

Kane County Development 719 Batavia Ave Geneva, IL 60134 Phone: (630) 232-3492

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TO: Kane County Zoning Board Of Appeals Kane County Development Committee County Board Member District

Janice Hill Petitioner

Carl Scheodel

Mark VanKerkhoff

GENERAL INFORMATION

Monica Meyers

PETITION NUMBER 2014-4324

Date

09/24/2014

CHRIS LANNERT

THE LANNERT GROUP

215 FULTON ST.

GENEVA

60134

PURPOSE:

APPLICANT:

TO DIVIDE OFF TWO EXISTING RESIDENCES

EXISTING ZONING:

F - FARMING,

REQUESTED ACTION:

R-1 - ONE-FAMILY RESIDENTIAL;

SIZE:

2.00 ACRES

LOCATION:

WEST SIDE OF SLEEPY HOLLOW RD., 1/4 MILE N. OF HUNTLEY RD., SECTION 16,

DUNDEE TOWNSHIP (17N501 AND 17N503 SLEEPY HOLLOW RD.)

SURROUNDING

ZONING

USE

NORTH

VILLAGE OF CARPENTERSVILLE

RESIDENTIAL;

SOUTH

F - FARMING;

RESIDENTIAL;

EAST

VILLAGE OF CARPENTERSVILLE

RESIDENTIAL;

WEST

VILLAGE OF CARPENTERSVILLE

RESIDENTIAL;

EXISTING LAND USE:

RESIDENTIAL:

LAND USE PLAN DESIGNATION:

RURAL RESIDENTIAL

ZONING HISTORY:

NO PREVIOUS REQUEST FOR THIS SITE

APPLICABLE LAND USE REGULATION:

ARTICLE IX, SECTION 9.5-1 OF THE KANE COUNTY ZONING ORDINANCE

Patrick Shaw Rezoning portions of the property from F to R-1 for two existing homes

Special Information: The petitioner is at the point in his life where he wishes to rezone the property for estate planning purposes and create separate parcels for two existing homes. About 10 years ago approximately 26 of the 28 acres were placed under a Open Lands covenant. This covenant prohibits any development as well as any removal of vegetation or changes to the property. The two existing homes were not included in the restricted area. The rezoning would separate the two existing homes from the protected area by creating separate parcels and zoning lots.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area Rural Residential. This designation, allows for infill residential development on parcels with a one acre minimum, with a gross density of generally about two acres per dwelling unit. With the provisions of the existing land covenant the density of the property will be far below the minimum of this land use designation.

Staff recommendation: The Kane County Technical Staff recommends approval of the rezoning request.

Staff recommended Finding of Facts:

- 1. The existing residential use will not intensify.
- 2. The rezoning will preserve the existing residential use and will also allow the remainder of the property to be preserved in perpetuity.

Attachments:

Location Map Township Map

Petitioner's finding of fact sheet

Zoning and Use Information:	
2030 Plan Land Use Designation of the property: PURAL	L PESIDENTIAL
Current zoning of the property: F FRMIA	16
Current use of the property: TWO EXISTING HO	ME SITES
Proposed zoning of the property: 2-1 For THE ±	
Proposed use of the property: COHTINUE AS EX	eting Home
If the proposed Map Amendment is approved, what improvem accurate site plan may be required) NONE - REMAIN UNCHARGED	ents or construction is planned? (An
PROPERTY RESTRICTED BY OPEN	LANDS EKSEMBUT
Attachment Checklist	
Plat of Survey prepared by an Illinois Registered Land Legal description Completed Land Use Opinion application (Available www.kanedupageswed.org/luo.pdf), as required by Soil and Water Conservation District, 545 S. Randa Endangered Species Consultation Agency Action R www.dnr.state.il,us/orep/nrrc/aar.htm) to be filed w Resources. List of record owners of all property adjacent & adjacent Trust Disclosure (If applicable) Findings of Fact Sheet Application fee (make check payable to Kane Coun	te in pdf form at state law, mailed to: The Kane Dupage Il Road, St. Charles, IL 60174. eport (available in pdf form at ith the Illinois Department of Natural oining to subject property
I (we) certify that this application and the documents submitted for my (our) knowledge and belief.	11 MGUST 2014
Record Owner	JULY 30 2014
Applicant or Authorized Agent	Date 7014

Findings of Fact Sheet – Rezoning

 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.
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? THE EHSTING MNO PROPOSED USE OF THE SITE WILL PEMAIN UNCHANGED - TWO HOMES SURPOUND BY PROTECTED OPEN SPACE. ESTATE PUNNING ISSUES ARE THE ONLY MOTIVAING FORCE FOR THE REQUEST
2. What are the zoning classifications of properties in the general area of the property in question? THE BUSTING SUPPLIFICATION TO THE NORTH IS ZONED 12-1 IN CAPPENTOP SUILLE. ENG., WEST, MOD SOUTH IS ALL OFFINE PROTECTED 3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
THE BUSTONG HOMES WERE DETINED ON ONE KEPE PARLES. THE P-I REZONING WILL AFFIRM THE BUSTONG USE ON EACH LOT HOT POSSIBLE IN THE F ZONE (40M)
4. What is the trend of development, if any, in the general area of the property in question?
THERE IS NO ADDITIONAL TREND OF DEVELOPMENT IN THE MREA. THIS PROPERTY IS RESTRICTED BY AN EXCEMBLY TO OPEN LANDS FROM ANY PUTURE DEVELOPMENT. DUNDEE TOWNSHIP MUP THE VILLAGE OF CARPENTERSVILLE CONTROL AND THE LAND SURROUNDING
THE PROPOSAL 5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan? THE BND PEULT WILL BE BETTER. THE CRENTION OF TWO LOTS AND THE PROTECTION OF 26 ACRES OF OPEN SPACE ADJACENT TO THE TOWNSHIPS LAND WILL INCREMSE THE NATURAL FORUMES IN THE AREA.

