

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

<i>Received Date</i>

**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): 03-31-300-030 (Primary) 02-36-400-010 06-05-100-003
	Street Address (or common location if no address is assigned): 37W955 Big Timber Road Elgin, IL 60124

2. Applicant Information:	Name Three Fires Council, Inc. Boy Scouts of America	Phone 630-584-9250
	Address 415 N. 2nd Street St. Charles, IL 60174	Fax 630-584-8598
		Email ron.wentzell@scouting.org

3. Owner of record information:	Name Three Fires Council, Inc. Boy Scouts of America	Phone 630-584-9250
	Address 415 N. 2nd Street St. Charles, IL 60174	Fax 630-584-8598
		Email ron.wentzell@scouting.org

Zoning and Use Information:

2040 Plan Land Use Designation of the property: _____

Current zoning of the property: Farming with Conditional Use Provision

Current use of the property: Scout Youth Camp & Training Center

Proposed zoning of the property: Recreation/Conservation Conditional Use

Proposed use of the property: Scout Youth Camp & Training Center

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

Refer to the attached Master Plan

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.

Ronald A. Wyzel
Record Owner

7/24/17
Date

Applicant or Authorized Agent

Date

October 2, 2017

Three Fires Council, Inc. (*Boy Scouts of America*)
Special Use request for a Scout Youth Camp and Training Center

Special Information: The Boy Scout camp has been established at this location for many years. However, it technically never had the Special Use as currently required for the camp. This spring, the Three Fires Council submitted plans for improvements to the camp, including the construction of new maintenance and an open-sided garage. The Council is also planning to renovate the existing Kiwanis Lodge with an addition to accommodate a 200 seat dining room with 8 shower/restrooms. Future improvements include a climbing tower, a training pavilion and infrastructure upgrades for the existing buildings. The goal of these improvements is to better serve the Scouts and the community. In review of their plans it was recommended by Technical Staff that the Council apply for the Special Use to bring the property into conformance with Kane County Zoning Ordinance, which the Council has agreed to do.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Institutional/Private Open Space. This designation allows for many private and institutional land holdings, such as the M.A. Center, McGraw Wildlife Foundation, Fermi National Accelerator and Mooseheart.

Staff recommended Finding of Fact:

1. The Special Uses would bring the property into conformance with the Kane County Zoning Ordinance.

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

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.

Three Fires Council, Inc. - Boy Scouts of America
Name of Development/Applicant

July 24, 2017
Date

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

The use of the property will remain the same. The new facilities will help better serve the participants and customers of the camp
The property is currently defined as a non-conforming use, and in order to expand the facilities on the property, we need to be in
conformance with current zoning regulations

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

The neighbors of the property are Randall Point Business Park with a zoning classification of Class A Industrial Development
and the Kane County Forest Preserve - Burnidge/Paul Wolff Forest Preserve

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

The current use of the property is not related to Farming. We have been advised by Kane County to update our
zoning classification to the appropriate use.

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

There are no trends of future development in the surrounding areas. The development on the property will only continue
to expand to the designated use/zoning classification.

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

Three Fires Council, Inc. - Boy Scouts of America will continue to be a good steward of Kane County. The future
development on the property includes plans to add facilities that will only help to provide their services to the customers
and the community.

Findings of Fact Sheet – Special Use



Three Fires Council Inc., - Boy Scouts of America
Special Use Request

July 24, 2017
Date

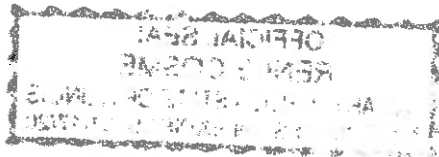
- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
 - *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board will not recommend a special use unless the following items are addressed:*
6. 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 proposed improvements help to better serve the customers. With the improvements, there will be potential community use and more opportunities for involvement with the community which can only advance the general welfare of the public.
7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.
With our proposed improvements, we are seeking to enhance our existing facility to better serve our customers. These enhancements will have no detrimental effects to the neighboring properties.
8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.
The proposed improvements to the property will create a better experience for our customers and participants at the camp. Our plans will not expand or empeed on any of the existing surrounding properties. Activities on the property will include resident camping, outdoor recreation and family activities, along with youth and adult training opportunities.
9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain:
Yes. The existing access road is sufficient for our use with with an existing traffic light for safe access entering and exiting the site. All necessary utility upgrades will be provided as the future facilities are constructed. All site grading will be modified for proper drainage and storm water management.

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

Kane County has already addressed issues with access to the property. Adjustments were made to align the entrance with Tyrell Road and a traffic light was added.

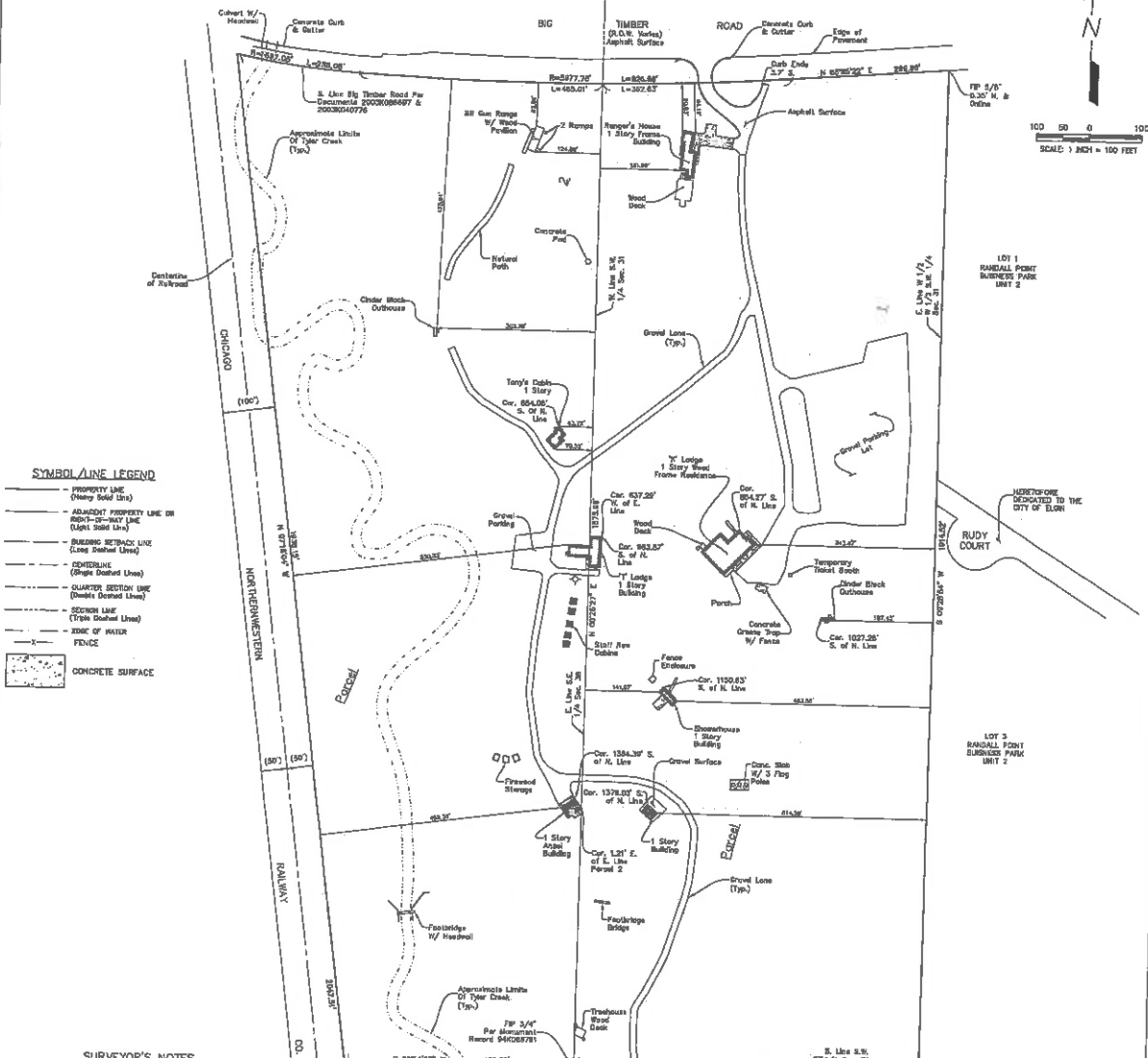
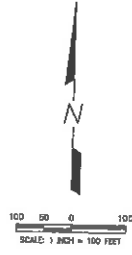
11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes. After consultation with Kane County staff, the intent of rezoning is to be in conformance with the Kane County Zoning Plans.



PLAT OF SURVEY

CAMP BIG TIMBER



SYMBOL LINE LEGEND

- PROPERTY LINE (Shaded Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Dashed Solid Line)
- BUILDING SETBACK LINE (Long Dashed Line)
- FENCE LINE (Short Dashed Line)
- QUARTER SECTION LINE (Double Dashed Line)
- SECTION LINE (Triple Dashed Line)
- EDGE OF WATER
- FENCE
- ▨ CONCRETE SURFACE

SURVEYOR'S NOTES

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ENCLOSED IN () INDICATE RECORDED OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED, OR RECORD EQUALS MEASURED.

PIR = FOUND IRON PIPE (# AS SHOWN)
 FRR = FOUND IRON ROD (# AS SHOWN)
 ROW = RIGHT OF WAY

MISSING PROPERTY CORNERS NOT REPLACED PER AGREEMENT WITH OWNER.

A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO DEMONSTRATE, FOR USE IN THE PREPARATION OF THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVICITUDES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

LEGAL DESCRIPTION PURSUANT TO DOCUMENT 80834881 AND AMENDED DUE TO SUBSEQUENT CONVEYANCE TO THE FOREST PRESERVE AND THAT PART TAKEN FOR HIGHWAY.

THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND IMPRESSED SEAL OR STAMP.

COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING BY THE SAME, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

MEASURED BEARINGS SHOWN HEREON ARE ASSUMED.

FIELD WORK COMPLETED ON 2-23-17.

AREA SUMMARY TABLE

PARCELS	ACRES	SQ. FT.
1	28.884	1,249,440
2	24.804	1,071,733
3	8.462	413,485
TOTAL	62.790	2,734,658

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS)
 COUNTY OF DU PAGE)
 I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THIS PLAT CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED: _____ OF MARCH, A.D. 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
 MY REGISTRATION EXPIRES ON NOVEMBER 03, 2018
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937,
 EXPIRATION DATE IS APRIL 30, 2017


PROPERTY DESCRIPTIONS

PARCEL ONE:
 THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LING SOUTH OF THE SOUTH LINE OF BIG TIMBER ROAD, IN THE TOWNSHIP OF DUNDAS, KANE COUNTY, ILLINOIS.

PARCEL TWO:
 THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, LING SOUTH OF THE SOUTH LINE OF THE THIRD PRINCIPAL MERIDIAN, 200 FEET WEST FROM THE SOUTH EAST CORNER OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 31; THENCE SOUTH AT RIGHT ANGLES WITH SAID NORTH LINE OF SAID SECTION 31 AN DISTANCE OF 774.0 FEET THENCE SOUTH 86 DEGREES, 50 MINUTES, 0 SECONDS WEST 879 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE ELGIN AND BELVIDERE ELECTRIC COMPANY; THENCE SOUTH 88 DEGREES, 0 MINUTES, 0 NORTH WEST FRACTIONAL QUARTER OF SAID SECTION 31, THENCE NORTH 0 DEGREES, 20 MINUTES, 0 SECONDS WEST 824.4 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 31 1733.7 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PART THEREOF LYING WESTERLY OF THE EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT OF WAY, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS. (NOTE: EXCEPTION NOT MAPPED)

PARCEL THREE:
 THAT PART OF SECTION 5, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 5 (AND THE SOUTH LINE OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN), 200 FEET WEST FROM THE SOUTH WEST CORNER OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 31; THENCE SOUTH AT RIGHT ANGLES WITH SAID NORTH LINE OF SAID SECTION 5 AN DISTANCE OF 774.0 FEET THENCE SOUTH 86 DEGREES, 50 MINUTES, 0 SECONDS WEST 879 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE ELGIN AND BELVIDERE ELECTRIC COMPANY; THENCE SOUTH 88 DEGREES, 0 MINUTES, 0 NORTH WEST FRACTIONAL QUARTER OF SAID SECTION 5, THENCE NORTH 0 DEGREES, 20 MINUTES, 0 SECONDS WEST 824.4 FEET ALONG THE WEST LINE OF SAID SECTION 5 TO THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 5 1733.7 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PART THEREOF LYING WESTERLY OF THE EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT OF WAY, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS. (NOTE: EXCEPTION NOT MAPPED)

PREPARED FOR:
 BOY SCOUTS OF AMERICA
 THREE FIRES COUNCIL
 415 N. 2ND STREET
 ST. CHARLES, IL 60174-1254
 PHONE # 630-584-9250

PREPARED BY:
 **CEMCON, Ltd.**
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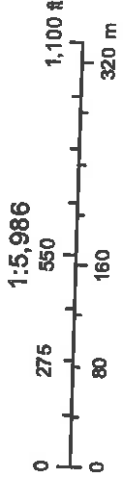
DISC NO: 904207 FILE NAME: PLAT OF SURVEY
 DRAWN BY: RP FLD. SK. / P.D. NO: 983/8-11
 COMPLETION DATE: 3-7-17 JOB NO: 804.207
 PROJECT REFERENCE:

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
 MY REGISTRATION EXPIRES ON NOVEMBER 03, 2018
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Map Title

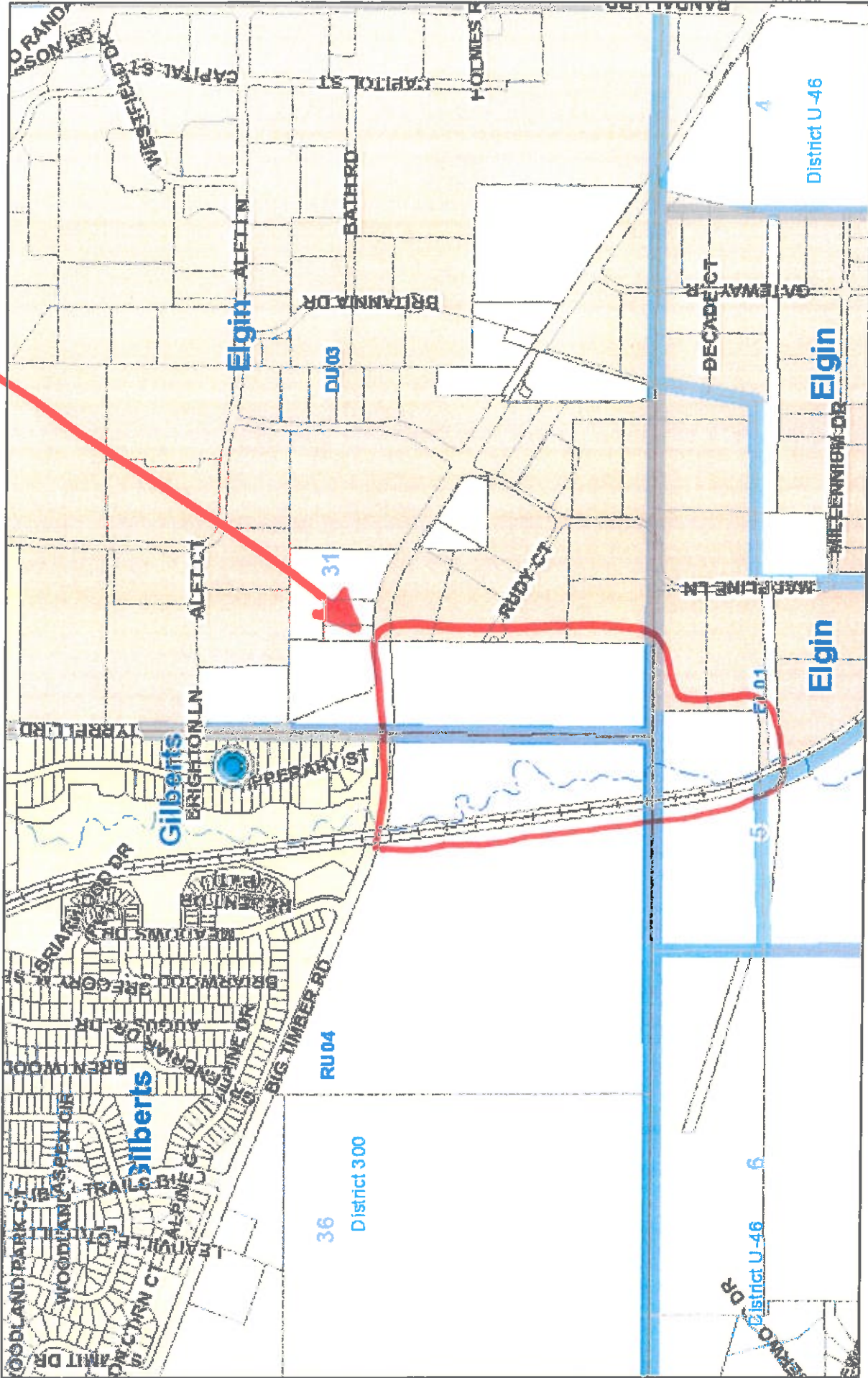


September 6, 2017



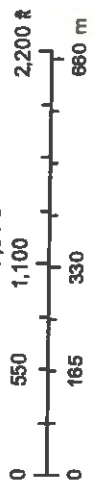
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Map Title



September 6, 2017

1:11,973



Source : GIS-Technologies
GIS-Technologies

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GIS-Technologies
Kane County Illinois