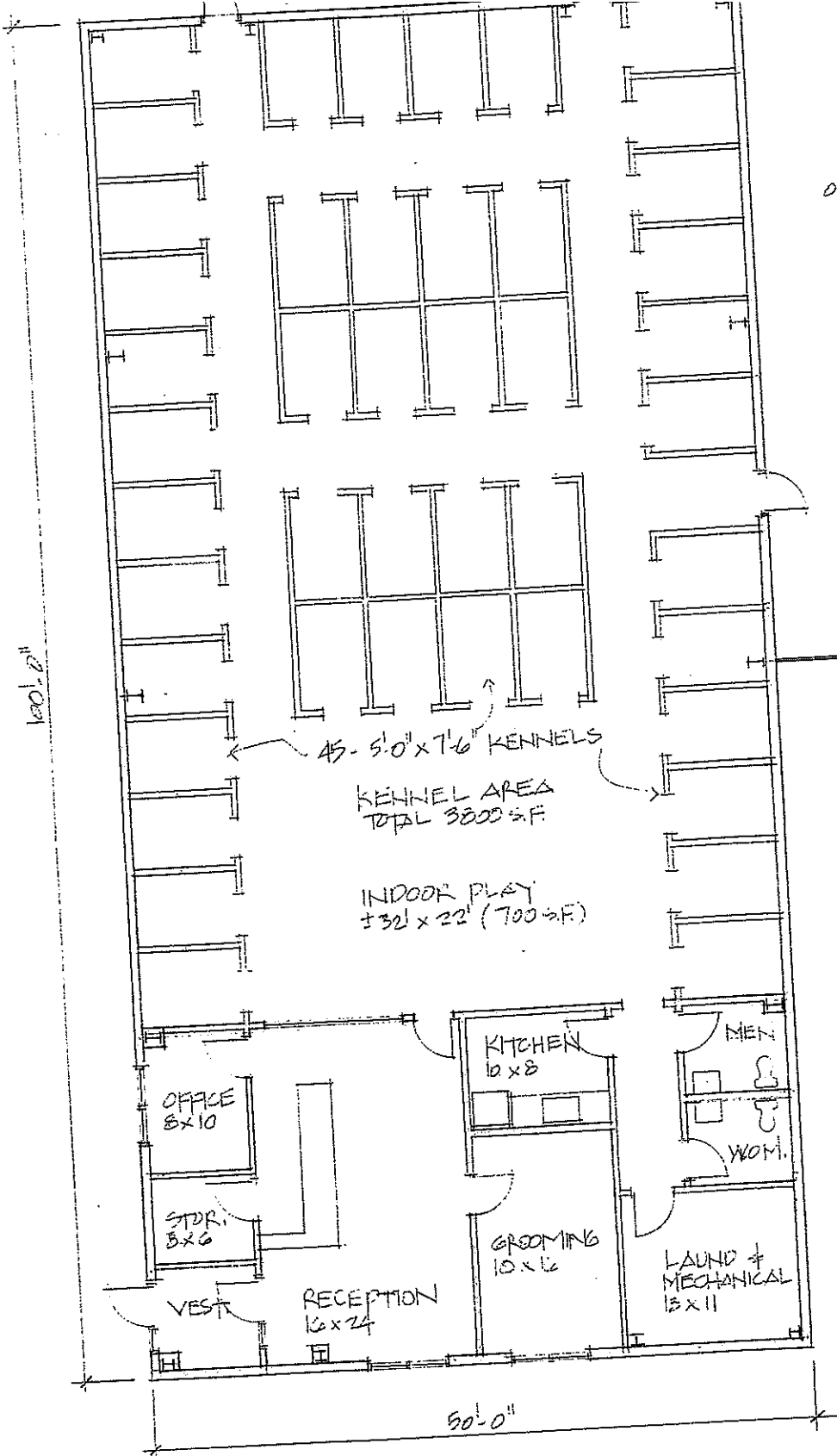
14N403 THURNAU ROAD
SITE PLAN DETAIL
SCALE: 1" = 600'
9-26-13

PROPOSED DOG KENNEL
Ann's Pet Service
14N408 Thurnau Road - Hampshire, IL



TMH
433 GREENWOOD LN BARRINGTON, IL 60010
PH: (847) 526-1440 FAX: (847) 487-8109

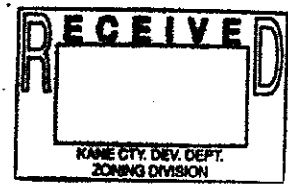
1657-5



FENCED
OUTDOOR PLAY
50' x 50'
(2500 S.F.)

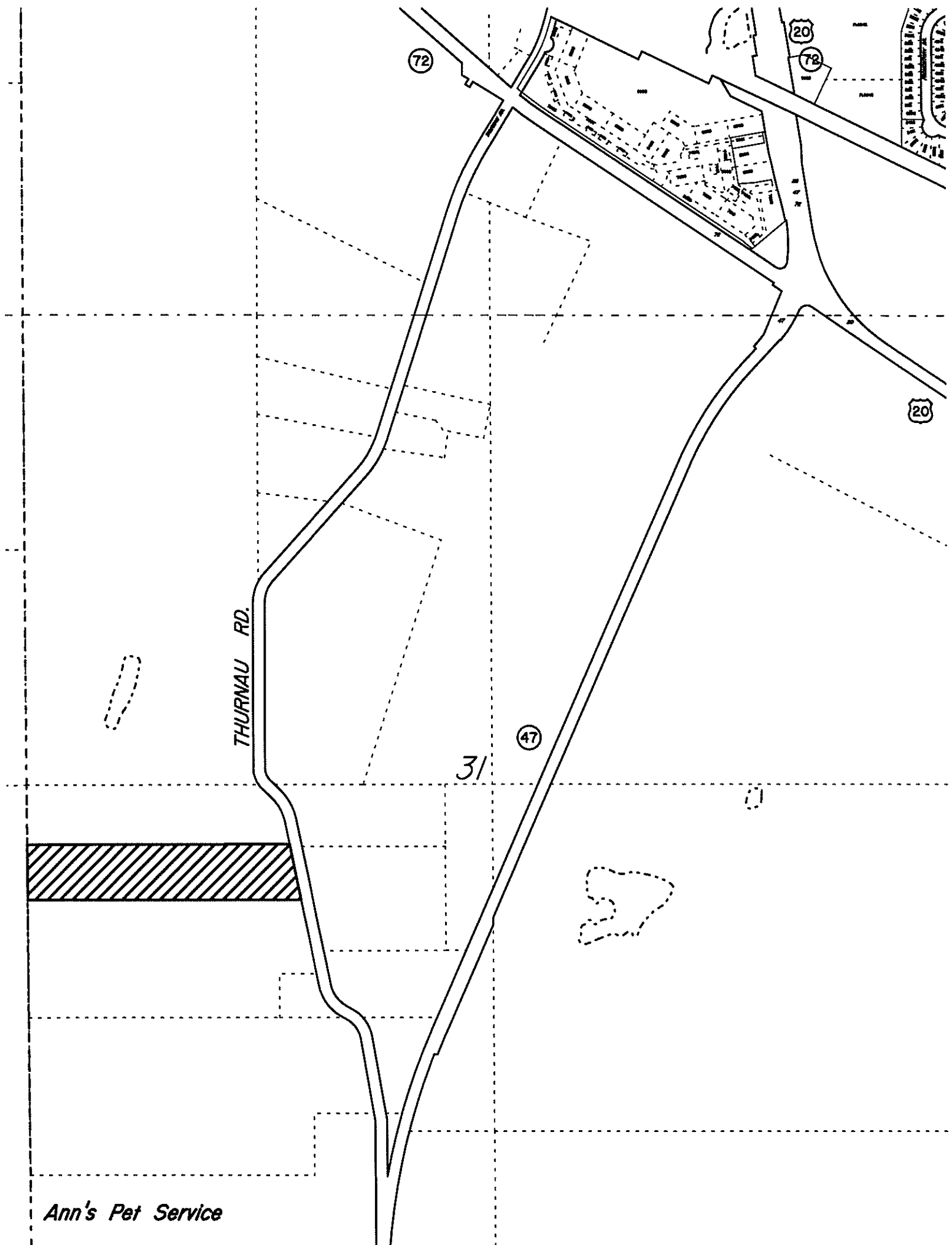
 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED DOG KENNEL
Ann's Pet Service
 14N408 Thurnau Road - Hampshire, IL



TMH
 425 GREENWOOD LN. BARRINGTON, IL 60010
 PH: (847) 526-1440 FAX: (847) 487-8169

7-20-13 1657-P



72

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72

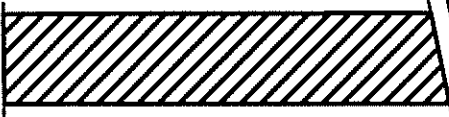
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THURNAU RD.

31

47

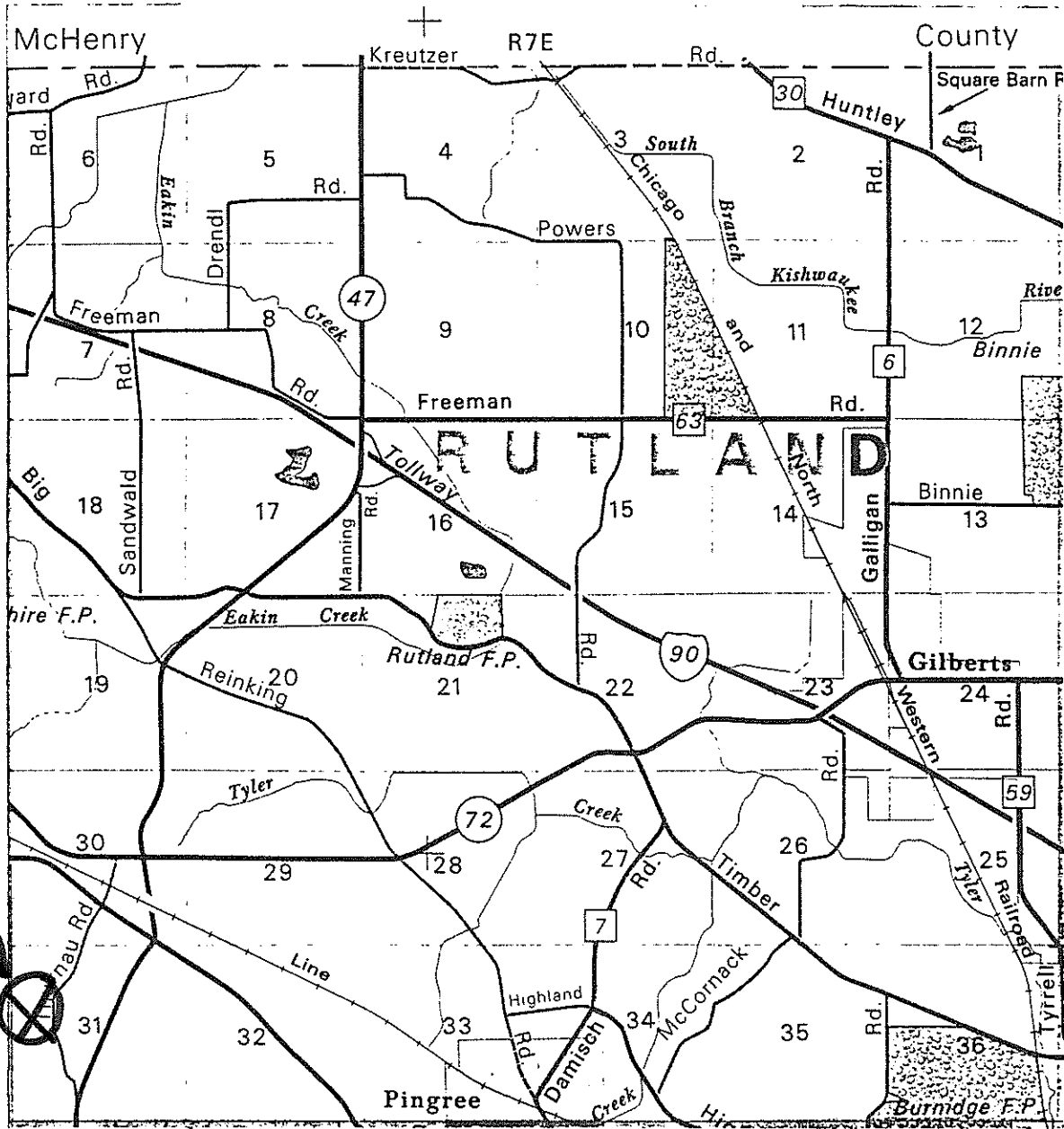
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Ann's Pet Service

RUTLAND twp.
T.42N. - R.7E

map 2



1"-MILE