

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

Monica Meyers

PETITION NUMBER

2015-4338

Date

01/30/2015

GENERAL INFORMATION

APPLICANT:

BLACK SHEEP GOLF CLUB, LTD

MICHAEL SOLANO

4701 AUVERGNE AVENUE, SUITE 202

LISLE

60532

PURPOSE:

AMEND THE EXISTING SPECIAL USE FOR A PRIVATE GOLF COURSE TO INCLUDE A NEW PARCEL FOR AN OFFICE AND STORAGE BUILDING AS WELL AS

RECONFIGURATION OF BUILDINGS IN CENTER OF GOLF COURSE. THE RECONFIGURATION WOULD INCLUDE THE DEMOLITION OF 2 EXISTING BUILDINGS, WHICH WOULD BE REPLACED WITH A NEW BUILDING, 2 PRIVATE LODGING BUILDINGS WOULD BE CONSTRUCTED TO ALLOW GOLFERS TO STAY ON

THE PROPERTY FOR TOURNAMENTS. THERE IS ALSO A PROPOSED NEW

MAINTENANCE BUILDING AND YARD ON GOLF COURSE PROPERTY THAT WOULD

BE CONSTRUCTED IMMEDIATELY NORTH OF 42W140 SEAVEY ROAD.

EXISTING ZONING:

F - FARMING, SPECIAL USE FOR A PRIVATE GOLF COURSE

REQUESTED ACTION:

AMENDING AND EXPANDING THE EXISTING PRIVATE GOLF COUSE

SIZE:

1.80 ACRES

LOCATION:

THE GENERAL AREA IS NORTH AND WEST OF SEAVEY ROAD. THE GOLF COURSE HAS THE ADDRESS OF 2S610 SEAVEY ROAD. THE ADDITIONAL RESIDENTIAL PARCEL BEING ACQUIRED AS PART OF THE EXPANSION IS LOCATED AT 42W140

SEAVEY ROAD.

SURROUNDING

ZONING

USE

NORTH

F - FARMING;

AGRICULTURAL;

SOUTH

F - FARMING; F-1 - RURAL RESIDENTIAL;

AGRICULTURAL; RESIDENTIAL;

EAST

F - FARMING;

AGRICULTURAL;

WEST

F - FARMING;

AGRICULTURAL;

EXISTING LAND USE:

GOLF COURSE

LAND USE PLAN DESIGNATION:

INSTITUTIONAL PRIVATE OPEN SPACE/AGRICULTURAL

ZONING HISTORY:

SPECIAL USE FOR GOLF COURSE WAS APPROVED FOR THIS PROPERTY IN AUGUST

OF 2000

APPLICABLE LAND USE REGULATION:

ARTICLE VIII, SECTION 8.1-2 (L) OF THE KANE COUNTY ZONING ORDINANCE

Black Sheep Golf Course, Ltd. Amendment and expansion of existing Special Use for a Golf Course

Special Information: The Special Use for the golf course was approved in 2000. In order to improve the experience of their members the course is requesting an amendment and expansion of the existing Special Use.

The amendment would apply to the complex of building located in the middle of the course and the southwest corner of the course. The amendment would include the removal of two existing maintenance buildings, a future 3000 square foot maintenance building, 2 future lodging buildings for out-of-town members and guests to spend the night during their stay (16 guests maximum) and parking will be expanded to 42 new spaces. Also, the owners are proposing a new maintenance building and yard in the southwest corner of the golf course, just north of and accessed through the property at 42W140 Seavey Road. Due to engineering concerns it is possible this may never be constructed.

The expansion would involve the purchase of the current residential property at 42W140 Seavey Road. The existing house and barn would remain and be used for storage and office as part of the operation of the golf course. Twenty-two parking spaces would be added to the property.

Analysis: The overall property is in two different designated areas under the Kane County 2040 Land Resource Management Plan, which are Agricultural and Institutional Private Open Space. 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. It is the intention of the current owner that this parcel never be developed and be kept in agricultural use. The Institutional Private Open Space category values private open space due to the number of ecological functions it provides, such as visual open space.

Recommendation: The Kane County Technical Staff recommends approval of the Special Use request with the following stipulations:

- 1. When the new maintenance is constructed on the southwest portion of the golf course, engineering will be required for the development of the site to ensure that the stormwater management obligations are met. The additional impervious area will likely require additional site runoff storage and the existing stormwater management may be modified to account for the additional volumes. Additionally, soil erosion and sediment control measures need to be implemented.
- 2. When the new maintenance is constructed on the southwest portion of the golf course, the owner will work with Staff regarding adequate screening and buffering in order to minimize impact on neighboring residential properties.

Findings of Fact:

1. The overall golf course use will not be intensified.

2. The petitioners are requesting these changes to improve the operation of the golf course and their players' experience.

Attachments: Location Map

Township Map

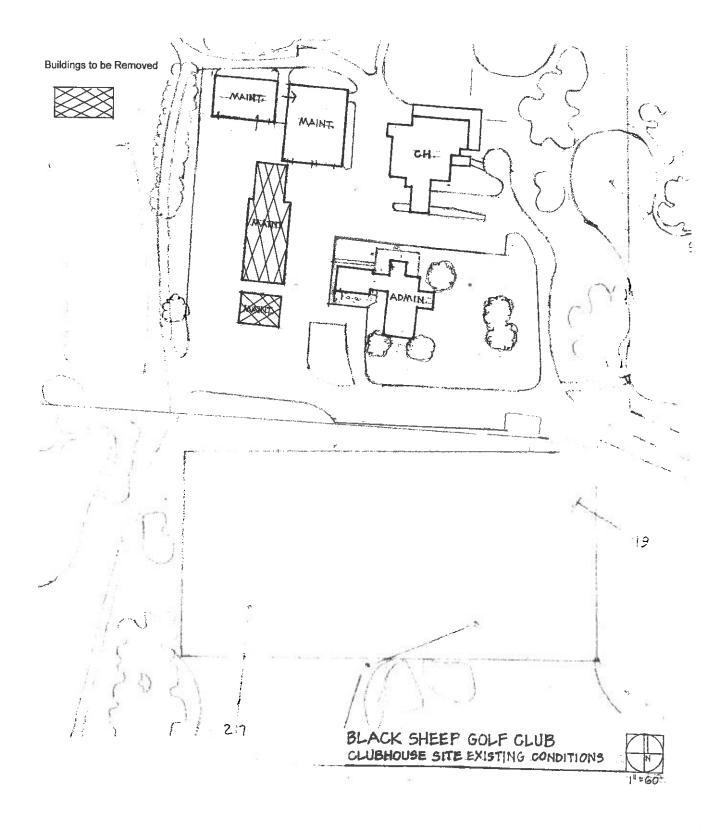
Findings of Fact Sheet – Rezoning

•	 The Kane County Zoning Board is required to m amendment) 	nake findings of fact when considering a rezoning. (map		
•	You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.			
N	lame of Development/Applicant	Date		
1.	. How does your proposed use relate to the exproperty in question?	isting uses of property within the general area of the		
-	The surrounding properties are classified as	F1 District or F2 District. The proposed use of F2 District		
	incorporates the property into the adjoining of	golf course property under the same zoning with special use		
_	for golf course. The surrounding properties a	are designated as F1 District Farming Rural Residential.		
2.				
3.	How does the suitability of the property in quexisting zoning classification? Current Zoning is F1 -District Rural Residential	uestion relate to the uses permitted under the I. There is a residence currently on the property. The		
	residence will remain on the property.			
 4.	What is the trend of development, if any, in the	he general area of the property in question?		
	The surrounding properties are designated as F	F - District Farm; F1 -District Rural Residential and F2 -		
	District Agricultural with special use for golf cou	irse. There has been no development or development		
	trend for any of the surrounding general area of			
5.	How does the projected use of the property, re	elate to the Kane County 2040 Land Use Plan?		
	The property falls within the 2040 Land Use Pla	an under the F -Districts and Open Space designations		
	for the property and surrounding area.	2.04.1010 Grade designations		

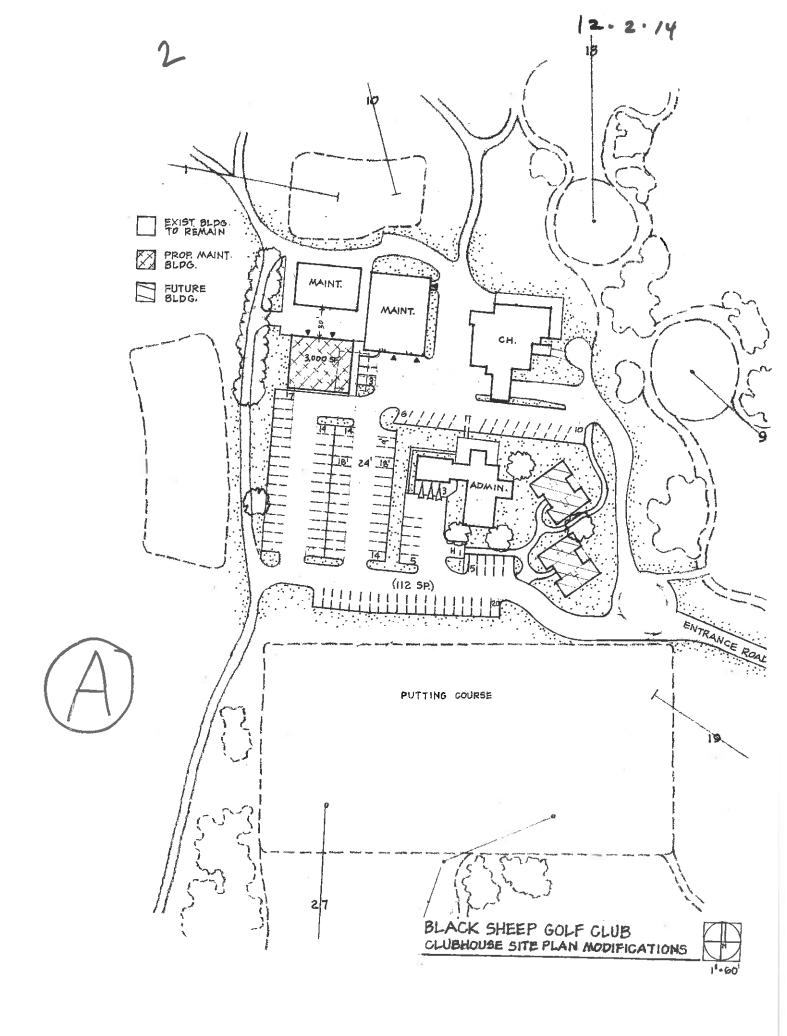
Findings of Fact Sheet – Special Use



Pate 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. Within the special use to allow for golf course operations all setbacks, buffers and natural buffers will maintain proper separation from surrounding properties. The property will remain basically unchanged with minimal impact of increased use of the property. 7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity. The surrounding properties are currently adjacent to the golf course and the property would be incorporated into the use of the golf course without changing the current layout of the property with the exception of adding parking space. There will be no change to the enjoyment use or value of the surrounding properties. 8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding properties is F - Farming; F1 -Rural Residential; F2 - Agricultural with special use for golf course. The 2040 Land Use Plan designates the area to remain under these classifications with no plans for development outside of these classifications. 9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain: The property is currently adequately supplied with utilities, access, drainage, etc. to accommodate the proposed use of the property as it will remain virtually unchanged with the exception of additional pavement for parking			COUNTY
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TANCE OF 648.14 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING IN SAID CENTERLINE, A DISTANCE 245./1 FEET; THE 17 DEGREES 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 210.84 FEET; THENCE NORTH 72 DEGREES 39 MINUTES 10 TO THE CENTERLINE OF SEAVEY ROAD, A DISTANCE OF 315.86 FEET; THENCE SOUTH 01 DEGREE 03 MINUTES WEST A DISTANCE OF 222.21 FEET TO THE PLACE OF BEGINNING, IN THE TOWN OF BLACKBERRY, KANE COUNTY, ILLINOIS. CHAIN LINK FENCE 0.15' SOUTH S 01'03'30"W 36.37 METAL BUILDING 36.37 32.09 CONC. 74.15 -STORY BRICK ..69.11... RESIDENCE DRIVE P.A. # 42W140 74.15 BLACKTOP CONC. WELL DRIVE FIP 34.78 256.69 PLACE OF 18.0' GRAVEL PAVING BEGINNING FIP

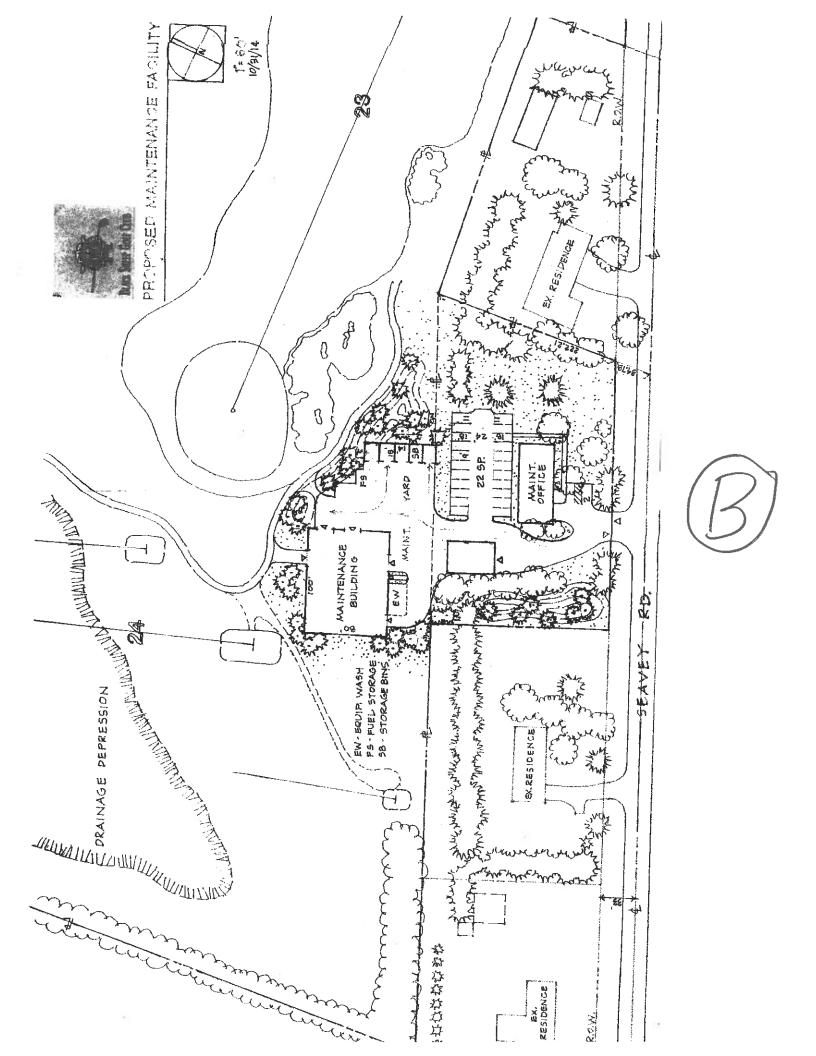
LAMBERT & ASSOCIATES LAND SURVEYORS

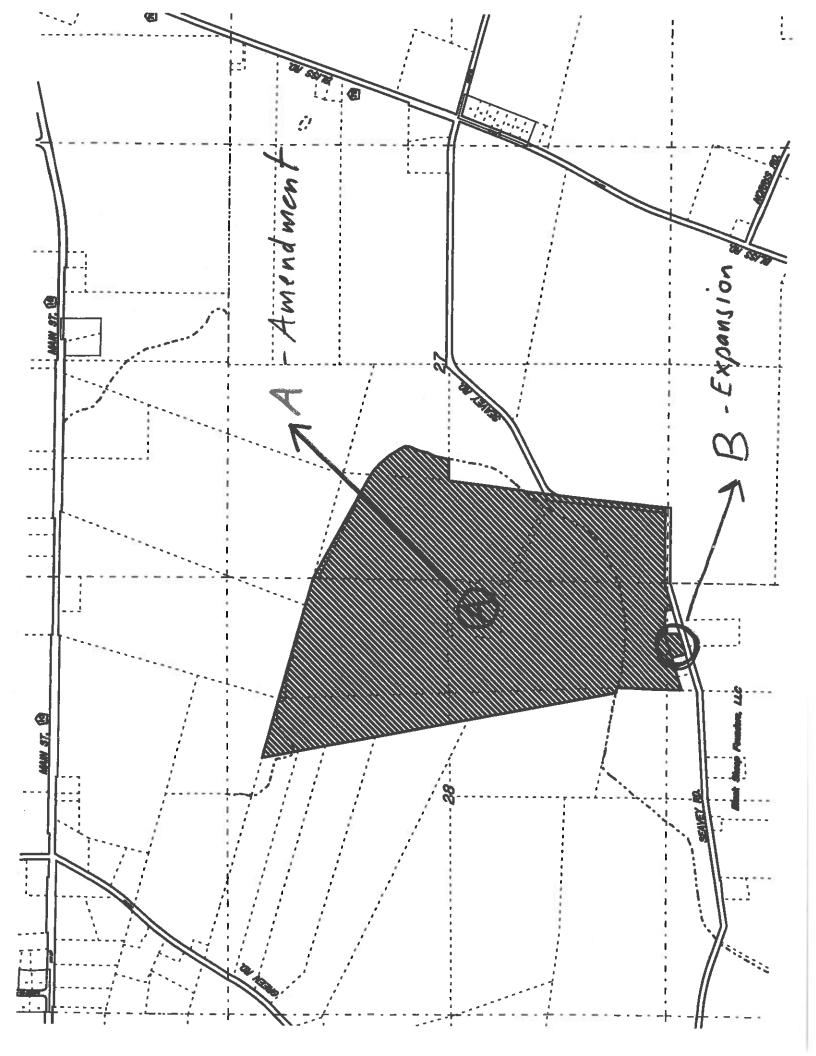
955 WEST LIBERTY DR., WHEATON, IL. 60187 PHONE: (630) 653-6331 FAX: (630) 653-6396

found iron stake

set Iron stake

ORDERED BY: ROBIN HILL





BLACKBERRY twp. T. 39N - R. 7E

map 11 North 4 Western 5 2 La Fox Keslinger 10 Johnson's 7 11 12 Mound F.P16 Rd ... 26 15 Rd. 14 22 Main 19 20 21 St. 10 Nelson Lake F.P. 26 28 29 Nelson Lake Seavey Tollway 31 33 32 35 36 Tanner (88) Healv 1 " - M I L E