

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 S. Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

4567

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
 AND/OR SPECIAL USE**

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): 0834300001 0834300007
	Street Address (or common location if no address is assigned): ROUTE 38 & HARLEY ROAD, ELBURN, IL 60019

2. Applicant Information:	Name RWE DESIGN BUILD. JASON SANDERSON	Phone 630.734.0883
	Address	Fax
	16W361 S FRONTAGE RD #106 , BURR RIDGE, IL 60527	Email JASON@RWEDESIGNBUILD.COM

3. Owner of record information:	Name TRUST #36010000923, RESOURCE BANK NA, TRUSTEE,	Phone 847.697.2880
	Address	Fax
	555 BETHANY RD, DEKALB, IL 601154941	Email BFOSTER@ANDERSONSHELTER.ORG

Zoning and Use Information:

2040 Plan Land Use Designation of the property: AGRICULTURE

Current zoning of the property: "F" FARMING DISTRICT

Current use of the property: AGRICULTURE

Proposed zoning of the property: PUD (PLANNED UNIT DEVELOPMENT)

Proposed use of the property: ANIMAL SHELTER, VETERINARY CLINIC, HORSE RESCUE, WILDLIFE RESCUE

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

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the 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.

	10-06-2020
Record Owner	Date

RWE Design Build, Jason Sanderson	10-06-2020
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Applicant or Authorized Agent	Date
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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.*

Anderson Animal Shelter Campus/RWE Design Build, Jason Sanderson
Name of Development/Applicant

10-05-2020
Date

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

Animal boarding in general relates well to the surrounding agriculture uses. A large amount of the land in the proposed PUD remains pasture or farm land for hay fields.
The proposed Stable use is permitted in the existing zoning and relates well to the surroundings. This will keep a large portion of the site consistent with the existing F. farming district. Kennel uses are also permitted in the F district as a special use.

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

Land north across Hwy 38: zoned PUD R9; Land to the West: F, Farming District.; Land to the East: F, Farming District;
Land to the South: F, Farming District

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

The uses permitted under the existing zoning are suitable to the property in question. The proposed uses are consistent with existing zoning and include existing uses with proposed farm land and animal housing. A PUD is being proposed to address the combination of proposed uses and shelter use on one site.

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

The trend of development in the general area of the property is residential but the 2040 plan for Kane County has the site to remain agriculture.

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

The projected use of the property is consistent with the Kane County 2040 Land Use Plan.

December 30, 2020

Trust #36010000923 (RWE Design Build)

Rezoning from F-District Farming to PUD – Planned Unit Development for an animal shelter, veterinary clinic, horse rescue and wildlife rescue

Special Information: The petitioner is seeking a rezoning to allow for a multi-use animal facility. A large portion of the property will remain as pasture or farm land for hay fields. The facility would allow for three major areas of activity

1. An animal adoption and shelter center
2. A horse barn with up to 30 stalls and including indoor riding arena, office, caretaker apartment and pasture areas
3. A wildlife rescue including outdoor rehabilitation enclosures and an outdoor flight cage

Analysis: The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

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



ANDERSON CAMPUS PROGRAM SUMMARY

ADOPTION RESOURCE CENTER:

- USES: ANIMAL SHELTER (DOG/CAT/SMALL MAMAL)/ ANIMAL CLINIC/EDUCATION CENTER/ BIRD SHELTER/ADMINISTRATION/RETAIL
 - DOG INTAKE/PRE ADOPTION: 100 DOGS
 - DOG ADOPTION: 50 DOGS
 - CAT INTAKE: 40 CATS
 - CAT ADOPTION: 40 CATS
 - ANIMAL CLINIC: 2,500 S.F., 2 EXAM ROOMS, XRAY, TREATMENT AREA, SURGERY
 - BIRD SHELTER: 15-20 BIRDS
- HOURS:
 - STAFF AND VOLUNTEERS 7-7 DAILY
 - PUBLIC: 10-7 - 7 DAYS A WEEK
- SCHOOL TRIPS: 3/ WEEK - 60 KIDS - 3 BUSES, 30 KIDS PER EDUCATION SPACE(3 BUILDINGS)
- PARKING:133 SPACES
- STAFF/VOLUNTEERS: +/- 50 (SOUTH ELGIN: 20 STAFF)
- DAILY VISITORS: 50/DAY
- PEEK: SATURDAY/SUNDAY 100/DAY 11-2 PEAK

HORSE BARN:

- USE: HORSE BARN/INDOOR RIDING ARENA/ADMIN OFFICES/CARETAKER APARTMENT/PADDOCKS/PASTURE
 - 30 BARN STALLS
 - 80'X200' INDOOR RIDING ARENA
- HOURS:
 - STAFF AND VOLUNTEERS 7-7 DAILY
 - PUBLIC: 10-7 - 7 DAYS A WEEK
- PARKING: 62 SPACES + TRAILER
- STAFF/VOLUNTEERS: 2 USER GROUPS, 15-20
- DAILY VISITORS: 10/HOUR (50 PER DAY)
- PEEK: SATURDAY
- EVENTS MAY BRING GROUPS OF 50-100 (TRAINING....)

WILDLIFE RESCUE:

- USE: 4-5,000S.F./WILDLIFE MEDICAL/ NURSERIES/EDUCATION/OUTDOOR REHAB ENCLOSURES/OUTDOOR FLIGHT CAGE
 - NATIVE BIRDS (SONGBIRDS, WATERFOWL, RAPTORS)
 - REPTILES/AMPHIBIANS

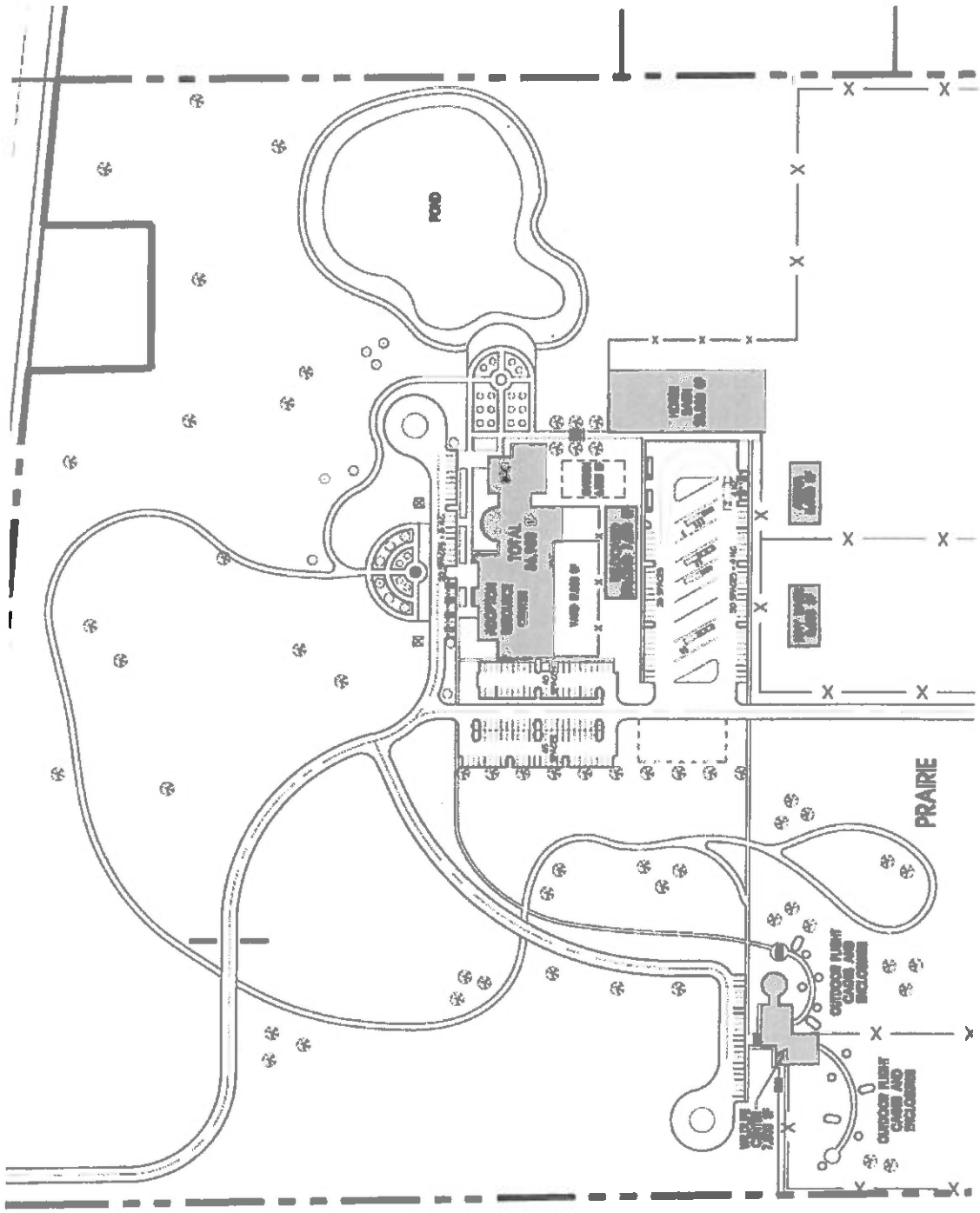


- NATIVE SMALL MAMALS (SQUIRRELS, OPOSSUMS, RACCOONS, ETC.)
(EXCEPTION: BATS, SKUNKS, ADULT DEER)
- NON-NATIVE SPECIES (STARRLING, HOUSE SPARROWS, PIGEONS)
- HOURS: SEASONAL
 - HOURS- 7AM-9PM MARCH TO AUGUST
 - HOURS FOR EDUCATION CENTER: 10-5
- PARKING: 20
- STAFF: 10
- DAILY VISITORS: 15-20
- PEEK: MARCH TO AUGUST
- 5,000-6,000 ANIMALS PER YEAR

ALTA / NSPS LAND TITLE SURVEY

The Westerly 1815.0 feet (110 rods) of that part of the northwest quarter of Section 34, Township 40 North, Range 7 East of the Third Principal Meridian lying southerly of the southerly line of Illinois State Route No 38 (measured along the south line of said quarter), except that part thereof, as monumented and occupied, conveyed by Document No 927354, and also that part of the southwest quarter of said section described as follows: Beginning at the northwest corner of said southwest quarter; thence easterly along the north line of said southwest quarter 1822.48 feet to the easterly line of a tract of land conveyed by Document No 98862, as evidenced by an old fence line; Thence southerly along said easterly line forming an angle of 89 degrees 50 minutes 14 seconds with the last described course (measured counterclockwise therefrom) 1981.58 feet to the south line of the north half of the south half of said southwest quarter; thence westerly along said south line forming an angle of 90 degrees 20 minutes 23 seconds with the last described course (measured counterclockwise therefrom) 1818.50 feet to the west line of said southwest quarter; thence northerly along said west line forming an angle of 89 degrees 46 minutes 33 seconds with the last described course (measured counterclockwise therefrom) 1987.18 feet to the point of beginning, all in Campton Township, Kane County, Illinois

Commonly known as: Route 38 and Harley Road, Elburn, Illinois





ARCHITECTURE
LAND PLANNING
LANDSCAPE ARCHITECTURE
2700 GRAND AVENUE SUITE 700
CHICAGO, ILLINOIS 60604
WWW.JLENGROUP.COM

FOUNDATION
1110 N. LA SALLE ST. SUITE 200
CHICAGO, ILLINOIS 60610
WWW.FNDN.COM

ANDERSON ANIMAL SHELTER

KANE COUNTY, ILLINOIS

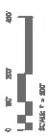
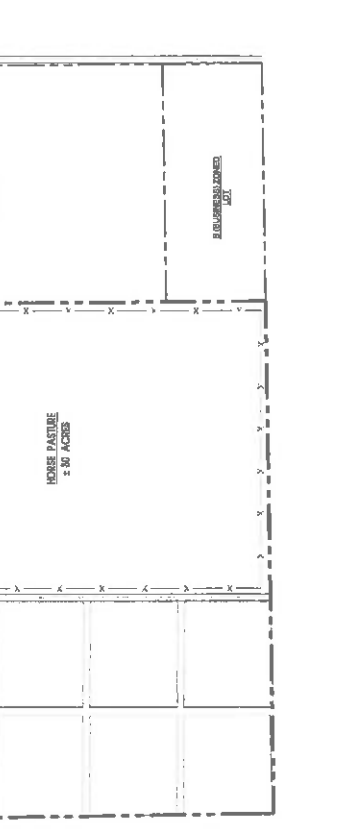
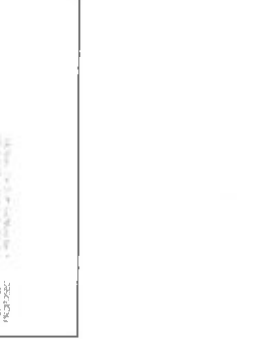
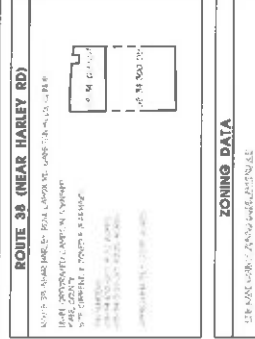
PROJECT NUMBER: 2019-0040
DATE: 10-06-2020

PRELIMINARY PROPERTY BOUNDARY PLAN

SHEET NAME: A-0.1

FARMING DISTRICT
 1. TO BE CONSIDERED A FARMING DISTRICT, THE PROPERTY MUST BE USED FOR FARMING PURPOSES.
 2. THE DISTRICT IS INTENDED TO PROVIDE AN ENVIRONMENT WHERE FARMING AND RELATED ACTIVITIES CAN BE CONDUCTED.
 3. THE DISTRICT IS NOT INTENDED TO BE USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES.
 4. THE DISTRICT IS NOT INTENDED TO BE USED FOR RESIDENTIAL PURPOSES.
 5. THE DISTRICT IS NOT INTENDED TO BE USED FOR RECREATION OR AMUSEMENT PURPOSES.
 6. THE DISTRICT IS NOT INTENDED TO BE USED FOR PUBLIC USE.
 7. THE DISTRICT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES.
 8. THE DISTRICT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES.
 9. THE DISTRICT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES.
 10. THE DISTRICT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES.

ZONING DATA
 THE MINIMUM ZONING REGULATIONS FOR THE FARMING DISTRICT ARE:
 1. MINIMUM LOT AREA: 10 ACRES
 2. MINIMUM LOT WIDTH: 100 FEET
 3. MINIMUM LOT DEPTH: 100 FEET
 4. MINIMUM FRONT SETBACK: 100 FEET
 5. MINIMUM SIDE SETBACK: 10 FEET
 6. MINIMUM REAR SETBACK: 10 FEET
 7. MAXIMUM BUILDING FOOTPRINT: 50% OF LOT AREA
 8. MAXIMUM BUILDING HEIGHT: 30 FEET
 9. MAXIMUM NUMBER OF UNITS: 1
 10. MAXIMUM NUMBER OF STORIES: 1
 11. MAXIMUM NUMBER OF GARAGES: 2
 12. MAXIMUM NUMBER OF DRIVEWAYS: 2
 13. MAXIMUM NUMBER OF SIGNAGE: 1
 14. MAXIMUM NUMBER OF ADVERTISEMENTS: 1
 15. MAXIMUM NUMBER OF BILLBOARDS: 1
 16. MAXIMUM NUMBER OF LIGHT FIXTURES: 1
 17. MAXIMUM NUMBER OF LIGHT FIXTURES: 1
 18. MAXIMUM NUMBER OF LIGHT FIXTURES: 1
 19. MAXIMUM NUMBER OF LIGHT FIXTURES: 1
 20. MAXIMUM NUMBER OF LIGHT FIXTURES: 1

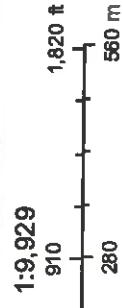


PROPOSED PROPERTY BOUNDARY PLAN

Map Title

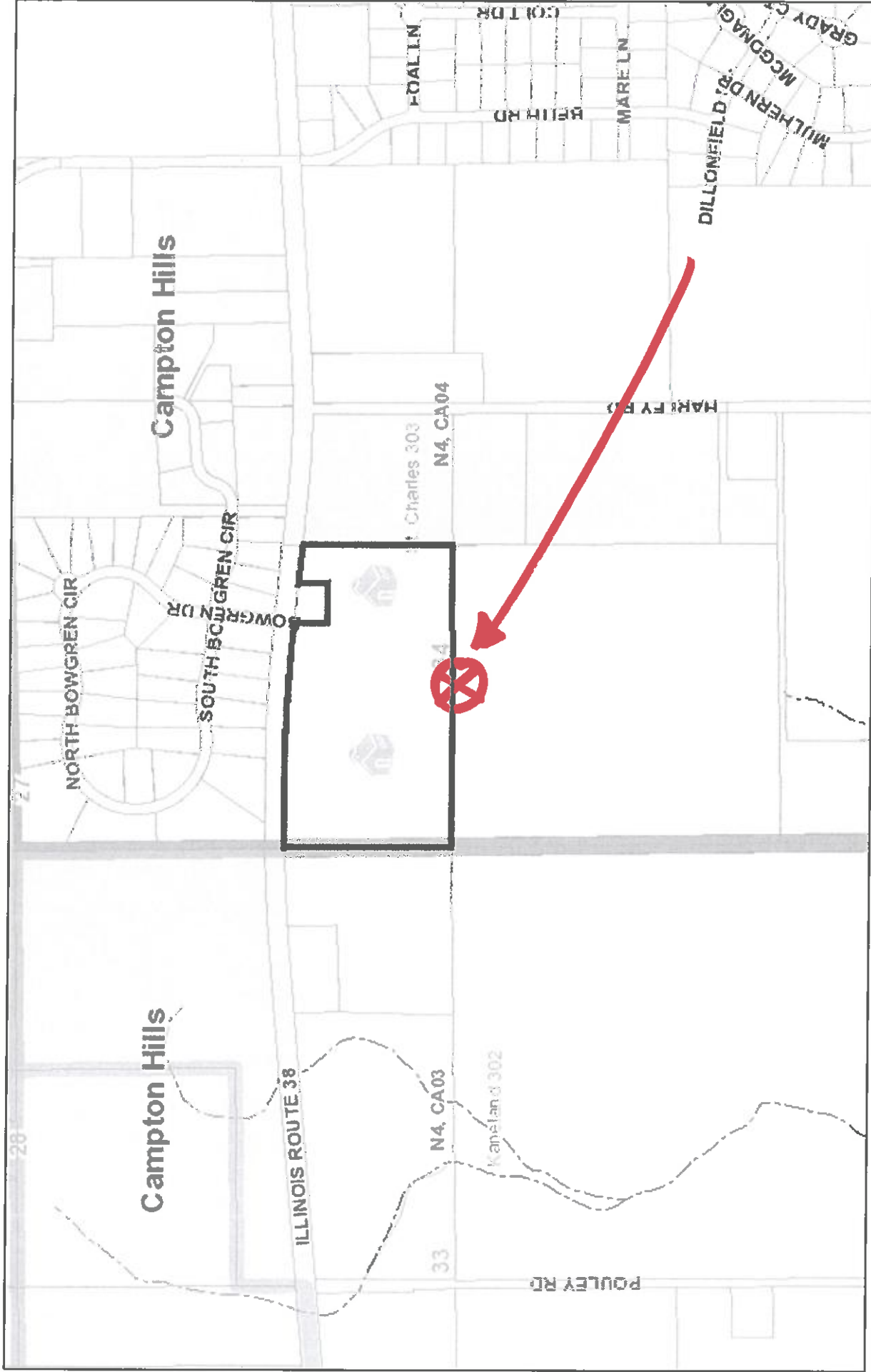


December 23, 2020



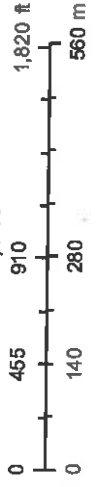
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Map Title



December 23, 2020

1:9,929



GIS-Technologies

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Kane County Illinois