

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): 11-10-100-002-005 11-10-200-003-006 11-10-300-008
	Street Address (or common location if no address is assigned): 41W ⁵⁰¹ Keslinger Road Elburn, IL 60119

2. Applicant Information:	Name Mata Amitanandamayi Center	Phone 630-232-4511
	Address 41W501 Keslinger Road	Fax 630-232-0189
	Elburn, IL 60119	Email radovichlaw@sbcglobal.net

3. Owner of record information:	Name Mata Amitanandamayi Center	Phone
	Address 41W501 Keslinger Road	Fax
	Elburn, IL 60119	Email

Zoning and Use Information:

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

Current zoning of the property: F-Farming with special use for religious center

Current use of the property: Religious/spiritual retreat center--see Attachment "A"

Proposed zoning of the property: F-Farming with special use as Religious/spiritual retreat center with additional uses-- see Attachment "B" for additional uses

Proposed use of the property: See Attachment "B"


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

No map amendment required

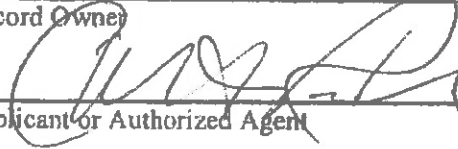
Attachment Checklist

- xx Plat of Survey prepared by an Illinois Registered Land Surveyor.
- xx Legal description
- xxxx 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.
- xx 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.
- xx List of record owners of all property adjacent & adjoining to subject property
 - Trust Disclosure (If applicable)
- xx Findings of Fact Sheet
- xx 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.

 Resident

Record Owner: Mata Amitanandamayi Center Date: 01/20/2016

Applicant or Authorized Agent:  Date: 1-18-2016

Attachment "A"

The Kane County Board on April 10, 2012 adopted an ordinance GRANTING a Special Use in the F-Farming District for a Religious Center which Special Use incorporates, individually or collectively, the uses listed in your petition and on your site plan, those being: religious/spiritual retreat center, religious oriented school, supporting administrative offices, 13 single-family residences along Faculty Drive, ~~two additional single family residences~~ *four additional dwelling units (comprised of two single family residences and one duplex)* located in the farmstead at the NE corner, and a campground with 25 R.V. utility hook-ups on property located at 41W751 Keslinger Road, Section 10, Blackberry Township (fully described in petition on file with Kane County Zoning Board of Appeals). A copy of the ordinance is available from the Kane County Clerk's Office.

FINDINGS OF FACT SHEET-SPECIAL USE

Mata Amritanandamayi Center (M.A. Center)
Special Use Request

January ____, 2016
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 finds 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.**

A special use, including the requested additional special uses, for the operation of a M.A. Center will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The additional special uses by Mata Amritanandamayi Center (M.A. Center, Inc.) are similar to the uses currently in place at the M.A. Center as well as its predecessor Seventh Day Adventists for the past half century. The M.A. Center uses the property also for religious and spiritual activities. Principally, the M.A. Center's mission is to carry out the spiritual philosophy of Mata Amritanandamayi (also known as "Amma") at this site, as Petitioner has done at the other M.A. Centers located throughout the world, including those M.A. Centers located in San Ramon, California, Ann Arbor, Michigan, and Washington, D.C. The M.A. Center offers a welcoming community for spiritual seekers to enjoy a contemplative and nurturing atmosphere amid the beauty of natural surroundings through weekly gatherings, retreats, volunteer activities, classes, chanting, devotional singing, and meditation. Sustainable practices at M.A. Centers such as organic gardening, recycling, waste reduction, and similar practices are designed to increase awareness and reverence for nature, as inspired by Amma's teachings, and to help fulfill our responsibility as stewards for the well-being of the earth. M.A. Centers warmly welcomes everyone's presence at the Center and invites all to participate in the ongoing activities.

MA Center is planning to add to the existing campus, 72 single family homes (constructed in groups of two (2) up to six (6) attached units), 192 multi-unit residential housed in 3 buildings, a Spiritual Hub, an Administration/Learning/Multipurpose Center, and a Farm Stand. Additionally MA Center intends to host a Montessori school on the property. Additionally, MA Center intends to establish and administer a non-denominational Montessori school on the property. The Montessori school will be initially housed in one of the existing or new homes, and eventually move into a new school building when there is sufficient student demand; the new locations would be at one of the 2 alternative sites indicated on proposed site plan. The Montessori School

and the Farm Stand will serve as the public face of the MA Center, and will be a bridge to the public and the community at large.

The additional developments will permit members of the M.A. Center to visit, reside upon the M.A. Center campus and to directly participate in all of its spiritual and community activities.

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

The additional special uses will not be injurious to the use and enjoyment and value of other property in the immediate vicinity. Applicant's plan, as depicted on the site plan shown at Attachment C, is to construct the additional residential units south of the 13 existing residences along Faculty Drive, officially renamed MA Center Drive. The existing building structures and the proposed residences are surrounded on the west and east by significant crop lands and the new structures are more than 1,500 feet south of Keslinger Road. Consequently, the subject property is well insulated from any surrounding, non-public property. Moreover, on three sides of the site (west, south and east), the Kane County Forest Preserve's open space/farm land preserve borders the site providing a significant buffer from any other privately owned real estate. And, on the north, there are two residential subdivisions (Native Prairie and Blackberry Crossings) which were developed many years after Broadview Academy was established.

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

The additional special uses will not impede the normal, orderly development and improvement of surrounding property. The subject property is situated south of and adjoining Keslinger Road. It is wholly surrounded on the other three sides by the Kane County Forest Preserve District preserve known as Bald Mound. As a result, the subject property is land-locked and, by definition, it could not impede the orderly development and improvement of other surrounding property.

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

The subject property is adequately served by private and public utilities and will be in compliance with the County of Kane Storm water Management Ordinance.

Utilities: This site and the improvements thereon are served by electricity, potable water through a private well with an elevated storage tower, and a private on site waste water collection and treatment system. The potable water and waste water systems are adequate for the additional special uses.

Access roads: The main access road is a two-lane, bituminous asphalt roadway which has served Broadview Academy and the M.A. Center for several prior decades. Applicant has acknowledged, based on the opinion of the Fire Marshall and the Kane County Department of Transportation, that the existing access road - MA Center Drive, will not be adequate to service all of the additional special uses, if constructed. A secondary access road will be required when more than 30 new and additional dwelling units are directly accessed from MA Center Drive. Further, dedicated turn lanes at the intersection of Keslinger Road and MA Center Drive will be required when warrants are met for such turn lanes.

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

The main access road is a two-lane, bituminous asphalt roadway which has served Broadview Academy and the M.A. Center for several prior decades. Applicant has acknowledged, based on the opinion of the Fire Marshall and the Kane County Department of Transportation, that the existing access road – MA Center Drive, will not be adequate to service all of the additional special uses, if constructed. A secondary access road will be required when more than 30 additional and new dwelling units are directly accessed from MA Center Drive. Further, dedicated turn lanes at the intersection of Keslinger Road and MA Center Drive will be required when warrants are met for such turn lanes.

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

The additional special uses will conform to the regulations of the district in which it is located. Appended to these Findings is a statement of the background and uses contemplated by the Mata Amritanandamayi Center, all of which will conform to the special uses authorized under the F-Farming District.

Exhibit "A" to Department of Natural Resources application

MA Center is planning to add to the existing campus 72 single family homes (constructed in groups of two (2) up to six (6) attached units), 192 multi-unit residential housed in 3 buildings, a Spiritual Hub, an Administration/Learning/Multipurpose Center, and a renovated Farm (produce) Stand.

Additionally, MA Center intends to establish and administer a non-denominational Montessori school on the property. The Montessori school will be initially housed in one of the new homes, and eventually move into a new school building when there is sufficient student demand; the new locations would be at one of the 2 alternative sites indicated on proposed site.

MA Center has been leasing about 60 acres of land to tenant farmers; 40 acres of this land would be dedicated to the proposed uses in the subject special use permit. The crops under the lease have been transitioned to organic farming (principally hay and alfalfa), although several acres have been dedicated to medicinal herbs (echinacea) and vegetables, as well. With the intended reopening of the farm stand, the intention is to grow more of these products with the goal of food sustainability.

The Montessori School and the Farm Stand will serve as MA Center's bridge to the public and the community at large.

These additional developments will permit interested members of the M.A. Center community to relocate to this Kane County campus and enable the MA Center to offer fuller spiritual and cultural programs and community activities.

Attachment "B"

Proposed zoning and uses of the subject property.

I. Applicant is requesting a modification of the following Special Use in the F-Farming District:

The Kane County Board on April 10, 2012 adopted an ordinance **GRANTING** a Special Use in the F-Farming District for a Religious Center which Special Use incorporates, individually or collectively, the uses listed in your petition and on your site plan, those being: religious/spiritual retreat center, religious oriented school, supporting administrative offices, 13 single-family residences along Faculty Drive, ~~two additional single-family residences~~ *four additional dwelling units (comprised of two single family residences and one duplex)* located in the farmstead at the NE corner, and a campground with 25 R.V. utility hook-ups on property located at 41W751 Keslinger Road, Section 10, Blackberry Township (fully described in petition on file with Kane County Zoning Board of Appeals). A copy of the ordinance is available from the Kane County Clerk's Office.

As of the date of this Application, the M.A. Center is using the subject property for all of the special uses listed above except that it has not yet initiated its religious oriented school.

II. The additional special uses requested are:

- 1) Seventy-Two (72) residential living units (which may be in the form of 2 up to 6 attached units) intended for permanent residents of the M.A. Center;
- 2) An Administrative /Learning/Multipurpose Center;
- 3) One Hundred Ninety-Two (192) apartment residential living units within three (3) buildings;
- 4) A non-denominational Montessori school;
- 5) A renovated farm stand;
- 6) For the purposes of clarification only, the Applicant intends to construct the following buildings which are already approved under the 2012 Special Use: (a) a spiritual center called the Spiritual Hub and (b) a religious school called the Learning Center]

INDEX TO
SPECIAL USE APPLICATION
FOR
MATA AMRITANANDAMAYI CENTER

- A. Introductory statement of purpose
- B. Plat of Survey
- C. Legal Description
- D. Completed Kane-DuPage Water Conservation District Land Use Opinion
- E. EcoCAT application
- F. List of Record Owners of all Property Adjacent and Adjoining to Subject Property
- G. Proposed Findings of Fact Sheet
- H. Certification of Notification
- I. Site Plan Drawn to Scale (2 sheets)
- J. Sign Variance Application
- K. Coulter Transportation report (Oct.2015) re trip generation/turn lane
- L. Storm water management report
- M. Digital Submittal

Mata Amritanandamayi Center

BACKGROUND:

Mata Amritanandamayi Center was initially founded in 1989 in San Ramon, CA, as an independent 501c(3) tax-exempt, non-denominational humanitarian organization.

The organization is named after Mata Amritanandamayi, also known as Amma. Amma is a world renowned humanitarian. She has received numerous awards and recognition, including being honored at the United Nations in Geneva, Switzerland where she received the Gandhi-King Award for Peace, and as a keynote speaker at the Millennium World Peace Summit held in the United Nations General Assembly in New York.

In 2010, she was the recipient of an honorary doctorate in Humane Letters from the State University of New York. In December 2014, along with Pope Francis, Amma participated in an Interfaith Declaration to End Modern Slavery, organized by the Global Freedom Network at the Vatican. In 2015, Amma delivered a keynote address at the United Nations' first Academic Impact Conference on Technology and Sustainable Development.

MA CENTERS:

There are six principal centers for the organization throughout the United States:

1. San Ramon, California
2. Elburn, Illinois (MA Center Chicago)
3. Washington DC/Potomac, Maryland
4. Santa Fe, New Mexico
5. Detroit/Ann Arbor, Michigan
6. Los Angeles/Redondo Beach California

MA Center Chicago, located in Blackberry Township, Kane County, Illinois, is blossoming and becoming the flagship Center for MA Center's operations in North America. The Center, inspired by Amma's teachings of service and compassion and her tireless charitable efforts, offers a welcoming environment for those who seek personal growth and opportunities to be of service to the broader community.

The Center offers the following programs:

1. Evening devotional singing (informal 1 hour program).
2. A weekly scriptural study class led by Swami Shantamrita.
3. A weekly service is held at the center, followed by a meal.

4. Mother's Kitchen: MA Center volunteers prepare nutritious meals which are served to the needy at local shelters, including Hased House in Aurora, churches and elderly facilities.

5. Green Friends: This program is focuses on nature preservation and sustainability. Workshops and educational camps are taught by leading scientists and experts in all aspects of sustainable gardening and farming, tree planting, water conservation, permaculture and beekeeping. Many of these principles have been successfully applied on the grounds and farm at MA Center Chicago. Our volunteers also participate in local Kane County environmental initiatives.

6. Meditation and Yoga: Meditation, yoga and relaxation techniques are regularly taught to individuals and corporations. As part of our community outreach, we conduct classes at youth detention centers, veteran centers, universities and community colleges.

7. Music classes: The study of traditional music and dance is an important part of our regular activities.

8. Literature: Classes and retreats are offered to study scriptures and texts from different religious traditions.

CHANGES TO THE MA CENTER CHICAGO SINCE 2011:

In the three years since MA Center acquired the old Broadview Academy property, MA Center has poured in considerable efforts and resources to upgrade the existing, outdated buildings and infrastructure. The Gymnasium, Kitchen, Workshop buildings have been updated with new fire alarm systems, HVAC systems, roof, and renovated bathrooms. The South Lodge (old Girls' Dorm), and Event Hall (old Storage Warehouse) have been completely renovated and are currently put to good use.

A number of the original buildings (the old Boy's Dormitory and the old Administration Building), that were thought to be within the scope of renovation, have been deemed economically infeasible to rebuild and have been demolished.. The old Mansion, Duplex and many of the older Farm Buildings also were not economical or practical to restore and have simply been demolished, providing the MA Center with a safer campus, tier 1 insurance coverage and more open space.

MA CENTER PROPOSAL:

MA Center is planning to add to the existing campus 72 single family homes (constructed in groups of two (2) up to six (6) attached units), 192 multi-unit residential housed in 3 buildings, a Spiritual Hub, an Administration/Learning/Multipurpose Center, and a renovated Farm (produce) Stand.

Additionally, MA Center intends to establish and administer a non-denominational Montessori school on the property. The Montessori school will be initially housed in one of the existing or new homes, and eventually move into a new school building when there is sufficient student demand; the new locations would be at one of the 2 alternative sites indicated on proposed plan.

MA Center has been leasing about 60 acres of land to tenant farmers; 40 acres of this land would be dedicated to the proposed uses in the subject special use permit. The crops under the lease have been transitioned to organic farming (principally hay and alfalfa), although several acres have been dedicated to medicinal herbs (echinacea) and vegetables, as well. With the intended reopening of the farm stand, the intention is to grow more of these products with the goal of food sustainability.

The Montessori School and the Farm Stand will serve as MA Center's bridge to the public and the community at large.

These additional developments will permit interested members of the M.A. Center community to relocate to this Kane County campus and enable the MA Center to offer fuller spiritual and cultural programs and community activities.

RADOVICH LAW OFFICE, P.C.

312 W. STATE STREET

P.O. BOX 464

GENEVA, ILLINOIS 60134-0464

(630) 232-4515

232-4511

FAX 232-0189

OF COUNSEL
GAIDO & FINTZEN

CHARLES A. RADOVICH

January 20, 2016

RE: Zoning Hearing/M.A. Center property
on Keslinger Road in Blackberry Township.

Dear Neighbor:

This letter is being sent to you on behalf of M.A. Center, Inc., as an advance notice for a public hearing before the Kane County Zoning Board. We do not yet know the exact date and time of the hearing but you should receive a direct mailing from the Kane County Development Department and there will be a published notice in a local newspaper.

The property in question is M.A. Center (formerly the Broadview Academy), 41W751 Keslinger Road, Elburn, Illinois, which is located on the south side of Keslinger Road, approximately 1 mile east of Pooley Road. The Zoning Board will be considering the request of my client, M.A. Center, Inc. to obtain additional special uses for approximately 140 acres under the F District-Farming District of the Kane County Zoning Ordinance.

In 2012 my client obtained a special use from the County of Kane to use this property as a religious/spiritual retreat center, religious oriented school, associated administrative offices and to maintain the existing thirteen single family homes which adjoin Faculty Drive. M. A. Center is a humanitarian organization that is named after Mata Amritanandamayi, also known as Amma. Amma a world-renowned humanitarian.

In the three years since the M.A. Center acquired the old Broadview Academy property, M.A. Center has poured in considerable efforts and resources to upgrade the existing, outdated buildings and infrastructure. The Gymnasium, Kitchen, Workshop buildings have been updated with new fire alarm systems, HVAC systems, roof, and renovated bathrooms. The South Lodge (old Girls' Dorm), and Event Hall (old Storage Warehouse) have been completely renovated and are currently put to good use.

A number of the original buildings (the old Boy's Dormitory and the old Administration Building), that were thought to be within the scope of renovation, have been deemed economically infeasible to rebuild and have been demolished. The old Mansion, Duplex and many of the older Farm Buildings also were not economical or practical to restore and have simply been demolished, providing the M.A. Center with a safer campus, tier 1 insurance coverage and more open space.

January 20, 2016

Page 2

During the upcoming ten (10) to fifteen(15) year period, M.A. Center is planning to add to the existing campus 72 single family homes (constructed in groups of two (2) up to six (6) attached units), 192 multi-unit residential housed in 3 buildings, a Spiritual Hub, an Administration/Learning/Multipurpose Center, and a renovated Farm (produce) Stand.

Additionally, M.A. Center intends to establish and administer a non-denominational Montessori school on the property. The Montessori school will be initially housed in one of the existing homes or new homes, and eventually move into a new school building when there is sufficient student demand; the new locations would be at one of the 2 alternative sites indicated on proposed site plan.

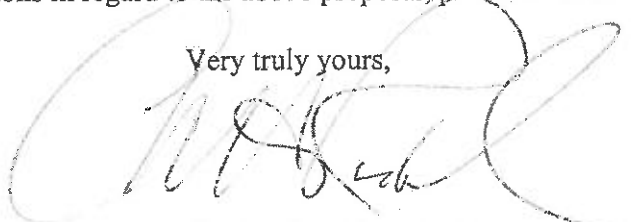
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The Montessori School and the Farm Stand will serve as M.A. Center's bridge to the public and the community at large.

These additional long term developments will permit interested members of the M.A. Center community to relocate to this Kane County campus and enable the M.A. Center to offer fuller spiritual and cultural programs and community activities.

If you have any questions in regard to the above proposal, please do not hesitate to call.

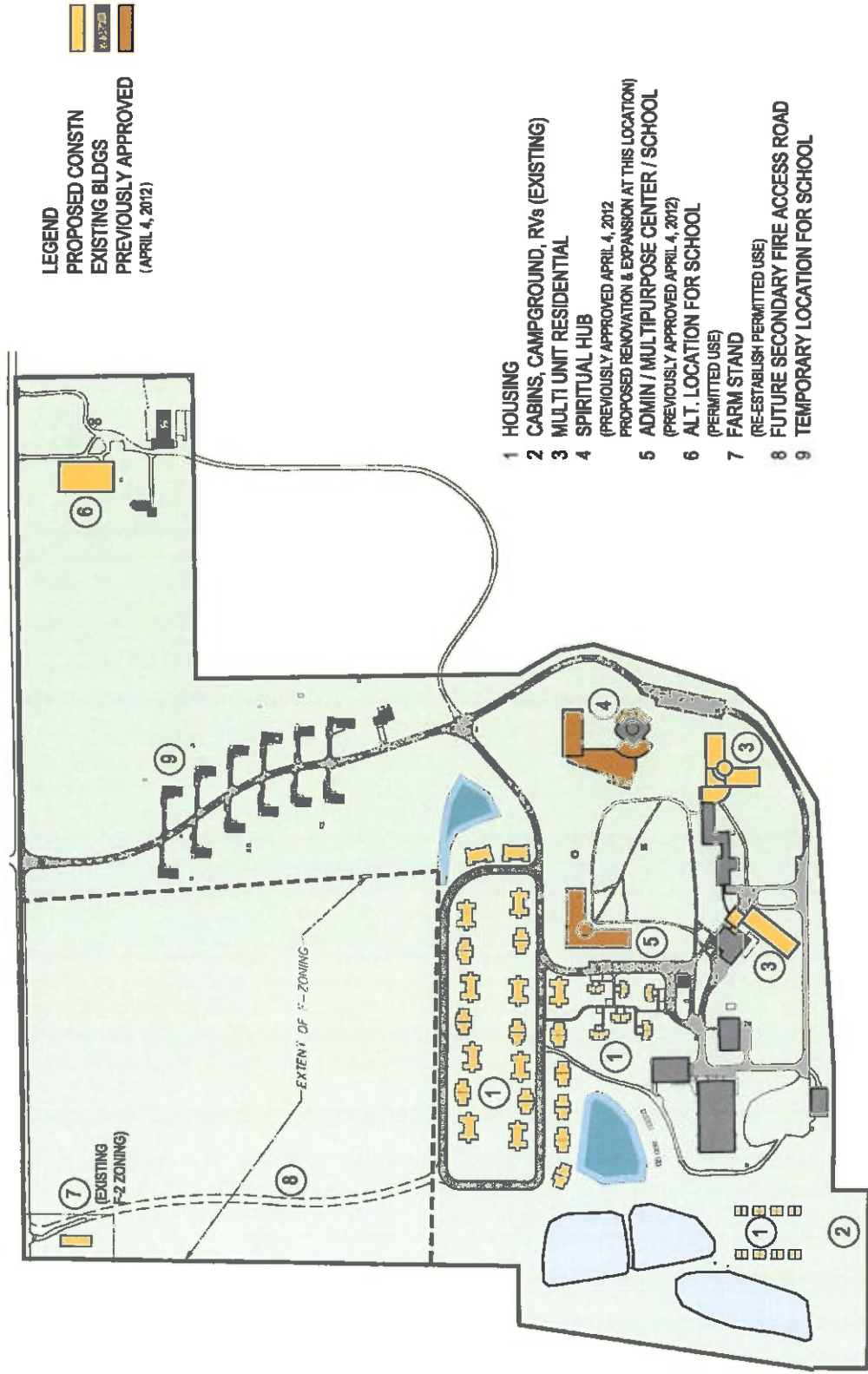
Very truly yours,

A handwritten signature in black ink, appearing to read 'Charles A. Radovich', is written over a large, faint circular watermark or stamp.

Charles A. Radovich, Attorney

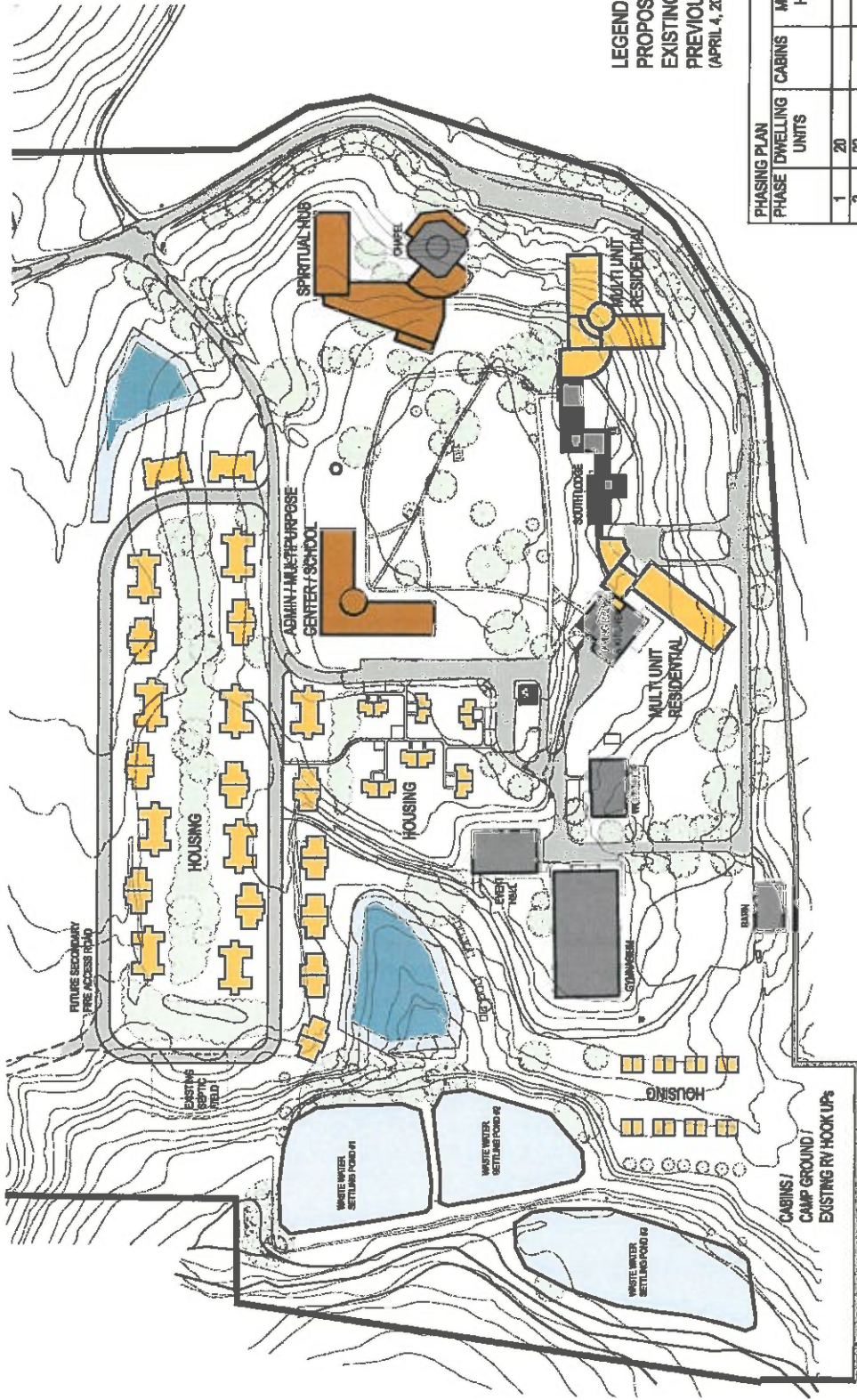
CAR/kh

cc. Kane County Development Dept.



MA CENTER CHICAGO: PROPOSED MASTER PLAN FOR DEVELOPMENT

APRIL 7, 2016

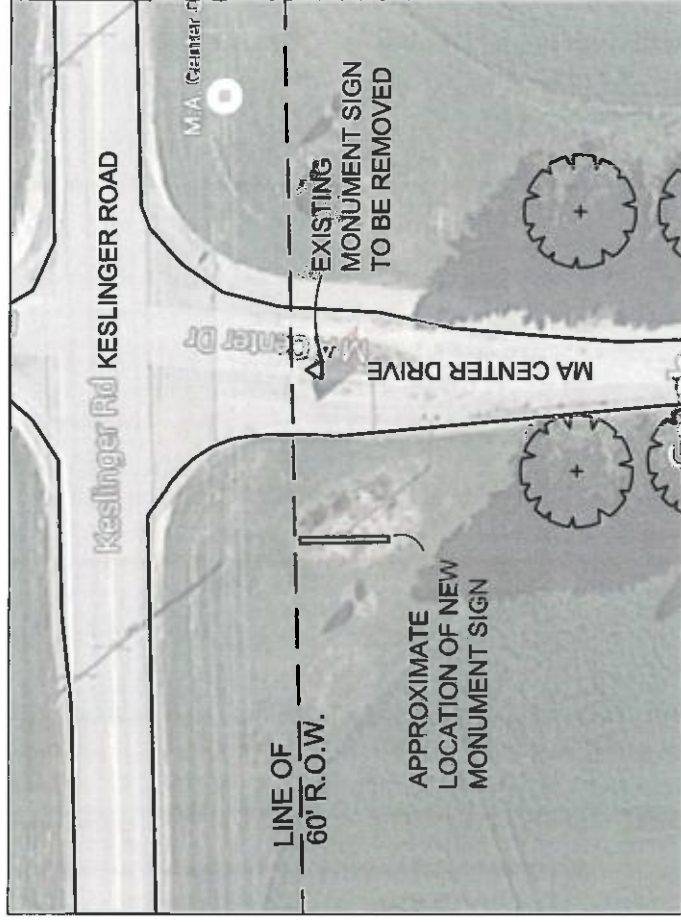
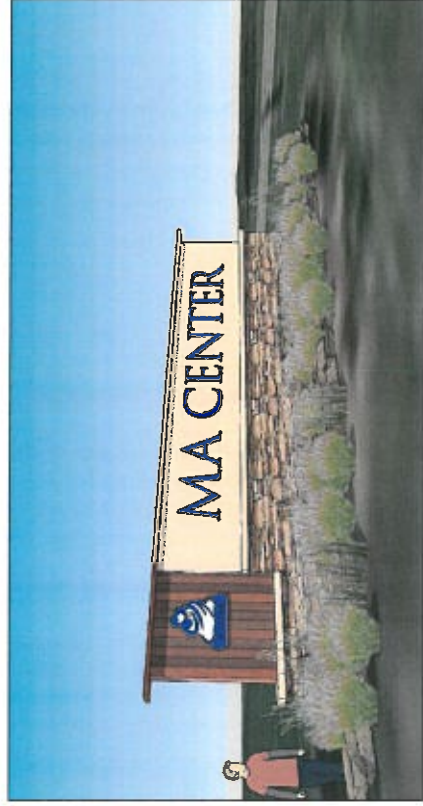
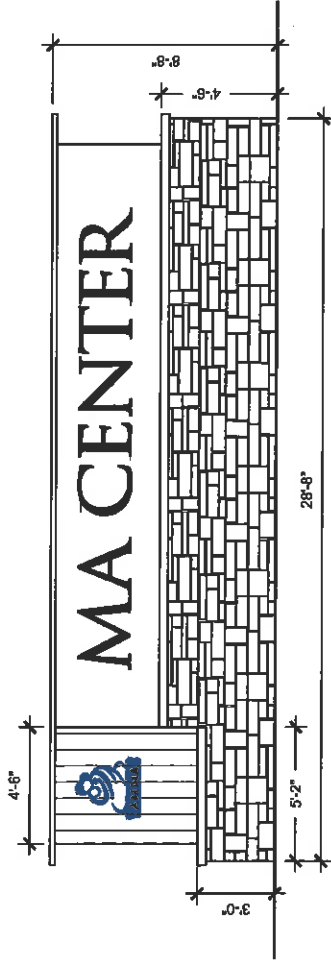


LEGEND
 PROPOSED CONSTN
 EXISTING BLDGS
 PREVIOUSLY APPROVED
 (APRIL 4, 2012)

PHASING PLAN	PHASE	DWELLING UNITS	CABINS	MULTI UNIT HOUSING UNITS	OTHER
	1	20			FARM STAND
	2	22			SPIRITUAL HUB
	3	30	8	120	ADMIN / MULTIPURPOSE CTR
	4	-	8	72	SCHOOL
	TOTAL	72	16	192	

MA CENTER CHICAGO: PROPOSED PHASED DEVELOPMENT PLAN

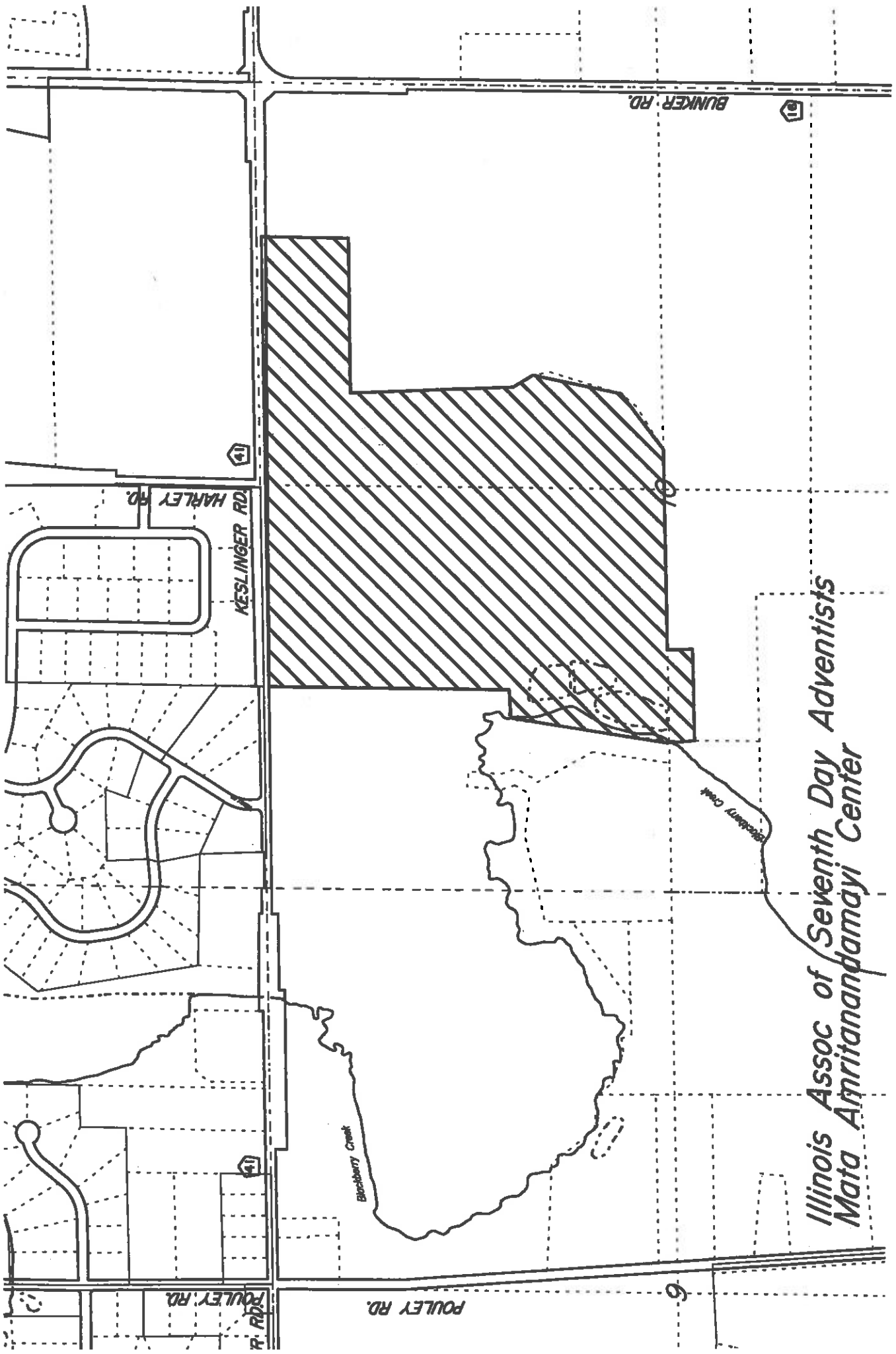
APRIL 7, 2016



LOCATION PLAN
 APPROXIMATE SIGN LOCATION SHOWN ON PLAN.
 FINAL LOCATION TO BE DETERMINED
 BASED ON SITE CONDITIONS

MA CENTER MONUMENT SIGN - CONCEPT SKETCH

APRIL 7, 2016

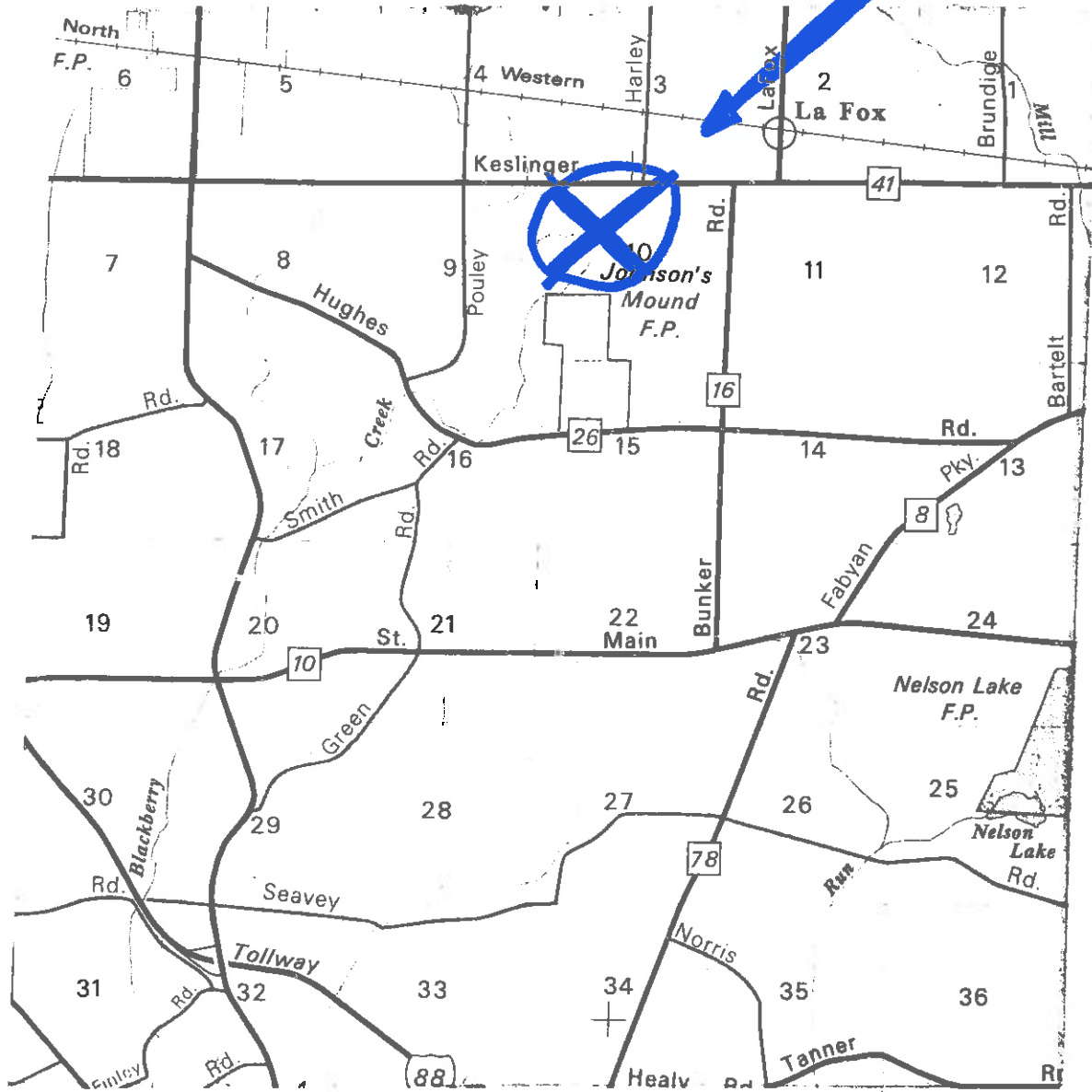


*Illinois Assoc of Seventh Day Adventists
Mata Amritanandamayi Center*

BLACKBERRY twp.

T.39N - R.7E

map 11



1" = 1 MILE