

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

PLN 2017 0000454

**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): 0s746 Wenmoth Rd. – 12-18-400-018 0s734 Wenmoth Rd. – 12-18-400-019
	Street Address (or common location if no address is assigned): 0s734 Wenmoth Rd. 0s746 Wenmoth Rd. Future Address for new residence behind 0s734 Wenmoth Rd.

2. Applicant Information:	Name Anita Graham	Phone 210-391-5145
	Address 0s746 Wenmoth Rd.,	Fax
	Batavia, IL 60510	Email anita@5starlearningranch.com

3. Owner of record information:	Name Todd & Anita Graham	Phone Todd-847-921-4024 Anita-210-391-5145
	Address 0s746 Wenmoth Rd.	Fax
	Batavia, IL 60510	Email Todd-titant@att.net anita@5starlearningranch.com

July 31, 2017

Anita Graham, et ux (5 star learning ranch)
Amendment to an existing daycare Special Use

Special Information: The Petitioner has operated this daycare since they purchased it in 2011. Due to the growth of the business and the waiting list of additional children to be enrolled, the Petitioners are seeking an Amendment to the existing Special Use. This Amendment requests increasing the capacity of the daycare from 19 to 45 children. It would also allow them to remodel buildings for the additional use.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

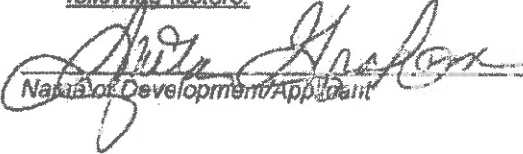
Staff recommended Finding of Fact:

1. The Amendment will allow the daycare to increase enrollment and make improvements to the property.

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

Findings of Fact Sheet – Map Amendment and/or Special Use

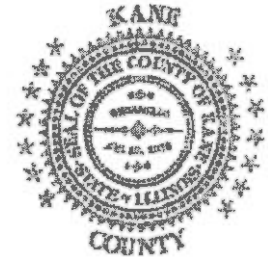
- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.


Anita Anderson
Nepahon Development Applicant

5-22-17
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?
The property is currently zoned for 19 children in day care. Our plan is to amend this special use to allow an additional 35 children in the building. This would help meet the needs of area families who have been on a waiting list for years.
2. What are the zoning classifications of properties in the general area of the property in question?
Child Care, Farming, Residence, Church & Business
3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
In the past, DCFS has licensed a small part of this building. The area could hold 19 children, as each child must be given at least 35 square feet of space. If the remainder of building were measured by DCFS, it should be able to be licensed for at least an additional 45 children, including the second floor.
4. What is the trend of development, if any, in the general area of the property in question?
5-Star Learning Ranch has existed for almost 6 years and it was a school for several years before it was purchased by the current owners. Wennoth Rd. is a mixture of businesses, churches and residents. They have not changed in the time that 5-Star Learning Ranch has been there.
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
Under the section Healthy Build Environment for Kane County, Kane County 2040 Land Use Plan states "Kane County supports a built environment that is carefully planned, promotes healthy choices, improves our quality of life, and enhances and preserves our natural resources."
5-Star Learning Ranch's expansion will allow children to be physically active on the nearly 6 acres of property it sits on. This is something that is not found in corporate child care centers. The children have also had the opportunity to plant fruits and vegetables on our property. Children pick these crops when they are ripe, and they are consumed during lunch that same day. Our teachers also hope to start raising some livestock soon. What a great experience this would be for the children of Kane County to experience!
Under Healthy Living, Kane County 2040 Land Use Plan States, "The National Prevention Strategy makes specific recommendations and actions including: Improving education and employment opportunities.
When my husband and I purchased Little Bit Country Preschool in 2011, there were 3 people employed. 5-Star Learning Ranch has now employs 12 people. This expansion will increase that number to 16. Currently, 90% of our employees, are Kane County residents.

Findings of Fact Sheet – Special Use



Anita Graham
5-Star Learning Ranch
0s734 Wenmoth Rd.

June 5, 2017

Special Use Request

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.

In order to ensure all of the above, we have hired Mackey Enterprises. This company is ensuring that our wetlands are protected, that any structures created will still allow for proper drainage, and a traffic study has been performed to determine any safety precautions that need to be taken.

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

All neighboring land owners have been notified by Certified Mail about our attempt to amend the special use of our property. Engineers hired are ensuring the flooding will not occur to neighbors' properties. New fencing will ensure the safety of children at our school and privacy for neighbors.

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

As mentioned above, we have hired engineers to assist in maintaining orderly development. We are being informed as to what materials need to be used for proper storm drainage. All recommendations will be implemented.

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

Yes. Our engineers will provide drawings of our property with these things outlined:

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

Yes. A traffic study has been performed to determine if anything will need to be done.

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

Yes. We have attended 2 staff meetings. I have also met with Brooke Blewer and had a few phone calls with her on any questions I've had up to this point on clarification of regulations. We will conform to all regulations of the county, health department, fire department, Kand County Dept. of Transportation, and DCFS.

Expansion Description of 5-Star Learning Ranch

5-Star Learning Ranch is a Preschool and Child Care program located at 0s734 Wenmoth Rd. in Batavia, IL. (Building C) The business was purchased in 2011 and has grown consistently year to year. However, from September of 2015 to September of 2016, we accumulated 92 children on a waiting list. It was at this point in time that we decided we needed to expand our school. In March of 2017, we purchased the property at 0s746 Wenmoth Rd (building A), which is next to our school's property. We have learned that this property is zoned for child care and can hold up to 19 children.

We are requesting to have the special use of this property at 0s746 Wenmoth Rd. (Building A) amended to allow a capacity of 45 children. This would allow us to accommodate a number of children currently on our waiting list. The renovation would include a classroom for infants, toddlers, a two-year-olds, a 2 ½ hour preschool program, along with our before and after school child care program.

In addition to these classrooms, we'd like to renovate the kitchen area to be more user friendly for the number of children we will feed daily. The kitchen will not have an open flame. All the cooking will be done in ovens and microwaves.

Our current school building, located at 0s734 Wenmoth Rd, (Building C) will have very little renovation done to it. We would just like to add a wall to turn the current infant/toddler classroom and office space into a storage and work area for the teachers.

Finally, we would like to place a temporary office building between the two school buildings (Building B). This will contain administration offices, a teacher lunch room, teacher restrooms and a laundry/janitorial room. This will also be where parents check children in before walking to their child's classroom building. We hope to provide covered walkways to protect families from harsh weather conditions.

The new school building (Building A) will need sheds (Building E). These are accessory storage buildings to house items required by DCFS.

We will be working with DCFS, the Kane County Health Department, the Fire Marshal, and Kane County to ensure that all regulations are being followed.

In the future (approximately 1-2 years) we hope to build a family home in the back of the property (Building D). This will be approximately 2,500 square feet.

To summarize:

Building A – New building to be renovated to hold approximately 48 children

Building B -Temporary office building to meet the needs of Admin. & Staff

Building C – Current school building will hold 40 children

Building D – Future residence of Todd & Anita Graham

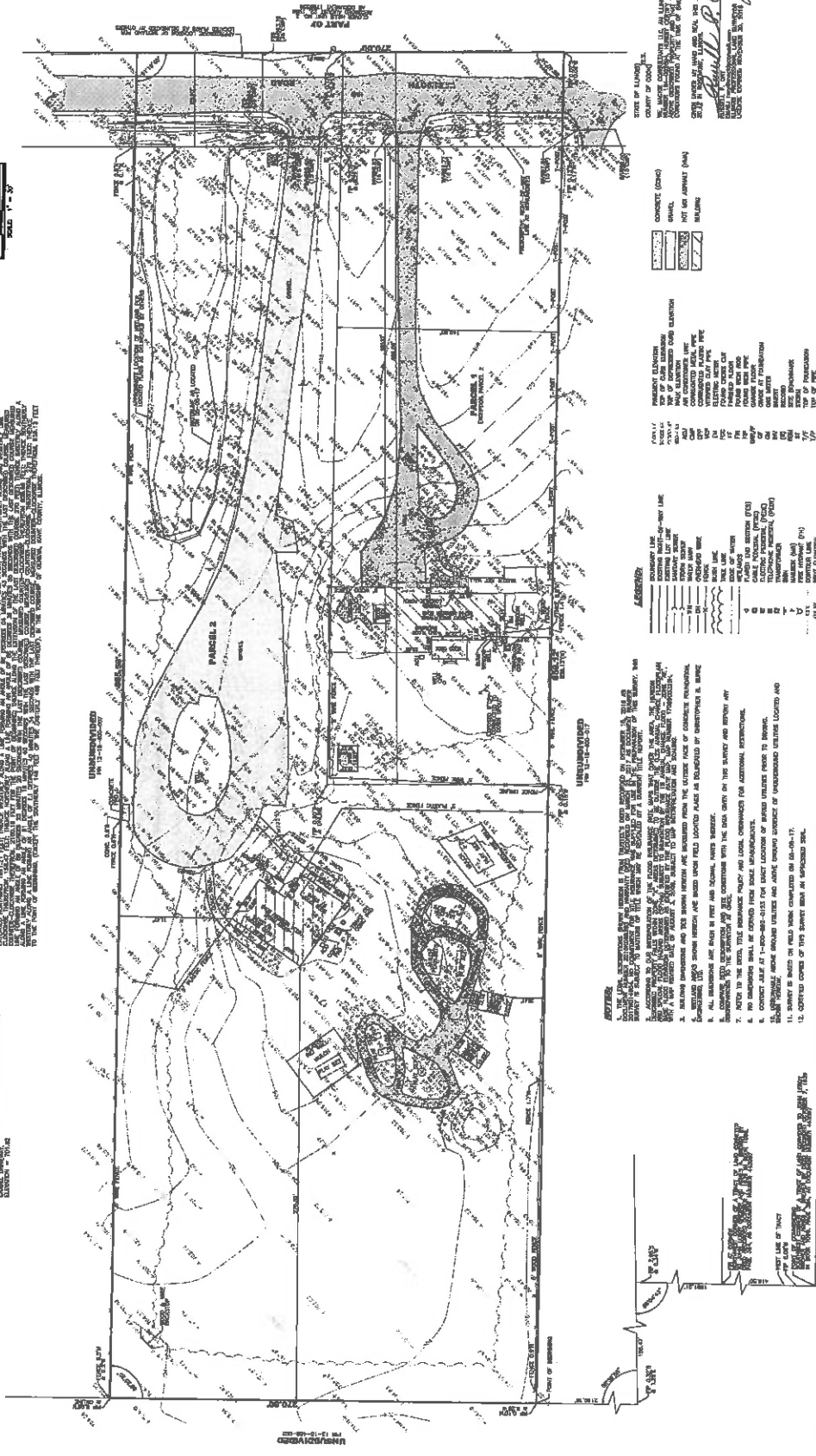
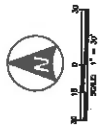
Building E – Sheds needed for storage of items required by DCFS

PLAT OF SURVEY



PRELIMINARY THIS SURVEY IS FOR THE PURPOSE OF OBTAINING A PRELIMINARY PLAT OF SURVEY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS.

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- NOTES:**
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- LEGEND:**
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STATE OF ILLINOIS
COUNTY OF COOK
 I, **DAVID J. HARRIS**, Surveyor, do hereby certify that the above plat of survey was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Illinois.
 WITNESSED my hand and the seal of my office this 1st day of **MAY**, 2015.
 DAVID J. HARRIS, Surveyor
 State of Illinois
 County of Cook



5-STAR LEARNING RANCH
 05734 WENMOTH ROAD
 BATAVIA, IL 60510
 PA 815-469-9181

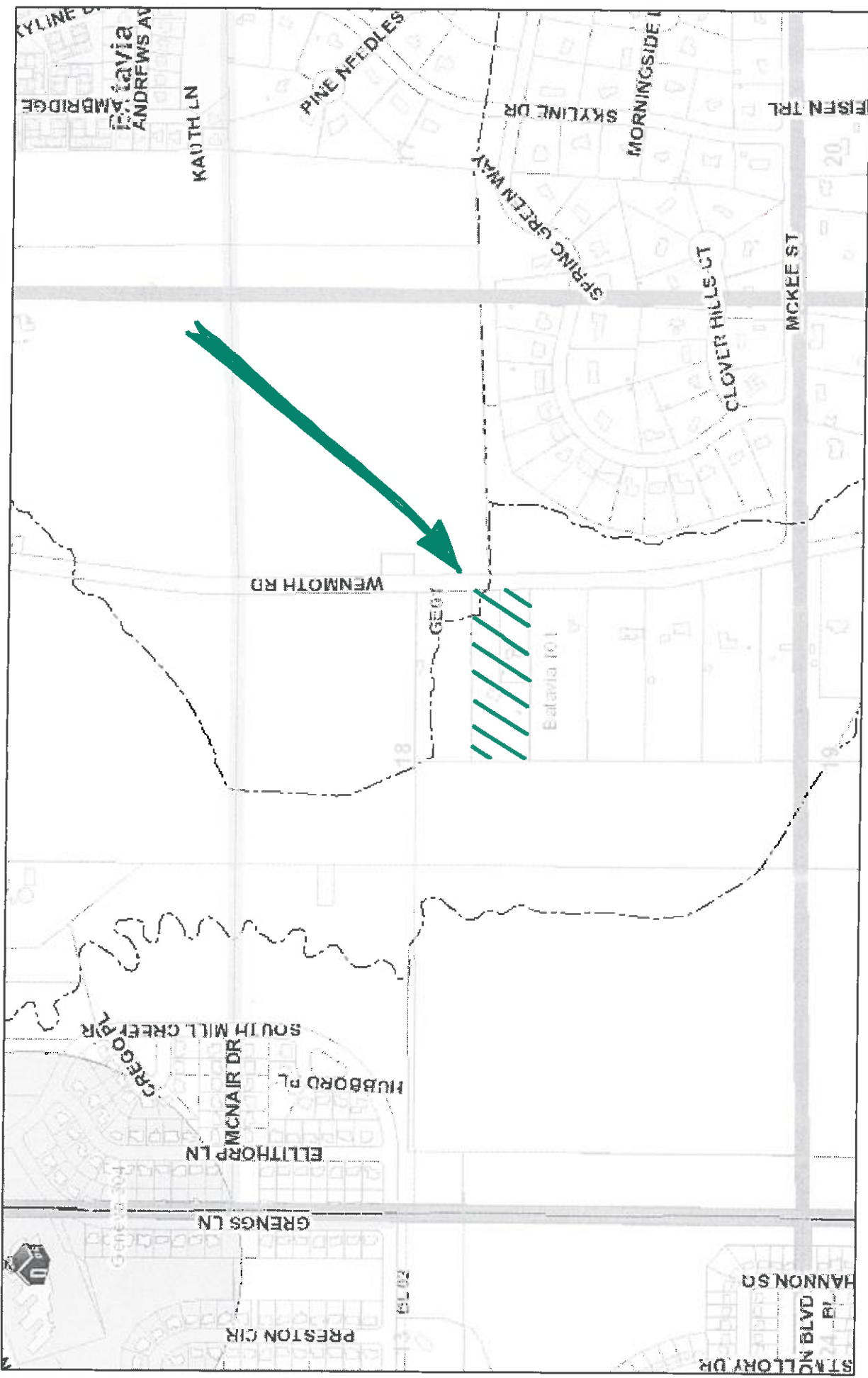
CLIENT:
 M
 Mobile Consultants, LLC
 8725 W. Higgins Road, Suite 200
 BATAVIA, IL 60510
 (630) 825-1100
 www.mobileconsultants.com

PROJECT NUMBER: 1331
DATE: 05-22-15
SCALE: 1" = 30'

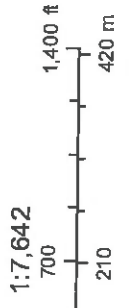
SHEET 1 of 1
DATE: 05-22-15
SCALE: 1" = 30'

DESCRIPTION OF PROJECT:

Map Title



July 26, 2017



Source : GIS-Technologies
GIS-Technologies

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