



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

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 2016-4399 **Date** 09/27/2016

GENERAL INFORMATION

APPLICANT: STEWART, GLORIA E
44W434 MAIN STREET RD
PO BOX 229
KANEVILLE 601440229

PURPOSE: TO RENEW AN INTERIM SPECIAL USE FOR ANOTHER 5 YEARS TO ALLOW HALOGEN LIGHTING TO CONTINUE TO OPERATE FROM THE PROPERTY.

EXISTING ZONING: F - FARMING, INTERIM SPECIAL USE

REQUESTED ACTION: 5 YEAR INTERIM SPECIAL USE

SIZE: 21000 SQUARE FEET

LOCATION: NORTH SIDE OF MAIN ST., APPROXIMATELY 1/2 MILE EAST OF LORANG RD., SECTION 19, BLACKBERRY TOWNSHIP (44W434 MAIN ST)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	MINING
SOUTH	F - FARMING; E-1 - ESTATE RESIDENTIAL;	RESIDENTIAL; AGRICULTURAL;
EAST	F - FARMING;	RESIDENTIAL; AGRICULTURAL;
WEST	F - FARMING;	RESIDENTIAL; AGRICULTURAL;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: COUNTRYSIDE ESTATE RESIDENTIAL

ZONING HISTORY: AN 8 YEAR INTERIM SPECIAL USE WAS GRANTED IN 1998 AND A 10 YEAR INTERIM SPECIAL USE WAS GRANTED IN 2006

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.1-2 CC

Gloria Stewart
Halogen Lighting Products
5 Year Interim Special Use

Special Information: Gloria Stewart is petition a third time for an Interim Special Use. Ms. Stewart has operated Halogen Lighting Products on the property since 1998. The small outbuilding is used for the office and the pole barn functions as the warehouse. The business still operates the same way it did in 1998. Lighting shipments are received and stored and then repackaged based on orders received by the company. Ms. Stewart and 2 employees operate the business. No expansion is proposed at this time. No complaints have been received during their 18 years in business.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. Interim Special Uses utilize existing structures which represent a valuable economic base. Interim Special Uses prevent spot zoning situations.

Stipulations:

1. No more than two (2) employees will be permitted.
2. One sign shall be permitted, not to exceed 2 square feet in size.

Staff recommended Finding of Facts:

1. The operation of this Interim Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of adjacent properties.
2. The business will not be injurious to the use and enjoyments of other property in the area for the purposes already permitted.
3. The Interim Special Use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district.

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.

Halogen Lighting Products Corporation
Name of Development/Applicant

8/22/16
Date

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

Renewal of Special Use Permit

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

Residential
Agriculture

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

Same usage of Property since May 12, 1998
when special use permit was granted

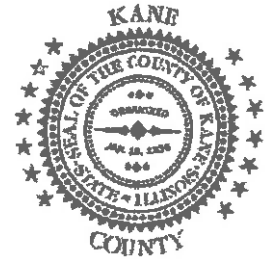
4. What is the trend of development, if any, in the general area of the property in question?

no changes in the foreseeable future

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

no changes required

Findings of Fact Sheet – Special Use



Halogen Lighting Products Corp 8/22/16
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.

There is no impact to the public in any sense of the word. The company takes boxes into our warehouse and ships them out.

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

Most neighbors appreciate the vast amount of money invested to improve the property on an on-going yearly basis since 1998.

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

Surrounding development of properties including La Forge, has no interest nor impact on this company – nor this company impact on them.

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

no changes required

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

no changes are required

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

As demonstrated since 1998

ALAN J. COULSON, P.C.

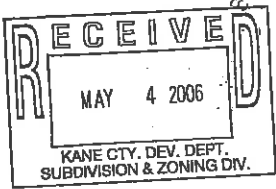
4872 acres

PROFESSIONAL LAND SURVEYORS

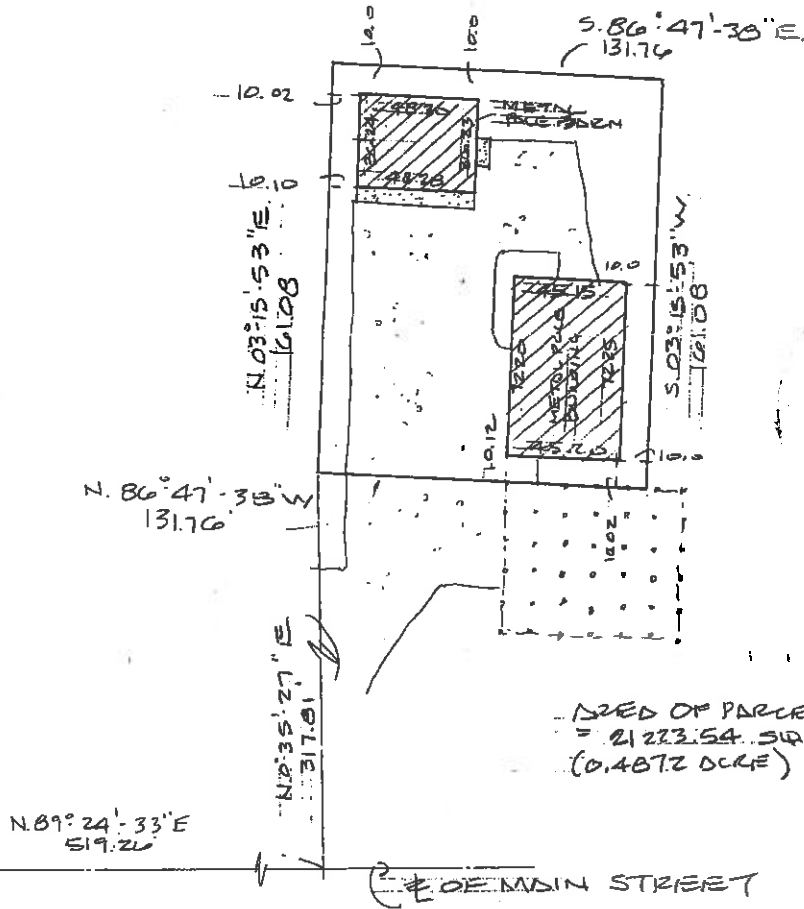
Plat of Survey

OF PROPERTY DESCRIBED AS:

That part of Southeast Quarter of Section 19, Township 39 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Main Street (Batavia-Kaneville Road) with the West line of said Southeast Quarter; thence North 89 degrees 24 minutes 33 seconds East along said center line, 519.26 feet; thence North 0 degrees 35 minutes 27 seconds East 317.81 feet for the point of beginning; thence North 03 degrees 15 minutes 53 seconds East 161.08 feet; thence South 86 degrees 47 minutes 38 seconds East 131.76 feet; thence South 03 degrees 15 minutes 53 seconds West 161.08 feet; thence North 86 degrees 47 minutes 38 seconds West 131.76 feet to the point of beginning, in Blackberry Township, Kane County, Illinois.



WEST LINE OF S.E. 1/4 OF SECTION 19 39.7



AREA OF PARCEL = 21,223.54 SQ. FT. (0.4872 ACRES)

Scale: 1" = 50'
70. Ordered: Centennial R.E.
Owner: _____
Page: 11-C
Drawn: [Signature]
Job: A50,395SL
City: Elburn

STATE OF ILLINOIS
COUNTY OF KANE ss MARCH 6, 1998
I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.
[Signature]

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND IMPROVEMENTS.

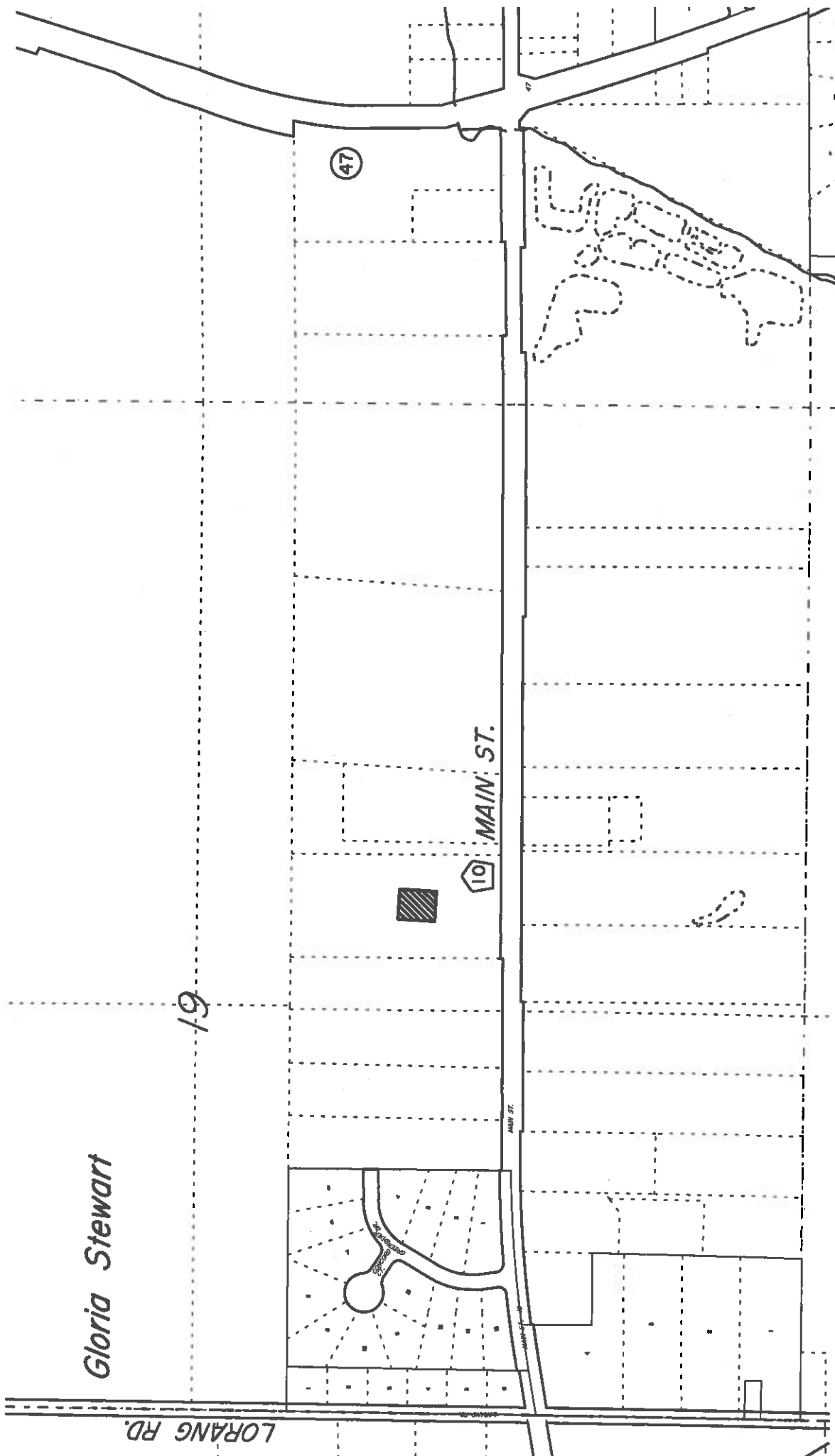
THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

I hereby certify that I have surveyed the above described premises according to the official record, and that the above plat correctly represents said survey.
[Signature]

ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
ILLINOIS - WISCONSIN
205 W. MAIN ST. PHONE 647-428-2911
W. DUNDEE, IL. 60118 1-800-558-2910

MAR 06 1998
KANE COUNTY DEVELOPMENT DEPARTMENT

Compare the description on this plat with deed. Refer to deed for easements and building lines.



47

MAIN ST.

61

Gloria Stewart

LORANG RD.

10



MAIN ST.



10

MAIN ST.

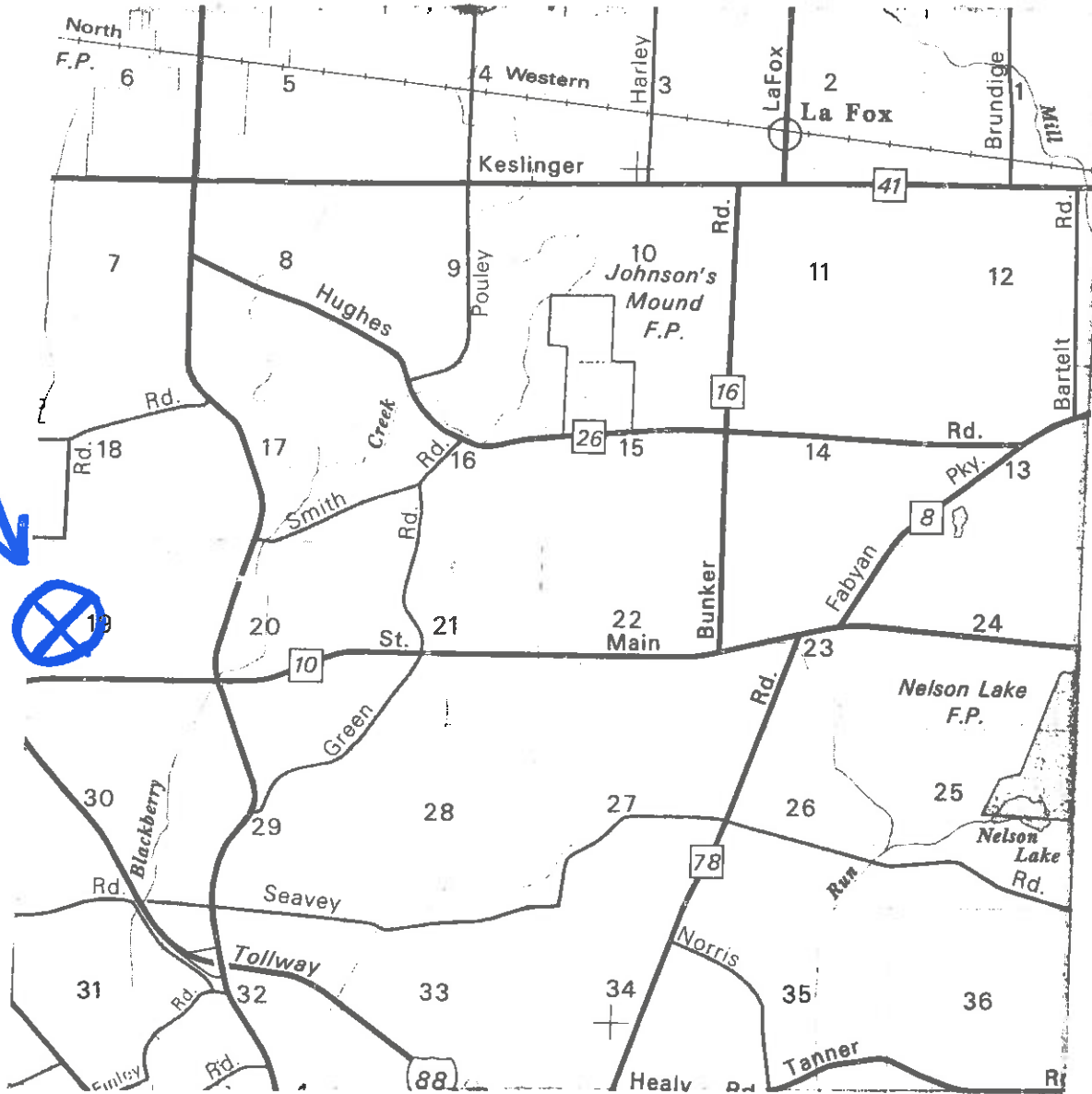
10

MAIN ST.

BLACKBERRY twp.

T.39N - R.7E

map 11



1" = MILE