



# 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: 1N409 County Line Rd, Maple Park

Parcel Identification Numbers: 10-06-100-008, 10-06-300-005

Township: Kaneville (10)

2040 Future Land Use Designation: Commerce/Employment

Gross Site Area (Acres): 8.5

Net Site Area (Acres): 2

Current Zoning District: ~~F1-Rural Residential~~

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: Just For Paws

Proposed Land Use: Dog and cat boarding, dog daycare

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

Just For Paws is expanding its successful pet grooming business to launch a state-of-the-art dog boarding facility with integrated daycare and grooming services. Located on over 8 acres of pristine countryside, our new facility will offer a unique, home-like environment for dogs, addressing the critical need for high-quality petcare in our community. Our solution combines the freedom of a rural setting with 24/7 staffing, ensuring pets receive attentive care in a safe, peaceful environment. Unlike urban kennels, Just For Paws offers vast outdoor play areas, individual suites with private runs, and a serene atmosphere. This comprehensive approach addresses both canine happiness and owner concerns, setting a new standard in the pet care industry.



## 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 aligns with the character of the surrounding area, which already supports animal-related services such as horse boarding facilities. Our property will complement this environment by offering a spacious, well-equipped place for dogs and cats to stay while their owners are away.

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

All of the surrounding area is classified in the farming district.

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

Our property is exceptionally well-suited for a boarding facility. It offers a unique combination of advantages, including the absence of nearby neighbors, convenient access to a main roadway, and ample space for development—all of which allow us to build without disrupting the surrounding area.

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

Surrounded by hundreds of acres of farmland, the area remains undeveloped with no known future development plans.

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

As a business with over 10 years of experience serving the local community, we are proud to expand our presence through this project. It will provide new commercial space, create local employment opportunities, and fulfill the growing demand for premium boarding services with a high-quality, professionally managed facility.

## PUBLIC NOTICE REQUIREMENTS

### LETTER TO ADJACENT PROPERTY OWNERS FROM THE APPLICANT

- a. 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;
- b. 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;
- c. 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.
- d. **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@kanecountyil.gov](mailto:berkhoutkeith@kanecountyil.gov) or Natalie Zine at [zinenatalie@kanecountyil.gov](mailto:zinenatalie@kanecountyil.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			
Residential Use		Non-Residential Use	
> 2 Acres	\$800.00	> 2 Acres	\$1,500.00
2 - 5 Acres	\$900.00	2 - 5 Acres	\$1,800.00
5 - 10 Acres	\$1,125.00	5 - 10 Acres	\$2,250.00
10+ Acres	\$1,125.00 + \$50.00/acre over 10	10+ Acres	\$2,250.00 + \$75.00/acre over 10

VARIATIONS	
10% Change or less	\$300.00
> 10% Change	\$550.00
Each additional variation request after the first.	\$50.00
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 **PLDZ2024XXXXXXX (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:

John Webb

SIGNATURE:

DATE:

7/29/25

## 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.**

Our boarding facility will not pose any risk to public health, safety, or the general welfare of the surrounding community. For over a decade, Just For Paws has been a trusted leader in the area—providing excellent employment opportunities, delivering high-quality services to our clients, and actively supporting the community through numerous fundraising efforts. We are committed to maintaining this same standard of excellence at our new location.

**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.**

Our facility will not cause disruption or negatively impact the enjoyment of the surrounding area. The property is centrally located within farmland, with no neighboring residences within a half-mile radius. Since this is also our personal residence, preserving and enhancing the property's value and aesthetics is a top priority. We are committed to implementing a thoughtful and well-designed landscaping plan to ensure the property remains visually appealing and well-maintained.



**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 land surrounding our property is exclusively farmland. Our facility will not interfere with the normal development or improvement of neighboring properties. Nearby agricultural operations will be able to continue without any disruption or obstruction from our activities.

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

Our facility will be equipped with essential utilities, well-designed access roads, and effective drainage systems. We will comply with KDOT's regulations by removing one of the existing driveways to adhere to the two-access-road limit. Adequate parking will be provided for both staff and customers. Power will be supplied by ComEd, with backup generators in place to ensure uninterrupted service. To support our attractive landscaping and manage stormwater, a rain garden will be installed to enhance drainage.

**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.**

We will comply with all KDOT requirements, including the removal of one existing driveway to meet the two-access-road limit. Adequate lighting and clear signage will be installed to maintain smooth traffic flow and avoid congestion. Additionally, we will meet all ADA parking standards to ensure accessibility for all clients.

**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.**

We look forward to collaborating with the board to ensure full compliance with all district regulations. Our goal is to develop a high-quality facility that not only serves our existing clients and staff but also creates new employment opportunities within the community and delivers exceptional service to future clients.

# Just For Paws

1N409 County Line Road  
Maple Park, IL 60151  
John@justforpaws.com



September 11, 2025

Dear Neighbors,

For more than 10 years, Just For Paws has had the privilege of serving our community with trusted grooming services and a reputation built on care, compassion, and quality. Over the years, we have grown alongside this community and have always valued the relationships we've built with both people and pets. We are now excited to announce the next step in our journey—an expansion that will allow us to provide even more much-needed services for local families.

In addition to our established grooming business, we will soon be offering overnight boarding for dogs and cats, dog daycare, and dog training services. These new offerings will provide safe, reliable, and professional care options for pet owners who are traveling, busy during the day, or looking for expert guidance with their pets. We understand how important pets are to their families, and our goal is to create a place where they can be cared for with the same love and attention they receive at home.

To ensure our facility is of the highest standard, we are partnering with a nationally recognized architect and design team that specializes in animal care facilities. Together, we are building a brand-new space from the ground up, designed with comfort, safety, and functionality in mind. Plans include 40 luxury dog suites and 15 spacious cat condos, each crafted to give pets a secure and stress-free environment. Our property will also feature multiple large outdoor play areas where dogs can run, play, and socialize. These areas will be enclosed by 8-foot privacy fencing to provide both safety and sound control.

As residents of this property ourselves, we are especially mindful of being good neighbors. Living on-site will allow us to provide round-the-clock monitoring of the pets in our care, while also giving us a personal stake in maintaining the peace and beauty of the area. To reduce

impact, we will have a strict daily waste removal schedule, plant trees and shrubs for both aesthetics and natural sound control, and design our new building in the style of traditional barns to blend seamlessly with the rural surroundings. In addition, our outdoor lighting will be minimal, shielded, and down-cast to prevent light pollution and preserve the quiet country atmosphere we all value.

Our hours of operation will also be limited to keep traffic minimal. Drop-off and pick-up will be available Monday through Friday from 7:00–10:00 a.m. and again from 3:00–6:00 p.m. Weekend visits will be by appointment only. These hours allow us to focus the majority of our day on caring for the pets, while keeping traffic flow to and from the facility to a minimum.

This expansion is more than just a business improvement—it's an investment in our community. By adding these services locally, we can reduce the need for families to travel long distances for quality boarding and daycare. It will also create new opportunities for employment. In the first phase alone, we will hire 2–3 additional staff members to help us safely operate and monitor the facility, with room for growth as the business develops.

We are incredibly proud of the trust we have earned over the last decade and are committed to carrying that reputation forward into this new chapter. Thank you for your continued support as Just For Paws grows to meet the needs of both pets and their families. We look forward to serving you for many more years to come.

Best regards,

**John Webb**

Owner, Just For Paws

