



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
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TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2014-4330 **Date** 11/18/2014

GENERAL INFORMATION

APPLICANT: KEVIN DUSCHEAN

1N500 SHADETREE LANE
MAPLE PARK 60151

PURPOSE: REZONE THE PROPERTY TO BRING THE EXISTING RESIDENTIAL USE INTO CONFORMANCE WITH THE ZONING ORDINANCE

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 9.90 ACRES

LOCATION: ON THE NORTHWEST CORNER OF THE END OF SHADE TREE LANE, SECTION 4, KANEVILLE TOWNSHIP (10-14-200-011) (1N500 SHADE TREE LANE)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING;	OPEN SPACE;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE

November 18, 2014

Carole Duschean
Rezoning from F to F-1

Special Information: This property is part of a larger 60 acre family parcel. In 2002, as part of estate planning, the 10 acre parcel was split off and the father was considering rezoning so it could be sold off separately. After this split was done the father passed away. The son is requesting rezoning to complete the process started back in 2002.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

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

Findings of Fact:

1. The existing residential use will not intensify.
2. The rezoning will bring the property into conformance with the Kane County Zoning Ordinance.

Attachments: Location Map
Township Map

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.

KEVIN + CAROLE DUSCHEAN
Name of Development/Applicant

10/9/14
Date

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

REMAINS THE SAME - RESIDENTIAL - THIS WILL BE ACTUALLY LARGER THAN THE APPROX 1 ACRE PROPERTIES WITHIN PROXIMITY

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

AG-1- FARM LAND, FARMETS AND LIMITED R1 RESIDENTIAL IN THE IMMEDIATE AREA.

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

HELLY NON-FARMED - NO ACRAGE TAKEN OUT OF PRODUCTION.

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

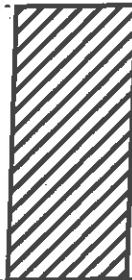
SCATTERED RESIDENTIAL WITH MAJORITY OF EAST/WEST & NORTH ARE FARMED LAND

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

FALLS UNDER THE 2040 PLAN AS AGRICULTURE THIS WOULD BE SCATTERED RESIDENTIAL THE PROPERTY WOULD BE LARGER THAN THE SURROUNDING RESIDENTIAL

WATSON RD.

Carole Duschean

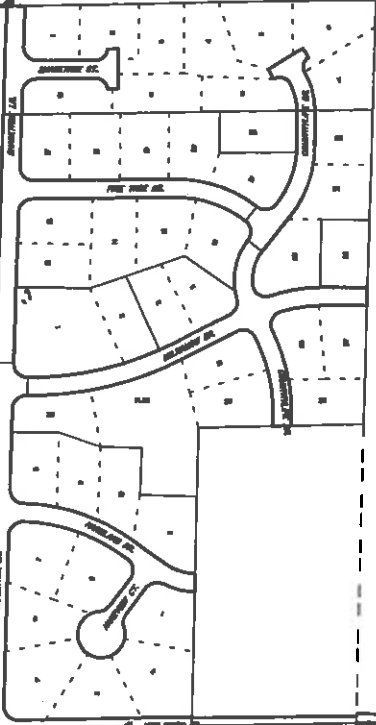


4

WATSON RD.

41 KESLINGER RD.

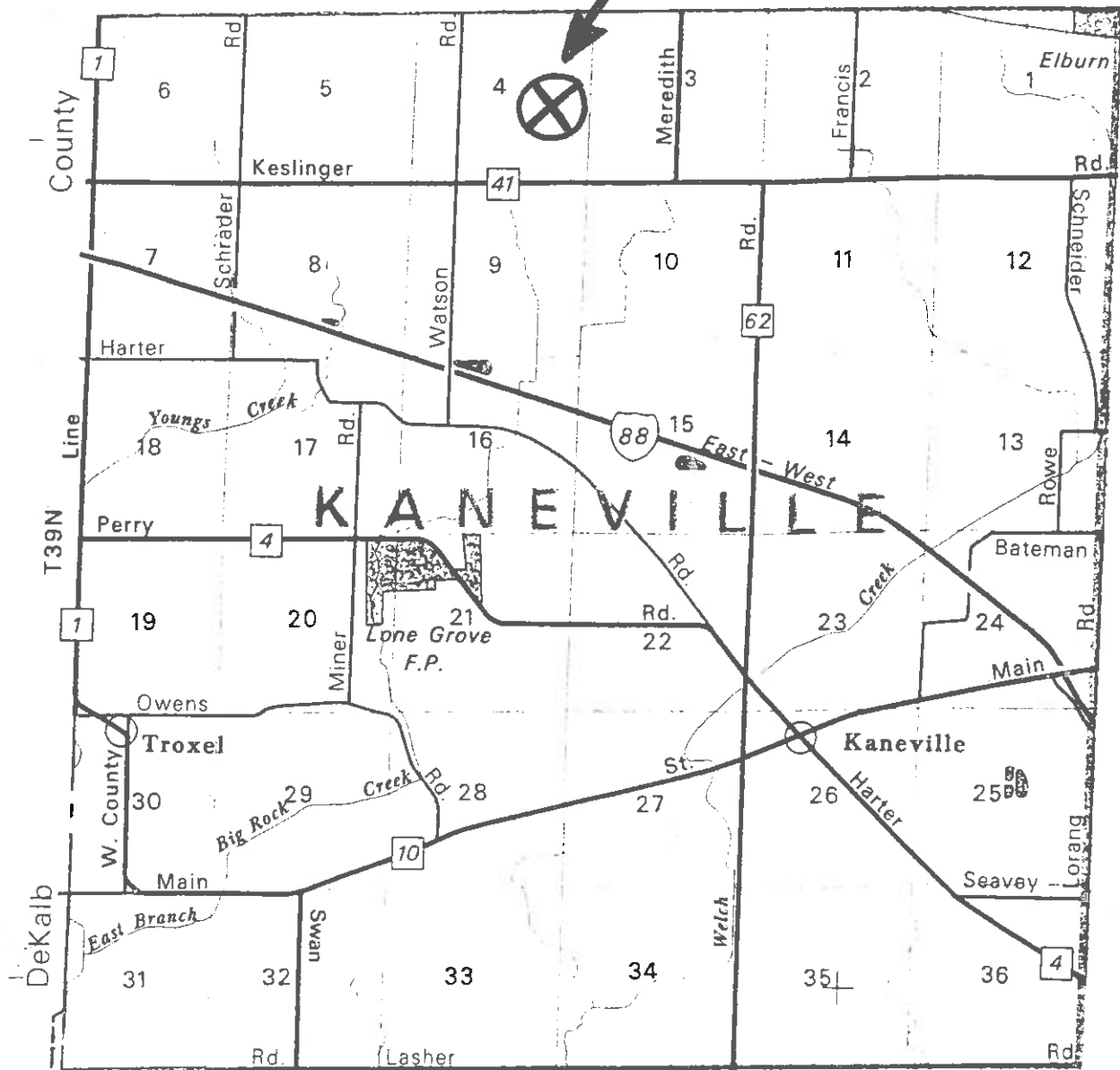
SHADETREE LN.



KANEVILLE twp.

T.39N - R.6E

map 10



1" = MILE