



# COUNTY OF KANE Zoning Application

Kane County Government Center  
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 444-1236

## INTERNAL USE ONLY

CV Project No.:

Zoning Petition No.:

Date Received:

## ENTITLEMENT PROCESS (Zoning Ordinance Section 25-16-5: APPENDIX A)

The review process for a Zoning Application involves multiple steps and coordination among various stakeholders, typically spanning 4-5 months. It begins with a Pre-Application Meeting with the Technical Staff team, if you have not yet been scheduled for one of these meetings, please contact one of our Zoning Planners.

The deadline for submitting a Zoning Application for review is forty-five (45) days prior to the desired Zoning Board of Appeals (ZBA) meeting date. Please note, applicants are encouraged to submit their applications 1-2 weeks prior to the official deadline for a completeness review by a Zoning Planner to ensure a seamless review process.

If required, the petition may proceed to the Regional Planning Commission (RPC) for review and recommendations to the Zoning Board of Appeals (ZBA). The ZBA then holds a public hearing, to make recommendations to the Kane County Development Committee. The final decision is made by the Kane County Board (KCB) after reviewing all prior recommendations, with meetings typically held on the second Tuesday of each month.

## PETITION TYPE (Select All that Apply)

☐

Map Amendment (Rezoning)

☒

Special Use Permit

☐

Variance

## SUBJECT PROPERTY

Address/Common Location: 49W226 Jericho Rd. Big Rock IL. 60511

Parcel Identification Numbers: 13 20 900 006

Township: (Select One)

2040 Future Land Use Designation: (Select One)

Gross Site Area (Acres): 14

Net Site Area (Acres): 14

Current Zoning District: F-Farming

Proposed Zoning District: F-Farming

Current Zoning District: (Select One If Applicable)

Proposed Zoning District: (Select One If Applicable)

Current Zoning District: (Select One If Applicable)

Proposed Zoning District: (Select One If Applicable)

Current Zoning District: (Select One If Applicable)

Proposed Zoning District: (Select One If Applicable)

## PROJECT INFORMATION

Project Title: The Riverside Club for Adventure and Imagination

Proposed Land Use: Educational

Project Description: (Briefly describe your project below or attach a separate Project Narrative with this Application if more space is required)

Please see attached project description.

## ADDITIONAL PROJECT INFORMATION

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

The proposed use by the Riverside Club for its property at 49W226 Jericho Road is for educational purposes with a focus on providing after school supplemental programs in the Creative Arts, Outdoor/Naturalist Education, and Craftsmanship. Adjacent properties and other properties in the general area surrounding the Riverside Club property are a mix of farms with F-1.

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

The Zoning of properties near The Riverside Club property are zoned F and F1. Approximately one mile to the west of our property there are four E-1 zoned properties and to our east there are mostly F zoned properties and one E-1 zoned property.

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

The property suits the Riverside Club's needs very well due to its large and beautiful natural environment. The F-1 zoning for most of the property suits our use for our activities related to the arboretum, gardens, animal husbandry, outdoor recreational activities for families and youth, water activities such as fishing and boating on the large pond. The large 6,500 Sq foot house, though zoned currently for single family residence, is large enough for our educational programming throughout the year. We are currently obtaining inspections in order to make possible.

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

In general the trend of development of properties adjacent and near the Riverside Club property are consistent with our proposed use and they are currently being used as agricultural, estate and educational purposes including but not limited to cultural and religious uses.

The Riverside Club's proposed use is compatible with the existing uses and zoning of nearby properties and our

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

- the built environment promotes, rather than restricts, physical activity and mobility for residents of all ages

The Riverside Club provides a hands-on active approach to education, focusing on outdoor education and reconnection with the natural world; making and building things; an active, adventurous, and outdoors lifestyle.

## PUBLIC NOTICE REQUIREMENTS

### LETTER TO ADJACENT PROPERTY OWNERS FROM THE APPLICANT

- The **Petitioner/Applicant** shall send a letter to all property owners within two hundred fifty feet (250') of the property lines of the parcel which is the subject of the zoning request;
- The purpose of this letter is to advise the surrounding neighbors that an application for a rezoning/special use/variation has been filed and to provide a brief description of the proposed project. Neighbors should be advised that a public hearing date will be forthcoming, but do not provide an official date;
- Certification of said notifications must be filed with the Kane County Zoning Department along with the zoning application. See 'CERTIFICATION OF NOTIFICATION OF ADJACENT PROPERTY OWNERS' form.
- This letter shall be mailed at the time of Zoning Application submittal to the County.**

*Note: There are three (3) additional requirements that must be fulfilled in order to schedule a Public Hearing. 1) Letter to Adjacent Property Owners; the County will send a letter notifying all property owners within two hundred fifty feet (250') of the property lines of the parcel that a Public Hearing is scheduled for a Zoning Petition for a rezoning/special use permit. 2) Public Notice to the Local Newspaper; the County will publish the legal notice to the Kane County Chronicle newspaper within the required time frame and receive a Certificate of Publication, a copy of which may be requested by the applicant. 3) Sign Posted on Property; the County will post a public notice sign conspicuously on the property which is the subject of the rezoning or special use at the end of the right of way along a public road, street, driveway or any other easement of access at least fifteen (15) calendar days prior to the zoning board of appeals meeting. Legal Notices shall be published and postmarked not less than 15 days nor more than 30 days before the Zoning Board of Appeals Public Hearing date.*

## REQUIRED SUBMITTAL DOCUMENTS

A complete Zoning Petition shall include all documents listed below. Each document is required unless otherwise indicated.

1. **ZONING APPLICATION**
2. **STANDARDS WORKSHEET** (Submit applicable worksheet for petition type)
3. **PROJECT NARRATIVE** (When applicable)
4. **SITE PLAN** (Required for Special Use and/or Variance requests)
5. **PROOF OF OWNERSHIP** (Documentation demonstrating land ownership or legal control of the property; Petitioner must be the property owner or have legal control of the property)
6. **TRUST DISCLOSURE** (When applicable)
7. **PLAT OF SURVEY** (Shall accurately depict all current structures on the property)
8. **LEGAL DESCRIPTION** (Shall accurately describe the specific area being affected; must be submitted in a Word document)
9. **CERTIFICATION OF NOTICE** (Shall include a list of adjacent property owners & mailing addresses within 250' of the subject property; County may provide list upon request)
10. **NOTICE LETTER** (Copy of Notice Letter sent to Adjacent Properties from Petitioner)
11. **ECOLOGICAL COMPLIANCE ASSESSMENT TOOL (ECOCAT) REPORT from the Illinois Department of Natural Resources (IDNR)** (Required for Rezoning/Special Use applications involving land zoned F-Farming District)
12. **NATURAL RESOURCES INVENTORY (NRI) REPORT from the Kane-DuPage Soil & Water Conservation District (SWCD)** (Required for all Rezoning/Special Use applications)

### Submittal Instructions:

Applicants shall submit all required submittal documents digitally via email or a USB drive; for applications comprising of more than 15 documents, a paper submittal shall also be required in addition to the digital version. Paper documents shall be collated and folded to fit into an 11x17 filing folder. Digital submittals may be emailed to Keith Berkhout at [berkhoutkeith@kanecountylil.gov](mailto:berkhoutkeith@kanecountylil.gov) or Natalie Zine at [zinenatalie@kanecountylil.gov](mailto:zinenatalie@kanecountylil.gov). USB drives and/or paper submittals shall be mailed to the address provided.

COUNTY OF KANE  
Development & Community Services Department  
Attn: Zoning Division  
719 S. Batavia Ave  
Geneva, IL 60134  
Building A – 4<sup>th</sup> Floor

## ZONING FEE SCHEDULE

Prior to processing any Zoning Application, the Applicant must submit the application fee to the County for the Application Fee per Chapter 16-1: ZONING ORDINANCE FEE SCHEDULE.

REZONING AND/OR SPECIAL USE				VARIATIONS	
Residential Use		Non-Residential Use			
> 2 Acres	\$800.00	> 2 Acres	\$1,500.00	10% Change or less	\$300.00
2 - 5 Acres	\$900.00	2 - 5 Acres	\$1,800.00	> 10% Change	\$550.00
5 - 10 Acres	\$1,125.00	5 - 10 Acres	\$2,250.00	Each additional variation request after the first.	\$50.00
10+ Acres	\$1,125.00 + \$50.00/acre over 10	10+ Acres	\$2,250.00 + \$75.00/acre over 10	Each variation request as part of a rezoning or special use petition.	\$100.00

### Online Payment Instructions:

1. Staff will send the Applicant/Primary Point of Contact an email with the fee information once a formal Application submittal has been received.
2. Please make your Zoning Application payment online at <https://ipn2.paymentus.com/rotp/kccs>.
  - a. Please make sure to select CC Zoning Application.
  - b. Enter Zoning Application Number **PLDZ2024XXXXXX (TBD)**
3. Once completed, please email a copy of the pdf receipt to staff for the County's records.



## APPLICANT CONTACT INFORMATION

Relationship to Project:

Name:  Company:

Mailing Address:

City:  State:  Zip:

Telephone:  E-Mail:

☒ I am the Authorized Agent and Primary Point of Contact for this Zoning Petition Application.

☐ I am the Legal Owner of Record of the Subject Property

## OWNER CONTACT INFORMATION (Required if Applicant is Not Property Owner)

Name:  Company:

Mailing Address:

City:  State:  Zip:

Telephone:  E-Mail:

*Note: Pursuant to the state land trust disclosure act (bill 1508), if property involved is listed under "trust", a notarized certification, signed by the trust officer, giving names, addresses and percentage of interest, of all beneficiaries, is to be filed with all petitions.*

## APPLICATION VERIFICATION & AUTHORIZATION

I, the subject property owner, certify that all answers and information provided in this zoning application for a special use permit and associated documents are true, correct and complete to the best of his/her knowledge. Hereby authorize the listed authorized agent to act on my behalf in the processing of this application and to furnish, upon request, supplemental information in support of this zoning petition application. This person will act on my behalf as the point of contact for all petition related correspondence.

Record Owner

Date

Applicant or Authorized Agent

Date

## QUESTIONS

Additional resources are available on the [Zoning Administration](#) page of the Kane County Government website. For assistance with zoning and/or application-related questions, please contact a county Zoning Planner.

**Keith Berkhout**

P: (630) 232-3495

E: [berkhoutkeith@kanecountyil.gov](mailto:berkhoutkeith@kanecountyil.gov)

**Natalie Zine**

P: (630) 232-3494

E: [zinenatalie@kanecountyil.gov](mailto:zinenatalie@kanecountyil.gov)



# SPECIAL USE PERMIT STANDARDS

Kane County Government Center  
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

## INTERNAL USE ONLY

CV Project No.:

Zoning Petition No.:

Date Received:

PETITIONER NAME:

The Riverside Club for Adventure and Imagination

SIGNATURE:

DATE:

06/03/2025

## STANDARDS OF A SPECIAL USE (ZONING CODE SECTION 25-4-8-2)

Special Uses, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The ZBA shall make a recommendation to the County Board based on their Findings of Fact in regards to the Standards of a Special Use. The ZBA shall not recommend approval of a Special Use Permit unless it finds the following the statements to be true and accurate. **Please respond to the following statements A - F by explaining how your proposed Special Use relates to each of these factors. Responses should be as detailed as possible – if you require additional space, you may submit a separate sheet of paper.**

**A. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Riverside Club's proposed use ("Proposed Special Use") is compatible with the existing uses and zoning of adjoining and nearby properties

The Riverside Club property and the proposed Special Use are suitable with the present zoning.

The Proposed Special Use is consistent with and helps facilitate the achievement of the County's goals, comprehensive plan and land use policies and will further benefit the needs of the community.

There are no activities conducted by the Riverside Club that will be detrimental to or endanger the

**B. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The Proposed Special Use is consistent with and helps facilitate the achievement of the County's goals, comprehensive plan and land use policies and will further benefit the needs of the community.

The Riverside Club property was generally used only for vacation type purposes by the prior owners for many years. The proposed use and the anticipated improvements to the property will greatly enhance property values and encourage local development for those who would want to locate near our property for the educational programs offered.

If the Proposed Special Use requested by the Riverside Club is not granted the property value of the Riverside Club property will be diminished because its current use would be limited to residential and agricultural use and the Riverside Club paid a premium in order to meet its purposes and goals for educational indoor and outdoor programs.

**C. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

The Proposed Special Use will promote the public health, safety and welfare of Kane County and Big Rock consistent with Kane County 2024 Plan

The Riverside Club property was generally used only for vacation type purposes by the prior owners for many years. The proposed use and the anticipated improvements to the property will greatly enhance property values and encourage local development for those who would want to locate near our property for the educational programs offered.

**D. Adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided.**

The Riverside Club will expand the driveway to 22 feet for a 100ft in accord with Kane County Code. Adequate drainage is currently in place.

**E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.**

The Riverside Club will expand the driveway to 22 feet for a 100ft in accord with Kane County Code. Riverside is mainly a pick up drop off educational program with a small number of vehicles coming to the property when programs are in session.

**F. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.**

The Proposed Special Use is consistent with and helps facilitate the achievement of the County's goals, comprehensive plan and land use policies and will further benefit the needs of the community.

## STANDARDS FOR SPECIAL USE APPLICATION

1. Riverside Club's proposed use ("Proposed Special Use") is compatible with the existing uses and zoning of adjoining and nearby properties
2. If the Proposed Special Use requested by the Riverside Club is not granted the property value of the Riverside Club property will be diminished because its current use would be limited to residential and agricultural use and the Riverside Club paid a premium in order to meet its purposes and goals for educational indoor and outdoor programs.
3. The Proposed Special Use will promote the public health, safety and welfare of Kane County and Big Rock consistent with Kane County 2024 Plan
4. If the Special Use application is not granted, the Riverside Club will sustain a substantial hardship in owning a property that can't be used for its purposes. The hardship to Riverside Club would far exceed the relative gain to the Public in maintaining its current use.
5. The Riverside Club property and the proposed Special Use are suitable with the present zoning.
6. The Riverside Club property was generally used only for vacation type purposes by the prior owners for many years. The proposed use and the anticipated improvements to the property will greatly enhance property values and encourage local development for those who would want to locate near our property for the educational programs offered.
7. The Proposed Special Use is consistent with and helps facilitate the achievement of the County's goals, comprehensive plan and land use policies and will further benefit the needs of the community.