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.

<table>
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<tr>
<th>1. Property Information:</th>
<th>Parcel Number(s):</th>
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<tbody>
<tr>
<td></td>
<td>03-31-300-030 (Primary)</td>
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<td>02-36-400-010</td>
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<td>06-05-100-008</td>
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Street Address (or common location if no address is assigned):

37W955 Big Timber Road
Elgin, IL 60124

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<tr>
<th>2. Applicant Information:</th>
<th>Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td></td>
<td>Three Fires Council, Inc. Boy Scouts of America</td>
<td>630-584-9250</td>
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<tr>
<th></th>
<th>Address</th>
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<tr>
<td></td>
<td>415 N. 2nd Street</td>
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<td></td>
<td>St. Charles, IL 60174</td>
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<th>3. Owner of record information:</th>
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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.kanecdupageswed.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.

[Signature]
Record Owner
7/24/17

[Signature]
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

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.

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

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

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.