

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 2016-4408

Date

12/20/2016

GENERAL INFORMATION

APPLICANT:

DEVELOPMENT PROPERTIES, INC

JOHN THORNHILL 44 WHITE OAK CIRCLE

ST. CHARLES

60174

PURPOSE:

REZONING THE ENTIRE PROPERTY TO ALLOW FOR FUTURE DIVISION OF

PROPERTY

EXISTING ZONING:

F - FARMING.

REQUESTED ACTION:

E-1 - ESTATE RESIDENTIAL;

SIZE:

16.00 ACRES

LOCATION:

48W131 MCGOUGH ROAD, SECTION 16, BURLINGTON TOWNSHIP (04-16-200-008)

SURROUNDING

ZONING

USE

NORTH

F - FARMING; F-1 - RURAL RESIDENTIAL;

AGRICULTURAL; RESIDENTIAL; CEMETERY

SOUTH

E-1 - ESTATE RESIDENTIAL; F - FARMING;

RESIDENTIAL;

EAST

E-1 - ESTATE RESIDENTIAL; F - FARMING;

RESIDENTIAL;

WEST

F - FARMING;

RESIDENTIAL;

EXISTING LAND USE:

RESIDENTIAL;

LAND USE PLAN DESIGNATION:

COUNTRYSIDE ESTATE RESIDENTIAL

ZONING HISTORY:

NO PREVIOUS REQUESTS FOR THIS PARCEL

APPLICABLE LAND USE REGULATION:

ARTICLE IX, SECTION 9.1 OF THE KANE COUNTY ZONING ORDINANCE

Ceils Farm, LLC (*Fred Hampel*) Rezoning from F to E-1

Special Information: The tenant of the petitioner lives on the property which is the subject of this petition. There is an existing home and numerous agricultural buildings on the property. The western portion is heavily wooded. The petitioner is requesting a rezoning of the entire property from F to E-1 so that the 16 acre property may be divided to allow the tenant to split off and purchase the home and outbuildings on a separate parcel. The remainder of the property may be divided in the future for single family residential use as needed.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

Staff recommended Finding of Facts:

1. The rezoning will allow the existing home and outbuildings to be split off and sold as a separate residential parcel.

Attachments:

Location Map Township Map

Petitioner's finding of fact sheet

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.

Hampel Rezoning to E1 District
Name of Development/Applicant

November 19, 2016 Date

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

There will be no changes that would be inconsistent with the present or surrounding land uses.

- 2. What are the zoning classifications of properties in the general area of the property in question? F District-Farming predominates to the north & west except for scattered F1 District-Rural Residential parcels; E1 District-Estate adjoins property to the south; E1, E2A and F Districts also adjoin subject property on the east.
- 3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The size of the subject property, which includes a residence with outbuildings and a wooded area, is too small to conduct a traditional larger-scale agricultural enterprise for which the F District is better suited.

- 4. What is the trend of development, if any, in the general area of the property in question? There has been little or no development in the immediate area, except for annexation by the Village of Burlington of significantly large areas within ½ mile of the subject property.
- 5. How does the projected use of the property, relate to the Kane County 2040 Plan? The proposed re-classification and use is consistent with the 2040 Plan since the Plan advocates Countryside/Estate-Residential for the area.



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