

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.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b> 08-03-100-009; 05-34-300-032; 05-34-400-025
	<b>Street Address (or common location if no address is assigned):</b> 41W400 Silver Glen Road, St. Charles, IL 60175

<b>2. Applicant Information:</b>	<b>Name</b> Maxxam Partners, LLC	<b>Phone</b> (630) 513-9800
	<b>Address</b> c/o Andrew E. Kolb, Esq. & F. Keith Brown Meyers & Flowers, LLC 3 N. Second Street, Suite 300 St. Charles, IL 60174	<b>Fax</b> (630) 513-9802
		<b>Email</b> akolb@vklawfirm.com

<b>3. Owner of record information:</b>	<b>Name</b> Glenwood Academy, an Illinois not-for-profit corporation	<b>Phone</b> (708) 754-0175
	<b>Address</b> c/o Mary Hollie, President & CEO, Glenwood Academy	<b>Fax</b> (708) 754-0175
	500 West 187th Street, Glenwood, IL 60425	<b>Email</b> mhollie@glenwoodschool.org

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Institutional / Private Open Space

Current zoning of the property: F District-Farming

Current use of the property: Vacant- Formerly Glenwood School

Proposed zoning of the property: F District - Farming. No proposed change

Proposed use of the property: Private-pay alcoholism and substance abuse treatment facility

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

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**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](http://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](http://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.

Mary H. Hollins 8/27/15  
Record Owner Date

Andrew Lab, Esq. 8/27/15  
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.

Maxxam Partners, LLC

8/28/15

Name of Development/Applicant

Date

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

See attached Rider.

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

See attached Rider.

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

See attached Rider.

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

See attached Rider.

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

See attached Rider.



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

See attached Rider.

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

See attached Rider.

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