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

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): 1 & 9 11-24-252-001 11-24-252-002
	Street Address (or common location if no address is assigned): 1s450 Wyatt Drive, (Main Street and Wyatt Drive) Geneva, IL 60134

2. Applicant Information:	Name Gilbert Fonger	Phone 630.593.5476
	Address 1s450 Wyatt Drive,	Fax
	Geneva, IL 60134	Email gfonger@marklund.org

3. Owner of record information:	Name Marklund Charities	Phone 630.593.5476
	Address 1s450 Wyatt Drive,	Fax
	Geneva, IL 60134	Email gfonger@marklund.org

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Planned Unit Development

Current zoning of the property: PUD - Special District

Current use of the property: Administrative, Educational and Longer Term Residence Facility

Proposed zoning of the property: Adjustment to Existing PUD

Proposed use of the property: Additional Educational Facility

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

Construction of a new 3-Story, 35,000 SF educational facility

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 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.

Record Owner

Date



2/11/19

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:

Marklund Charities

Name of Development/Applicant

Jan. 29, 2019

Date

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

The proposed use compliments the already established educational facility that currently exists on site. The existing PUD contains multiple structures, from an educational facility, administrative section, and multiple permanent residences. This new use would act as an extension of the services already provided on site. The outdoor community space aligns with the playground function across the street, and the size and scale of the proposed facility matches the scale of the neighboring barn on the east side of Wyatt Drive.

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

The project is located within an existing PUD which includes residential, educational and business classifications. The property to the South, across Main Street, is a forest preserve. The property directly to the west is zoned Farming. The area to the North is residential, and the area East is parkway and farming.

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

The proposed project aligns with the established building use types that fall within the existing Planned Unit Development.

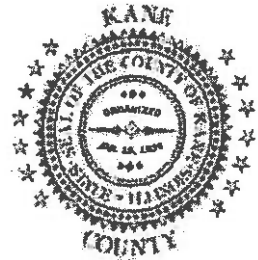
4. What is the trend of development, if any, in the general area of the property in question?

The existing area has been developed to include residential properties to the north and farms and forest preserves adjacent to the property. The proposed project continues the developmental trend of the PUD by expanding educational services to this community, and neighboring communities for students in need.

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

The projected use further enhances the services that have already been established within the existing Marklund PUD. This building use will allow a larger population of the community to have the opportunity to provide educational services for children across the spectrum.

Findings of Fact Sheet – Special Use



Special Use Request

Jan. 29, 2019

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. This projected use shall enhance rather than endanger the public health, safety, morals, comfort and general welfare. This facility shall act as an extension to the existing facility on site. The operation and maintenance of similar structures already existing on the property, so the existing maintenance staff is understanding and capable to operate this structure as well. To further enhance the community, this facility will provide more opportunities to help community families in need, as well as provide multi-purpose spaces for the existing on site residents to be able to play and gather.

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

This facility shall provide more sheltered multi-purpose spaces for the on-site population which creates a safer environment for them to play.

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

All new traffic shall be exiting Wyatt drive onto the existing property almost immediately, which minimizes traffic patterns. All parking, bus lanes, and delivery/pick-up drives are located within the property lines to keep all traffic on the existing site. No new curb cuts onto Wyatt Drive shall be created, and bus traffic shall only occur a minimal amount of times a day at off-peak hours. By keeping everything on site, the surrounding properties shall have minimal impacts.

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

Please explain:

Yes, the proposed building shall be designed to grow detention to meet proper stormwater management practices. Sanitary and other utilities shall be sized accordingly to meet all code compliance, and access roads shall be paved and designed accordingly.

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

Yes, no new curb cuts shall be implemented onto Wyatt drive to keep traffic flow on and off site in the same arrangement as existing. Adequate parking shall be provided for all staff and visitors on site, and a drop-off/pick-up bus lane shall be incorporated into the design. The traffic flow shall occur during off-peak hours as to not conflict with any other traffic patterns around the site.

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

Yes, the special use shall conform to all currently adopted and applicable codes and regulations of the district. These shall guide all permit and construction drawings for the proposed work.

March 25, 2019

Marklund Charities

Amendment to the existing PUD-Planned Unit Development to allow for an additional building on the Marklund campus

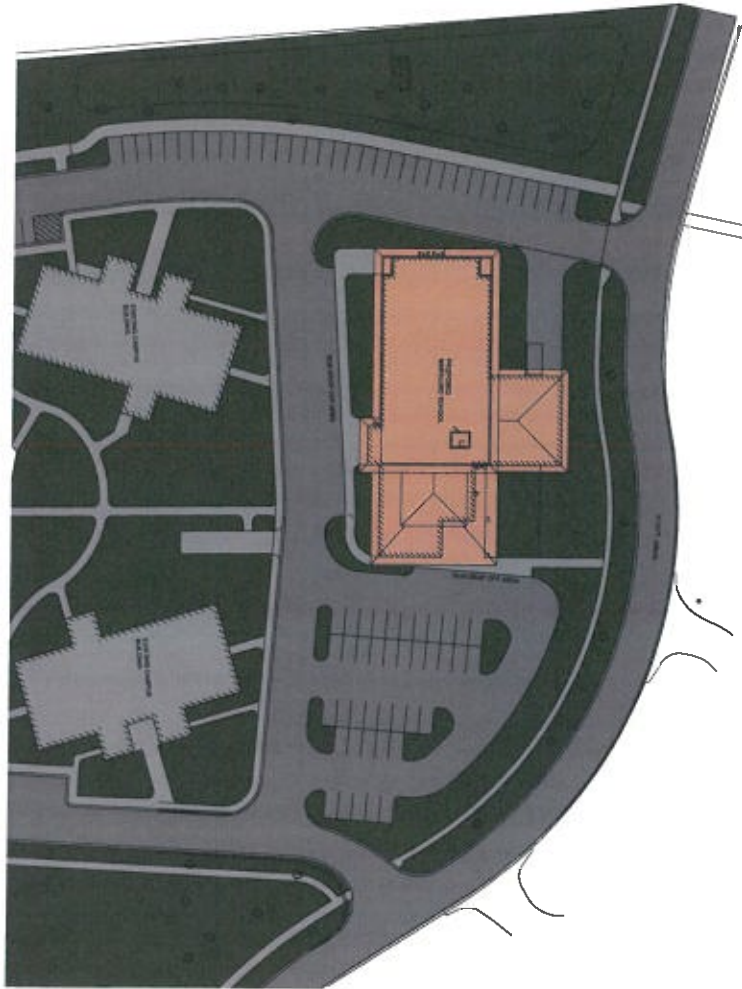
Special Information: The petitioner is requesting an Amendment to allow for the construction of a new, three-story education facility on the eastern portion of the campus. The building would be for offices and nine classrooms for up to 66 students.

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 Findings of Fact:

1. The Amendment would allow for the additional building to be constructed on the eastern portion of the existing Marklund campus.
2. The entire Markland campus is located just off of Main Street, a major arterial road.
3. The additional use for an educational facility for day students is consistent with the two other day use education facilities in the Mill Creek PUD. Both are also constructed near major arterial roads. Mill Creek Elementary is located near Keslinger Road and Fabyan Elementary is located near Fabyan Parkway.
4. The proposed new educational facility will serve students from multiple school districts serving Kane County residents.

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



PROPOSED SITE PLAN



Map Title



March 8, 2019

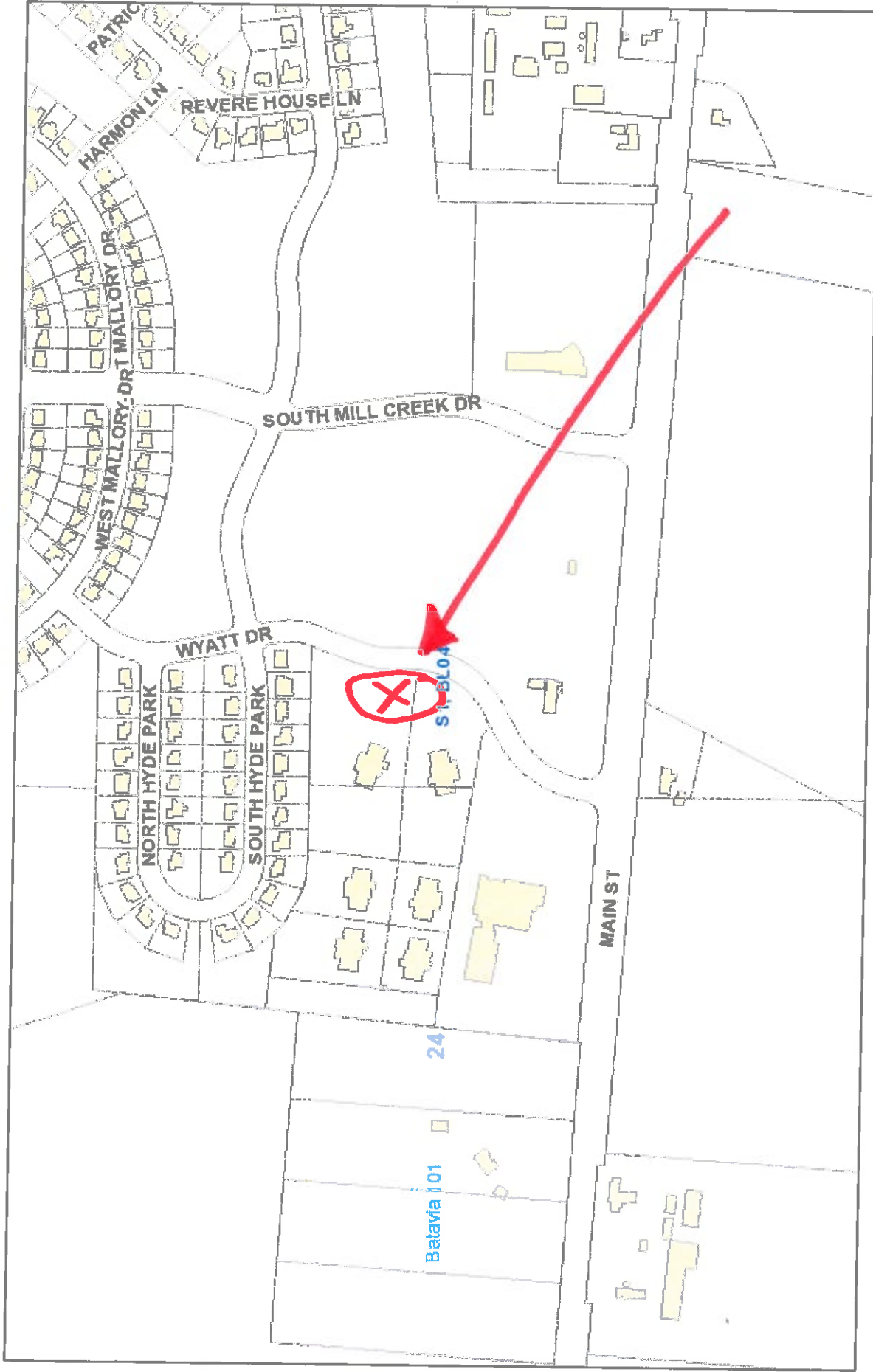
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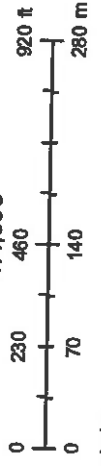
GIS-Technologies
Kane County Illinois

Map Title



March 22, 2019

1:4,993



GIS-Technologies

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GIS-Technologies
Kane County Illinois

BLACKBERRY twp.
T.39N - R.7E

map 11

