



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 2015-4359 **Date** 09/14/2015

GENERAL INFORMATION

APPLICANT: HALL, RICHARD & DORIS

48W801 HARTER RD
MAPLE PARK 60151

PURPOSE: TO BRING THE SINGLE FAMILY RESIDENCE INTO COMPLIANCE WITH THE ZONING ORDINANCE

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 3.00 ACRES

LOCATION: SOUTH SIDE OF HARTER RD. ACROSS FROM WATSON RD., SECTION 16, KANEVILLE TOWNSHIP (48W801 HARTER ROAD) (10-16-100-016)

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

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

August 27, 2015

Richard Hall, et ux
Rezoning property from F to F-1

Special Information: A home for the petitioner was built on the property with permit in 2006. About 2 years after the permit was finalized the petitioner split off the home on a separate parcel, not realizing the zoning violation which would result. When the petitioner came in this year for an addition to the home, this problem was discovered. The petitioner is seeking a rezoning to bring the property into conformance with the Zoning Ordinance.

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.

Findings of Fact:

1. The rezoning will bring the current use and zoning into conformance with the Kane County Zoning Ordinance.

Attachments: Location Map
Township Map

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.

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?

Most of the area is F Zoned F with 5 other properties within 1 mile radius that are small parcels that are for small farmettes + residential also. Zoning Maps show other F1 property in this area.

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

Mainly F + F1.

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

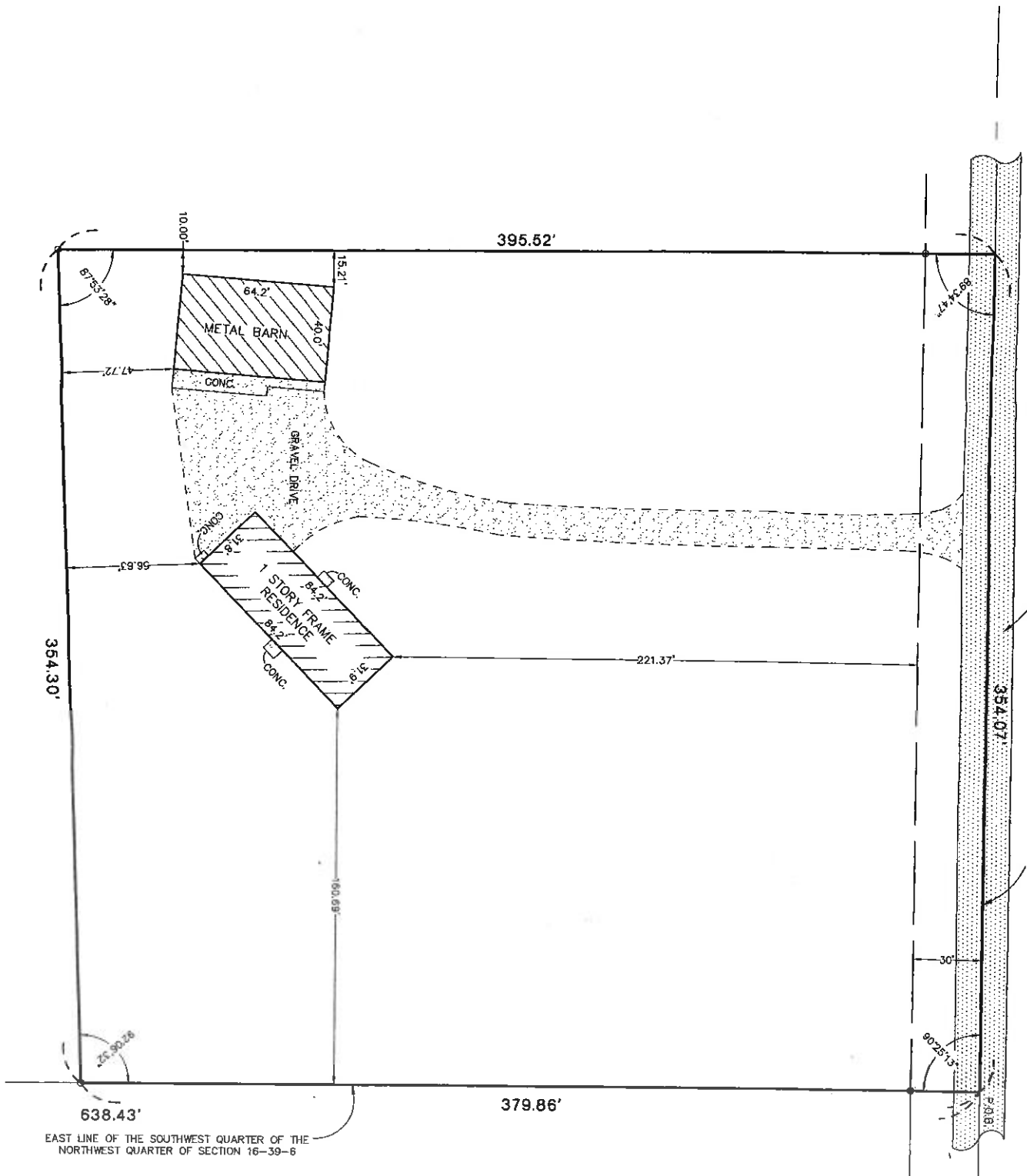
House was built on vacant farm land in 2008 to accommodate their care of their daughter who lives on the F-1 property adjacent. Property is 3 acres including house barn + yard. No working farm land. F-1 will allow the addition to be built for zoning purposes.

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

Scattered similar size residential + farmette type properties. Mainly farmland.

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

The 2040 Plan allows for scattered residential properties.



Richard Hall, et ux

88

WATSON RD.

EAST - WEST TOLLWAY E 88 N

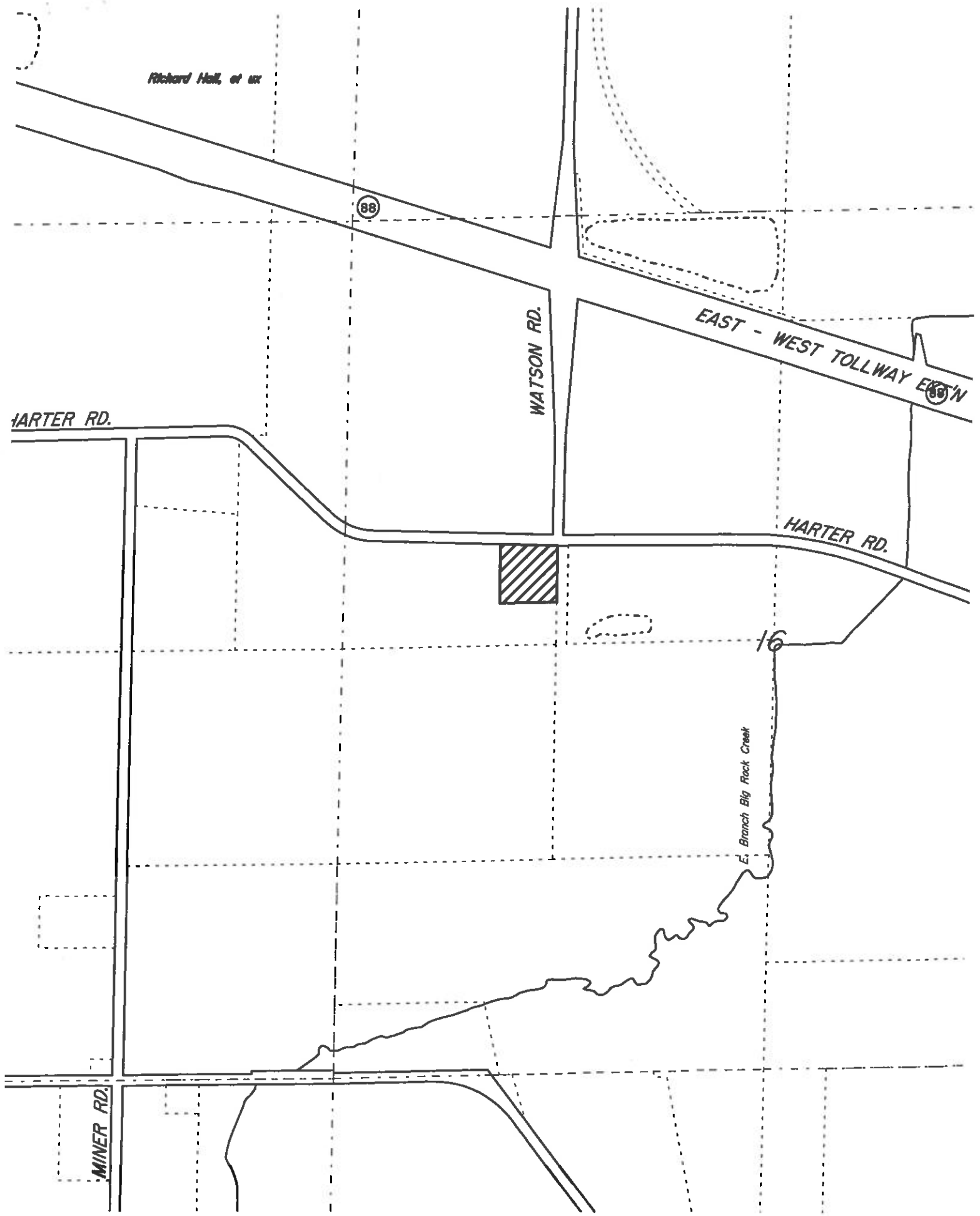
HARTER RD.

HARTER RD.

16

E. Branch Big Rock Creek

MINER RD.



KANEVILLE TWP.

T.39N - R.6E

map 10

