



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 2016-4379 **Date** 06/02/2016

GENERAL INFORMATION

APPLICANT:	ANJA GRIESS	
	9N052 CORRON RD.	
	ELGIN	60124
PURPOSE:	TO ALLOW A DOG BOARDING KENNEL FOR A MAXIMUM OF 15 DOGS	
EXISTING ZONING:	F - FARMING;	
REQUESTED ACTION:	SPECIAL USE FOR A DOG BOARDING KENNEL	
SIZE:	4.00 ACRES	
LOCATION:	WEST SIDE OF CORRON RD., 1/4 MILE NORTH OF STURBRIDGE WAY, SECTION 26, PLATO TOWNSHIP (9N052 CORRON RD.)	
SURROUNDING	ZONING	USE
NORTH	F - FARMING;	RESIDENTIAL; AGRICULTURAL;
SOUTH	F - FARMING;	RESIDENTIAL; AGRICULTURAL;
EAST	F - FARMING;	RESIDENTIAL; AGRICULTURAL;
WEST	CITY OF ELGIN	VACANT;
EXISTING LAND USE:	RESIDENTIAL; AGRICULTURAL;	
LAND USE PLAN DESIGNATION:	RESOURCE MANAGEMENT AREA	
ZONING HISTORY:	NO PREVIOUS REQUEST FOR THIS SITE	
APPLICABLE LAND USE REGULATION:	ARTICLE VIII, SECTION 8.1-2 O.	

Anja Griess
Special Use of a dog kennel

Special Information: Anja Griess recently purchased this 4.8 acre property. She will live in the home and would like to have a boarding kennel. Ms. Griess currently owns and operates Doggy Has It, a dog grooming business. She has been in business since 2008. Ms. Griess will board no more than 15 dogs and offer dog grooming from the property. She will also have her 3 personal dogs live in the residence with her. Ms. Griess is also requesting the ability to keep up to 3 foster dogs on the property. The maximum number of dogs permitted would be 21. The first phase of the business is to remodel the garage and turn it into the kennels. In the future, there is an area designated in the back as an agility/outdoor exercise course.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management Area. All services for the grooming and kennel are by appointment only to minimize traffic. The dogs will be supervised when outside and in an area adjacent to the house.

Staff recommended Finding of Facts:

1. A maximum of 21 dogs total are allowed on the property (15 boarded, 3 personal and 3 foster dogs).
2. Kennel dogs are not allowed outside before 7:00 am and after 8:00 pm.
3. Along the entire property line on Corron Road, a permanent highway easement condition of a strip of land 60 feet wide parallel to Corron Rd. shall be granted and conveyed to the County of Kane by the petitioner.

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

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Countryside Estate

Current zoning of the property: F District

Current use of the property: Residential & Agriculture

Proposed zoning of the property: Special use for a Kennel

Proposed use of the property: Dog Kennel, boarding & training

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

repair of existing driveway, fencing in the back of the property

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at no report Note 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. no report email
- 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.

A. Greis _____ Date 3-28-16

Anya Greis _____ Date 3-28-16

Record Owner

Date

Applicant or Authorized Agent

Date

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.

Anja Griess
Name of Development/Applicant

March 28th, 2016
Date

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

The property is currently a single family home which is surrounded by other single family homes.

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

F - Farming

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

The property and its existing structure are well suited to support a dog kennel / boarding business. The attached 4 car garage provides enough space inside to set up individual kennels. The property is easily accessed through its entrance way to Corron Rd. Surrounding properties are farming zoned as well.

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

The area has a long history of farming land with single family residences. Further south on Corron Road a new single family home subdivision may be built in the future.

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

The 2040 Land Use Plan designates the property as Countryside Estate. The planned small scale kennel / boarding use will not affect the 2040 plan.

Findings of Fact Sheet – Special Use



Mija Gross
Special Use Request

3-28-16
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 new use of the property will not negatively affect public health, safety, morals, comfort and general welfare. It's almost entirely indoors. Surrounding neighboring properties as well as neighbors by subdivisions will benefit from being able to board their family dog close to home.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

The business will be limited to the parcel only. Dogs are not permitted to run free outside fenced areas nor will they be able to leave property without their owners. Therefore the special use will not be injurious to the use, enjoyment and value of other properties. The goal is to have the property as natural as possible.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

Surrounding properties are also zoned farming. The use will not impede the normal, orderly development and improvement of the other properties.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided?

Please explain:

Yes, utilities, access roads, etc already exist. The access road satisfies the 10ft double car entry way. It will be widened along the first third of the driveway to make up for the old driveway that has been consumed by the evergreens.

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

This business only serves one customer at a time.
No two customers will enter or leave the property at the same time. Appointments are being scheduled in such fashion that clients do not meet each other.
There will be no increased traffic to the area.

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

Yes. Kennels are allowed within F-zoning district with a special use approval.
The business will also conform with the kennel license of the Department of Agriculture.

Business Plan prepared by

Anja Griess



Doggy Has It

1-847-668-0559 or DoggyHasIt@gmail.com

March 28th, 2016

I. Executive Summary

A. Summary of Business

Doggy Has It is a professional dog grooming business with a unique approach of making the dog and pet parent feel at home by providing a cage free environment. The motto: "One at a time!" states that no other dogs are waiting or spending more time away from home than necessary. This business does not just offer the service of the groom, but educates on nutrition and variety of other pet-related issues. It offers dogs' bath and grooms and bodyworks complemented with essential oils.

Doggy Has It is located at the South-West end of Elgin, IL and was established by Anja Griess in December of 2008 after she received her diploma in Professional Pet Grooming Arts. Her background is in dog training and IT project management.

Doggy Has It is the first business people will call when using the internet as reference. Its reviews put the listing on top of the search engine pages. It also is the only dog grooming business in the area that has 100% positive feedback on all online search engines. This business does not just provide the animal related service, but sees the owner and the pet as a unit. As much time as needed is spent with customers to make them comfortable, educate them and build a long lasting and trusting relationship.

Clients have been requesting additional service, which at its current location cannot be provided. Doggy Has It needs more efficient grooming area, where at least one part time groomer or bather can work and it needs kennel space for a boarding operations.

Adding a variety of dog services will attract even more customers with initially different needs that will then take advantage of the variety of services being offered while on location. Within the last two years 3 groomers in this area have closed shop in this area due to health issues. The demand for a new groomer/boarding facility is very high right now.

II. Business Overview

A. Description

A full groom at Doggy Has It consists of almost everything that can be done for a dog in a tub and on a grooming table. It includes the nails trimmed, the ears cleaned, a brush out, a double wash, a conditioner rinse, a facial treatment, the teeth being brushed, the hair cut and the final dress up with a bandana and some canine fragrance.

Doggy Has It has grown out of the wish to build a business that is honest, serves the animals and has no comparison to other grooming business while creating a strong financial increase of income every year.

Doggy Has It already has a customer base of over 300 current customers that come to the business for grooming services alone. This seems to be a high number of a different animals to remember, but Anja Griess knows all her repeat clients that well, that owners do not need to point out haircut preferences or health issues to consider when dropping off their canine for grooming services. Many of these customer have voiced that they would like to board their dogs through Doggy Has It, but that is not a possibility in the current set up.

Besides offering organic shampoo products made in the USA, there is also an inventory or several essential oils to be used for canine massage spa works.

Doggy Has It prides itself for being the only business within 15 miles that has 100% positive feedback on all search engines, such as Google, Yahoo, Yelp, www.DoggyHasIt.com, etc.

It is also the only groomer within 15 miles radius that offers a specialized technique called "hand stripping". Customers travel far with their terrier breeds to get their dogs hand stripped.

Doggy Has It offers individual, not big chain grooming services, by only accepting one dog at a time for grooming, in addition to offering a cage free grooming experience. Every groom is only finished when groomed to perfection. The dog builds are relationship with the groomer which is always the same person and plays a big part in reducing dog's separation anxiety.

A new property will allow for customers and dogs to be welcomed as a unit. Pet owners may relax in the peaceful setting of the property, meditate or read a book, etc. while they wait for their dog's groom to be finished. It will be a one of a kind operation motivated by tranquillity, comfort and love.

The desired location has its own long driveway and at least 5 outside parking options in front of the garages. There are no changes needed in regards to traffic and accessing the property. Due to the numerous trees and the location of the parking area neighbors would not see any activity on this property.

Doggy Has It is known to work with and volunteer for local dog rescue (Chicagoland Dog Rescue and Hoof Woof and Meow, Hope for Tails and the Chicago Animal Control Transfer Team).

it also has gained popularity by a newly (March 2015) established Senior Dog Hospice Care Program that is entirely funded through online donations.

The new property would allow for individual dog training sessions to assist dog owners built a better and safer relationship.

Doggy Has It has been in business for 7 years (Dec2008) with steady growth (17% last year) and has not reported any loss in any of the previous years. Dog grooming services are said to be recession-proof. This business was started in the middle of a recession and gained steady customers quickly.

Doggy Has It has a strong relationship with Animal Bowes Hospital in Elgin and can access their veterinary services at any time for dog emergencies.

Doggy Has It is focused on being an honest business with a purpose and hopes to engage U.S. veterans suffering from PTSD to work with the dogs.

The owner, Anja Griess, holds a Professional Pet Grooming Diploma from the Academy of Dog Grooming Arts in Arlington Heights, IL. She also is certified in Canine CPR and continuously researches facts on nutrition and other health matters. Before the animal related work she held a position as Program and Project Manager for Motorola since 1994 and was certified with the highly desirable PMP (Project Management Professional) certification. Her ways of knowing and understanding dog's behaviour goes back to observing her grandfather train many German Shepherds for the German Army.

B. Goals and Objectives

1. January 2016

Purchase of property located at 9N052 Corron Rd priced at \$287,500k

2. March/April 2016

Completion of insulation and remodelling of garage buildings and set up of kennels as well as starting the grooming and daycare/boarding services in that location.

3. April/May 2016

Renting out current property

3. Spring 2017

Building a nature inspired wooden fitness/agility fun course to exercise clients dogs

C. New business description and layout

After 7 years of steady success and growth of Doggy Has It, it is now ready to expand into an almost entirely indoor dog daycare and boarding service at a different location.

A location has been identified in Elgin at 9N052 Corron Road in Elgin, IL 60124. This 5 acre residential property zoned F1- Farming is well-suited to support a small scale kennel operation. It already includes enough extra inside building space to allow for the business concept described in this document.

The low intensity will not disturb the character of the area or any adjacent properties since no individual outdoor runs are planned. While all breeds are welcome, aggressive or excessive barkers will not be accepted at this location.

The kennel operation will consist of 13 kennels to house a maximum of 15 dogs. In addition to the 3 allowed personal dogs it is requested to allow for up to 3 additional dogs on site that are not being owned by Anja Griess, nor will they be customer's boarding dogs. Those will be dogs that are short term fosters (usually up to 6 weeks) for organizations like Pets-for-Vets, which rescues shelter dogs and train them to become service dogs for veterans with PTSD. The long term fosters will be dogs that are candidates for the senior hospice care program, which is driven by donations through www.gofundme.com/notvbc . These dogs will be the ones that

come from a kill shelter and are too old to be adopted out and will stay on the property until their life ends.

The individual kennels will be inside the 2 double garage buildings which will be remodelled, insulated and heated. The existing space is enough to allow for an inside play area and has a backdoor that leads into the backyard where an outside run is planned to air the dogs. The time spent outside will be brief and supervised.

The outside run (approx 19x30ft) is sheltered on three sides by the home, porch and garage walls and will only require one side to be fenced. The run will not be viewable by any neighbours and the fenced side will face West which has no residence in that direction.

Hours of kennel operation shall be

Monday -Friday 7:00am - 6:30pm and Saturday 8:30am - 1pm, Sunday 4:00-5:00pm .

Pet care hours are 24/7/365 and all services, including viewing the facility are by appointment only.

Dog grooming hours are as follows Mondays -Friday 8:30am- 5:00pm and Saturdays from 8:30am - 2pm.

Purchase of this property located at 9N052 Corron Road, Elgin, IL 60123 is planned as soon as possible, pending approval from the Kane County Zoning Office.

III. Background Information

A. Industry Overview and Trends

"The Pet Grooming and Boarding industry has proven to be one of the few recession-proof industries. While consumers decreased spending on other goods and services during the recession, industry revenue is expected to increase at a robust average annual rate during the five years to 2014. Furthermore, over the next five years to 2019, this trend is expected to gain further momentum as pet ownership rises and owners use their increasing disposable income on services for their pets"

Source: <http://www.ibisworld.com/industry/default.aspx?indid=1735>

According to IBISWorld Industry Report, Pet Stores in the U.S. small, independently owned pet businesses with either none or fewer than four employees make up for 92.2 percent of all U.S. pet operations. The demand for standard pet products stayed flat or decreased, while specialty pet products and services increased, pushing the industry revenues up overall, to an average of 3.4 percent annually. Going forward, growth in the pet industry is projected to be 4 percent annually through 2018. In the next five years, pet operations are projected to maintain strong growth. It is estimated that the average rate of pet ownership will increase at 2.2 percent annually. Two other factors besides an increase in pet ownership are expected to influence an increase in business for independent retailers.

1. The recovering economy. This will provide consumers with more discretionary income.
2. The ongoing trend of pet humanization. This will spur demand for premium foods, upscale products, and more specialty services.
3. Specialty pet services have been the fastest growing segment in the industry.

Source:

http://www.multibriefs.com/briefs/exclusive/pet_businesses_will_prosper.html#.VPUDf-Gzmik

more info at <http://www.inc.com/best-industries-2012/caitlin-berens/pet-care.html>

B. Fit within the Industry

A regular dog grooming business will take your dog in after booking an appointment or as a walk in, brush, wash and trim a dog's hair and the service mostly ends there.

Doggy Has It is not just a dog grooming business. Every new customer will, if they are open to it, be informed on where and how they can educate themselves on vaccination issues, better nutrition and holistic services.

Every little step of the grooming process is being explained, so the customer knows what is being done and has at this point a say so in the following activities.

Doggy Has It does not accept walk ins and only schedules one dog at a time. This assures that no dog will be left unattended while another is being worked with.

Doggy Has It does not just fit in the industry, it exceeds the industries standards.

IV. Organization

A. Business Structure

Anja Griess established Doggy Has It as a Sole Proprietorship in December 2008.
The new business may be in form of a LLC.

B. Management Team

Owner and only employee at this time is Anja Griess. She is a certified project manager (PMP) and holds a diploma from The Academy of Professional Pet Grooming Arts.

There is no plan to hire additional management team members at this time.

C. Other Personnel

It is anticipated that additional individuals are being needed during busy seasons (Holidays) when the operation is running at full capacity.

1 back up Groomer

1 part time pet care assistant

1 part time bather

1 part time cleaning personnel

These employees or IC's would be working on an as needed hourly basis

V. Operation

Risk Management

Doggy Has It is covered through State Farm's Business Liability insurance. In legal terms dogs are still not being considered living beings, but simply property. Every dog owner has to sign a waiver before dogs are being accepted for grooming services. This waiver includes that they are responsible for any vet charges following a grooming appointment. Furthermore Doggy Has It has a strong relationship with a local veterinary's office and in exchange for many referrals received, will assist if there were ever any animal emergencies.

Compliance

Dog grooming (excluding daycare/boarding) is not a regulated industry and therefore does not require a license. However, the business owner has a diploma with the Professional Pet Grooming Arts Academy in Arlington Heights, is canine CPR certified and the business is registered with Kane County Clerks Office of Illinois.

The future business once it includes boarding requires an easily obtained kennel license through the Department of Agriculture. The fee for this license is \$25 and it can only be applied for if kennel set up completion is planned within a 60 day time frame. Contact with the local Dep. of Agriculture Investigator for Kane County, who would need to approve such license, has been established.

All dogs for boarding need to be compliant with the Illinois State's vaccine schedule requirement. Boarding contract application is attached for clarification.

The new property sits on land that is listed as farming district. In order to be able to operate a kennel operation on that land a special use zoning request needs to be approved by the Kane County zoning department.

VI. Marketing

In the past Doggy Has It has had great success with a \$10 off referral credit program. Cost: \$150 per year

Over 300 customers already exist that are currently only being offered one service and they are expected to take advantage of the other services as well. Cost : \$0

WRMN 1410 a local radio shopping show offers free on the air marketing in exchange for customer certificates. Cost: \$ 0

Involvement with more rescue groups will provide great exposure to dog loving people. Volunteer work with rescues has resulted in them posting Doggy Has It as its partner on their website, Cost: \$0

Offering a unique volunteer service (e.g. specializing in senior or special needs dogs) attracts caring customers. Distributing business cards at Dog Park, on parking lots where dogs are being spotted in the car,

on walks Cost:\$0

Partnering with a friend who has an establish boarding, hydrotherapy facility by referring customers to each other, this partnership is already going well for over 3 years Cost:\$0

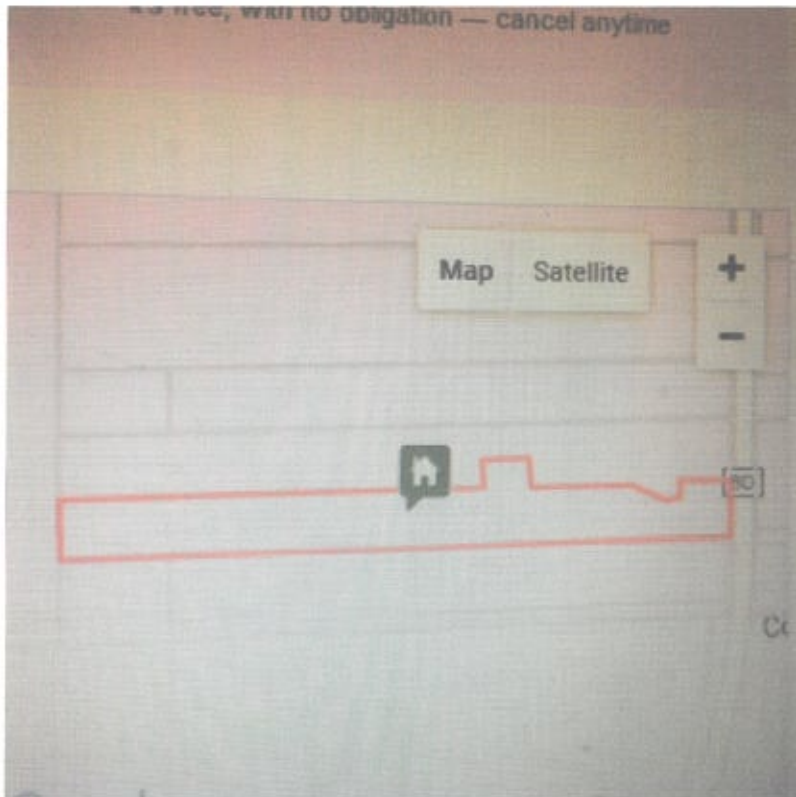
Partnering with Petfood delivery service by offering his clients a coupon (referral relationship with Petfoodzoom already exists) Cost:\$0

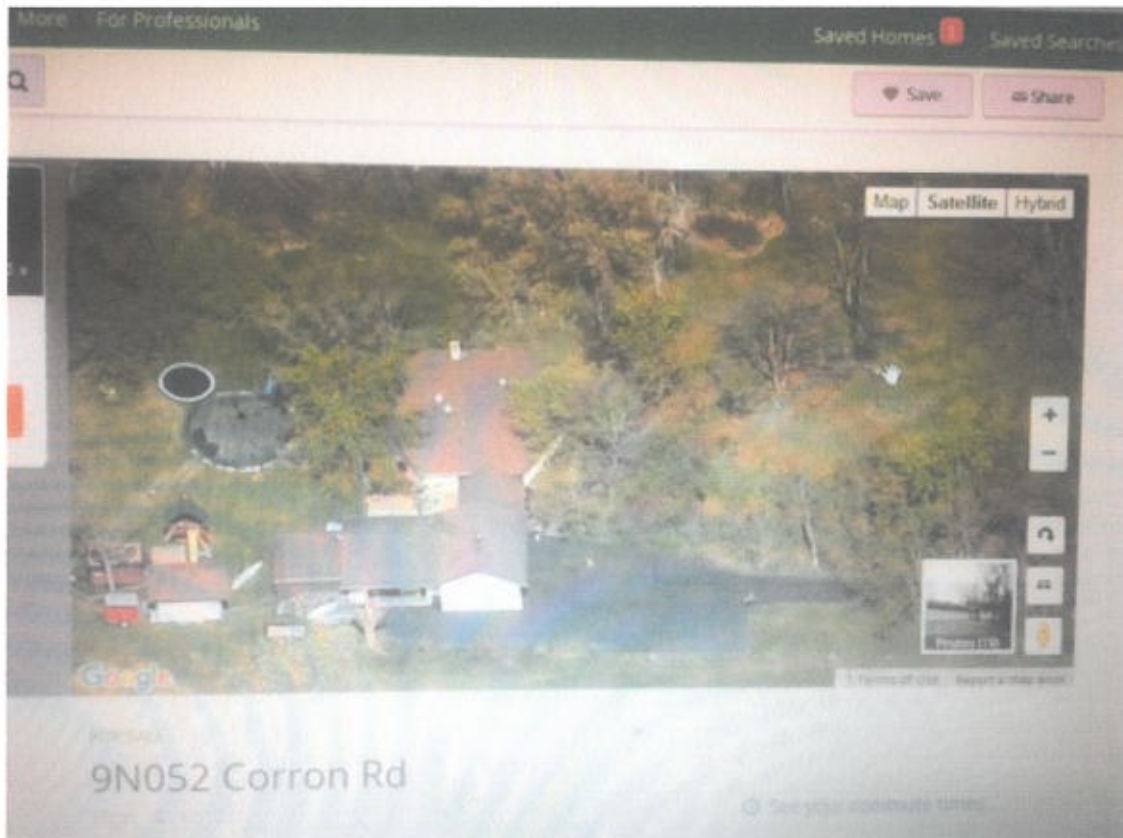
Updated and improved website : www.DoggyHasIt.com as well as new mobile/smart phone version (volunteer Jeff) Cost:\$0

Car Magnets and window decals, Cost:\$45 for new ones every year

APPENDIX:

1. Property line screen shot
2. Listing picture showing the front of the home, enclosed porch and garage #1
3. Screen shot of satellite view of property showing the second garage location and where outside run is planned.
4. Layout of planned kennel placement and outside run.
5. Boarding Contract Client Application Template





Notes to Health department

Cleaning of cages will be performed as soon as a dog eliminates. Cleaning will have to be done with a bleach solution. Odoban (<http://www.odoban.com/products/pet-solutions.php>) or similar products may be used to assist the clean up process

This should not happen very often since the dogs will be given multiple opportunities to eliminate themselves outside during the day.

Deep cleaning of the facility depends on the booking rate.

Additional kennels will be set up to provide an area where a dog can be kept safe when their kennel is being cleaned.

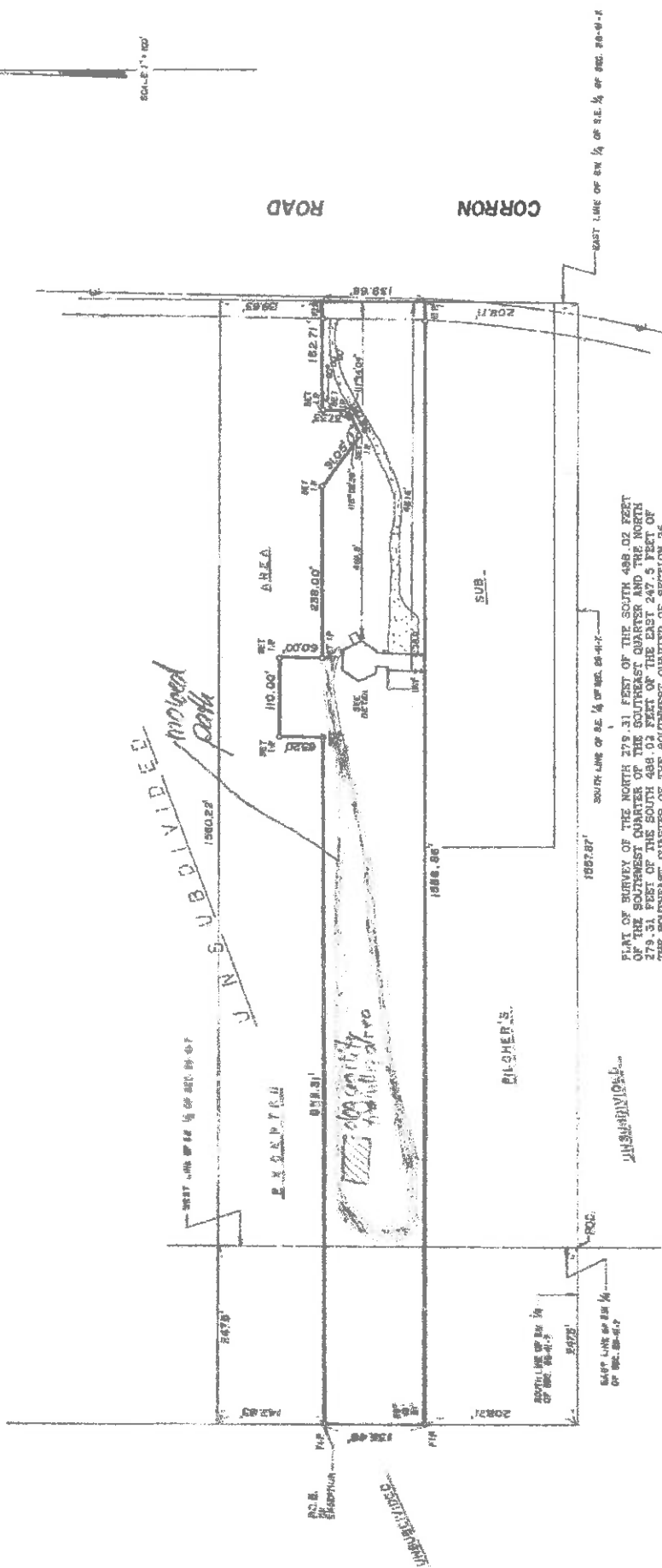
The outdoor area (19x30) is currently sand and concrete, after consulting with the Department of Agriculture this may be changed to pea gravel or "Pet Grass" which has anti-microbial additives built into the yarn and backing. The other option is to fill the sand area with gravel and lime stone.

As a side note I would like to mention that I have been in business as a groomer for almost 8 years and my cleaning protocol is to disinfect all equipment in between each appointment. There has never been a complaint or report of my business not being up to standard on cleaning matters nor has a dog ever become sick with contagious diseases like kennel cough while in my care.

Notes to KDOT:

For the safety of the dog's and it's owners, the business will operate in such fashion that no clients will arrive or leave at the same time. There will be no visitors nor family members driving on the property during business hours. The driveway has been inspected and needs clean up at the entrance area, wooded, rotten pillars will have to be removed. It also needs repair at the first third of the driveway along the evergreens. That part of the stretch which is about 173 feet long will be filled to the south side of the driveway with a 5 feet wide gravel extension. Quotes have been obtained for the work to be done.

PLAT OF SURVEY



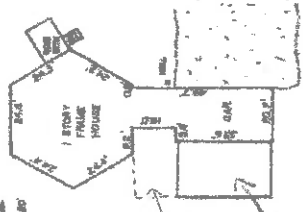
PLAT OF SURVEY OF THE NORTH 279.31 FEET OF THE SOUTH 498.02 FEET OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 279.31 FEET; THENCE NORTHEASTLY ALONG A CURVE WITH THE WEST END THEREOF AT THE SOUTHWEST CORNER OF SAID QUARTER, THE POINT OF BEGINNING, THENCE CONTINUING NORTHERLY ALONG SAID PARALLEL LINE 152.93 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID SECTION 1563.22 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTH EAST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE 139.63 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 152.71 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 37.33 FEET; THENCE WESTERLY ALONG A CURVE WITH THE WEST END THEREOF AT THE SOUTHWEST CORNER OF SAID QUARTER, THENCE WESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 119 DEGREES, 53 MINUTES, 39 SECONDS, MEASURED COUNTERCLOCKWISE WITH THE LAST DESCRIBED COURSE, 91.05 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER, 238.0 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 50.0 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 110.0 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 45.20 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 93.31 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF PLATO, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 9ND52 CORRON RD.

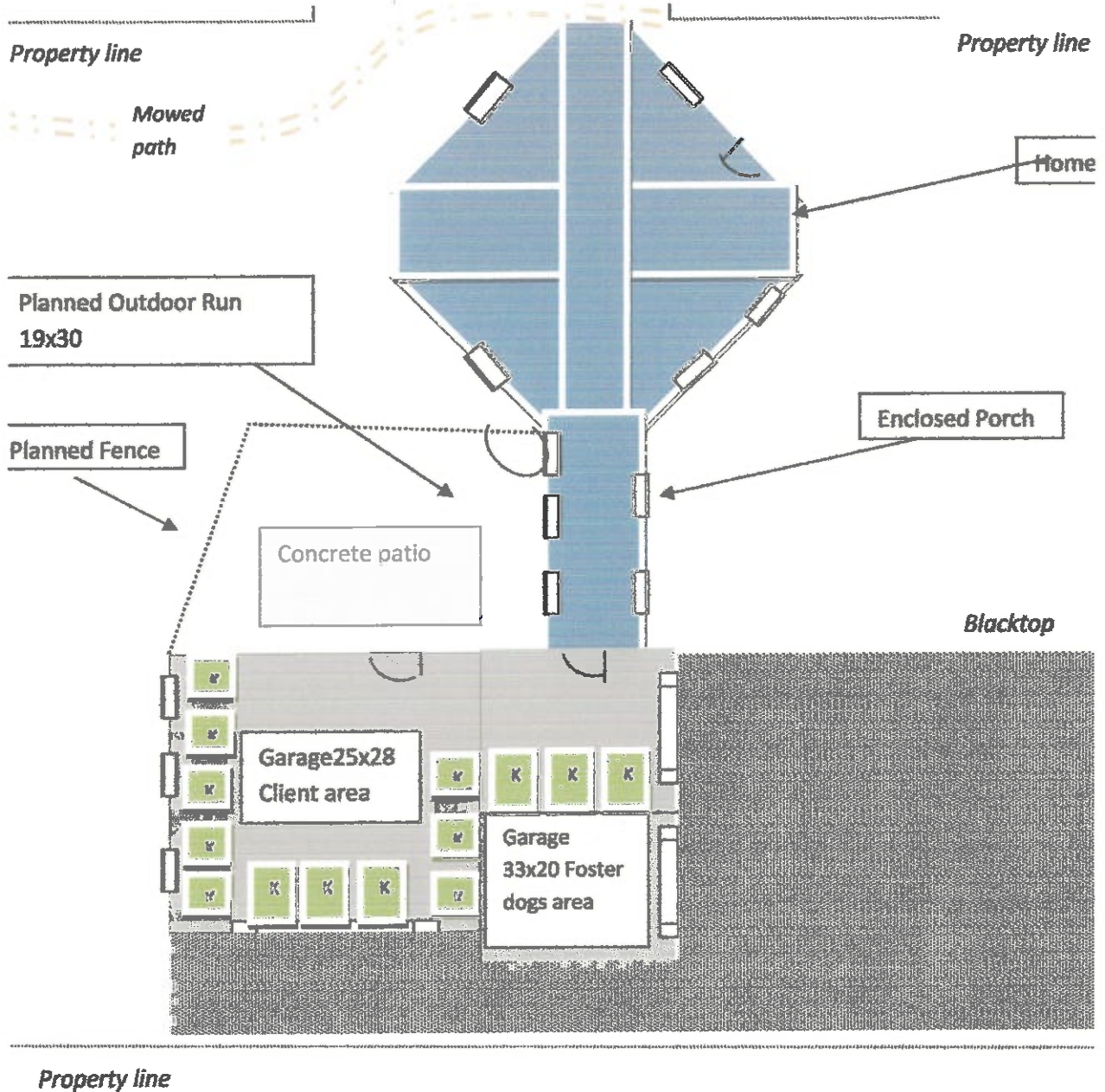
STATE OF ILLINOIS)
COUNTY OF KANE)

WE, THOMAS TODD AND ASSOCIATES, INC., ILLINOIS PROFESSIONAL LAND SURVEYORS, DO HEREBY CERTIFY THAT THE PLAT SHOWING HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER OUR DIRECTION.
DATED AT AUBURN, ILLINOIS ON JUNE 9, 1993

Thomas J. Todd
THOMAS J. TODD
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 2467

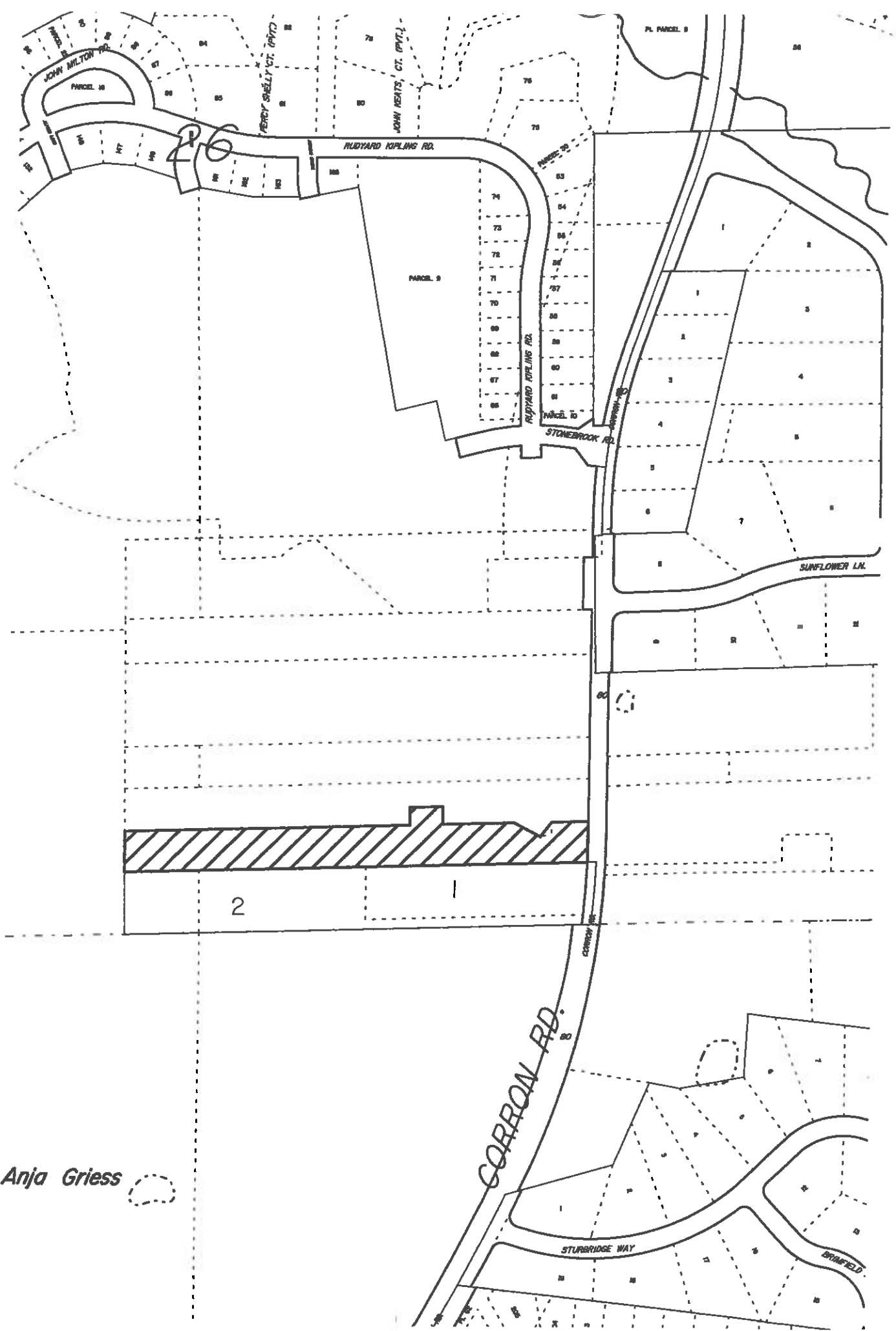


THOMAS TODD & ASSOCIATES, INC.
LAND SURVEYORS
AUBURN



Garage #2
 11 kennel
 (4x4 and 4x6)
 incl. 1 spare for cleaning

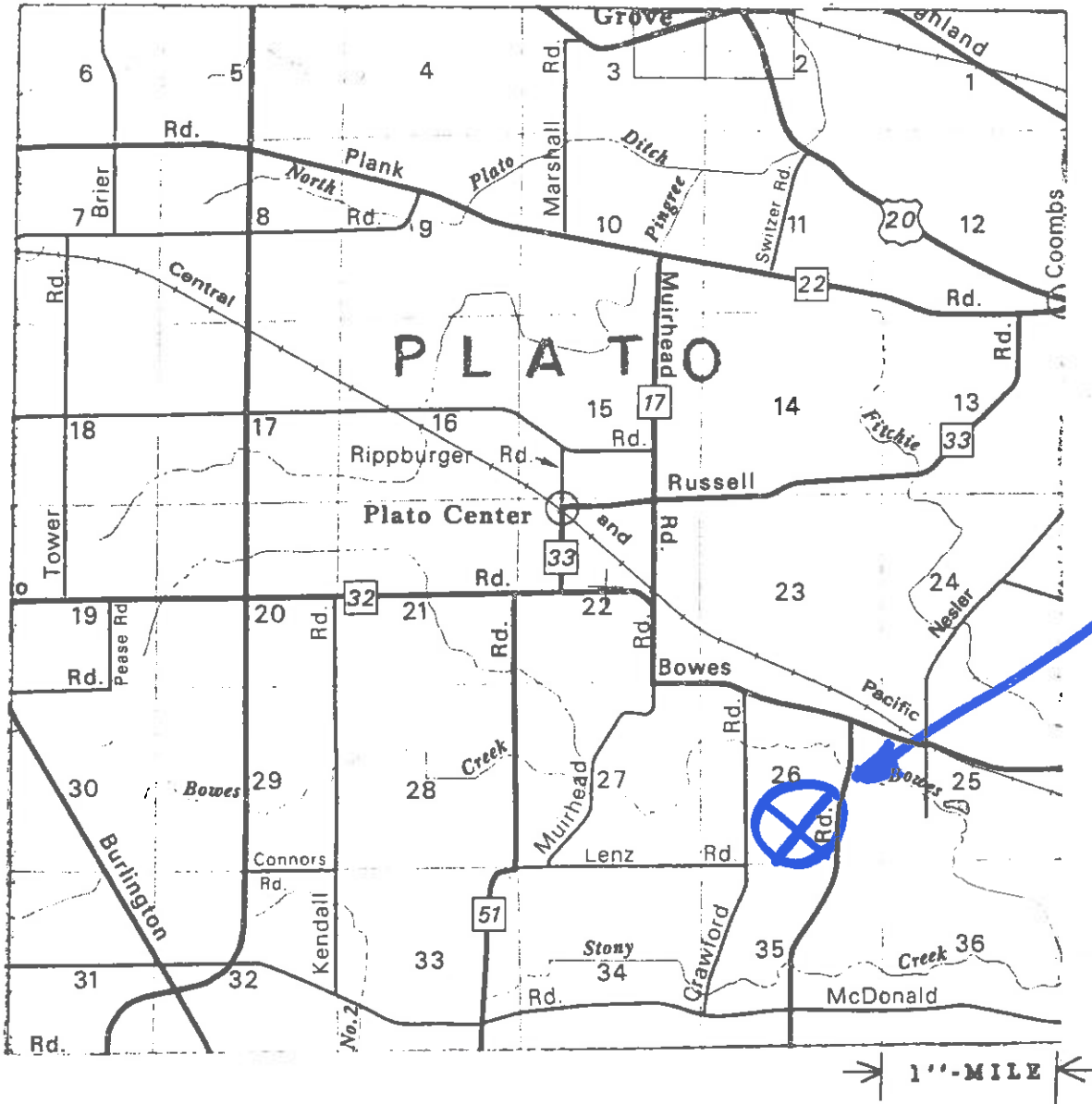
Garage #1
 3 kennel
 4x6
 incl. 1 spare for cleaning



Anja Griess 

PLATO twp.
T. 41N. - R. 7E

map 5





Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Bruce Rauner, Governor
Wayne A. Rosenthal, Director

March 24, 2016

Ms. Anja Geiss
9N052 Corron Road
Elgin, IL

**RE: Endangered Species Consultation Program
Special Use Permit for an Indoor Dog Kennel**

Dear Ms. Geiss:

Thank you for your inquiry whether Title 17 *Illinois Administrative Code* Part 1075 (endangered species consultation) applies to your proposal to establish a dog kennel within an existing building on your property.

Part 1075.30(a) states: “Any construction, land management or other activity authorized, funded or performed by a State agency or local unit of government *that will result in a change to the existing environmental conditions* and/or may have a cumulative, direct or indirect adverse impact on a listed species or its essential habitat or that otherwise jeopardizes the survival of that species and/or may have a cumulative, direct or indirect adverse impact on a Natural Area shall be evaluated through the consultation process.” [Emphasis added.]

Not all actions needing government authorization require consultation with the Department—only those which also alter existing environmental conditions or pose a threat to endangered or threatened wildlife. It is clear that modification of the interior of an existing building does not change existing environmental conditions. Consequently, the County is not required to consult the Department regarding the possible effects of your proposal to endangered or threatened wildlife or designated Illinois Natural Areas Inventory Sites. Thus, it is unnecessary to obtain an EcoCAT consultation report.

If questions remain, in this instance it would be acceptable to submit an “information request” to EcoCAT to clarify whether any risk is posed to known occurrences of protected natural

resources. An information request does not require a fee and provides similar information to a consultation request; the major difference is that Department personnel do not provide any additional guidance or advice in response to an information request which indicates protected natural resources may be present in the vicinity. Thus, an information request does not result in a consultation with the Department. However, as indicated, consultation is not necessary in this instance.

I hope this explanation is helpful.

Sincerely,

A handwritten signature in cursive script that reads "Keith M. Shank".

Keith M. Shank
Impact Assessment Section
Department of Natural Resources
(217)785-4984
keith.shank@illinois.gov

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: Lydia Benda, KDOT

DATE: April 28, 2016

RE: Anja Griess
Special Use Zoning to F-Farming with a Special Use for a Kennel
PIN: 05-26-401-020

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

Comments:

1. The site plan depicts the continued use of the existing Corron Road access. This access will adequately serve the site and does not need to be widened.

Recommended Stipulations:

1. Along the entire easterly property line on Corron Road, a permanent highway easement consisting of a strip of land 60 feet wide parallel to Corron Road shall be granted and conveyed to the County of Kane by the petitioner. This Permanent Highway Easement document will be prepared by the County and signed by the petitioner within the next six months. The County agrees to record the document.

Cc: Anja Griess (via email)
Keith McGraw, Kurt Nika
File