



Zoning Request Report
County of Kane

Kane County Development
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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 2016-4409 **Date** 12/20/2016

GENERAL INFORMATION

APPLICANT: DEVELOPMENT PROPERTIES, INC
JOHN THORNHILL
44 WHITE OAK CIRCLE
ST. CHARLES 60174

PURPOSE: REZONE A PORTION FROM PROPERTY FROM F TO F-1 TO ALLOW FOR A NEW SINGLE FAMILY HOME FOR A FAMILY MEMBER

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 2.29 ACRES

LOCATION: ON THE NORTH SIDE OF WINTERS ROAD, OPPOSITE OF PROPERTY AT 49W985 WINTERS ROAD, SECTION 17, VIRGIL TOWNSHIP (07-17-300-005)

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

EXISTING LAND USE: AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PARCEL

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

Michael Yagen Trust
Rezoning from F to F-1

Special Information: The Yagen family owns a large amount of land in the area. The family currently owns a home directly to the south of the parcel which is the subject of this petition. The petitioner is seeking a rezoning of the southwest portion of this parcel to allow a new home to be built for his niece. The area to be rezoned is not in agricultural production.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. 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.

Staff recommended Finding of Facts:

1. The area to be rezoned is not being farmed.

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.*

Yagen Rezoning to F1 District
Name of Development/Applicant

November 12, 2016
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?
One residence would not 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 in the area with lightly scattered F1 District parcels in all directions; there is a Special Use for a Virgil Township building about ¾ mile to the east.
3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
The subject property is lightly wooded and is also too small to conduct a traditional agricultural enterprise for which the F District is intended; no land will be taken out of production as a result of the rezoning to F1.
4. What is the trend of development, if any, in the general area of the property in question?
There has been no perceptible development in the immediate area, except for occasional F1 parcels and construction of Virgil Township building about 6 years ago within ¾ 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 compatible with the 2040 Plan since it has never been farmed and will take no land out of production. The 2040 Plan advocates F1 District-Rural residential classification in such cases.

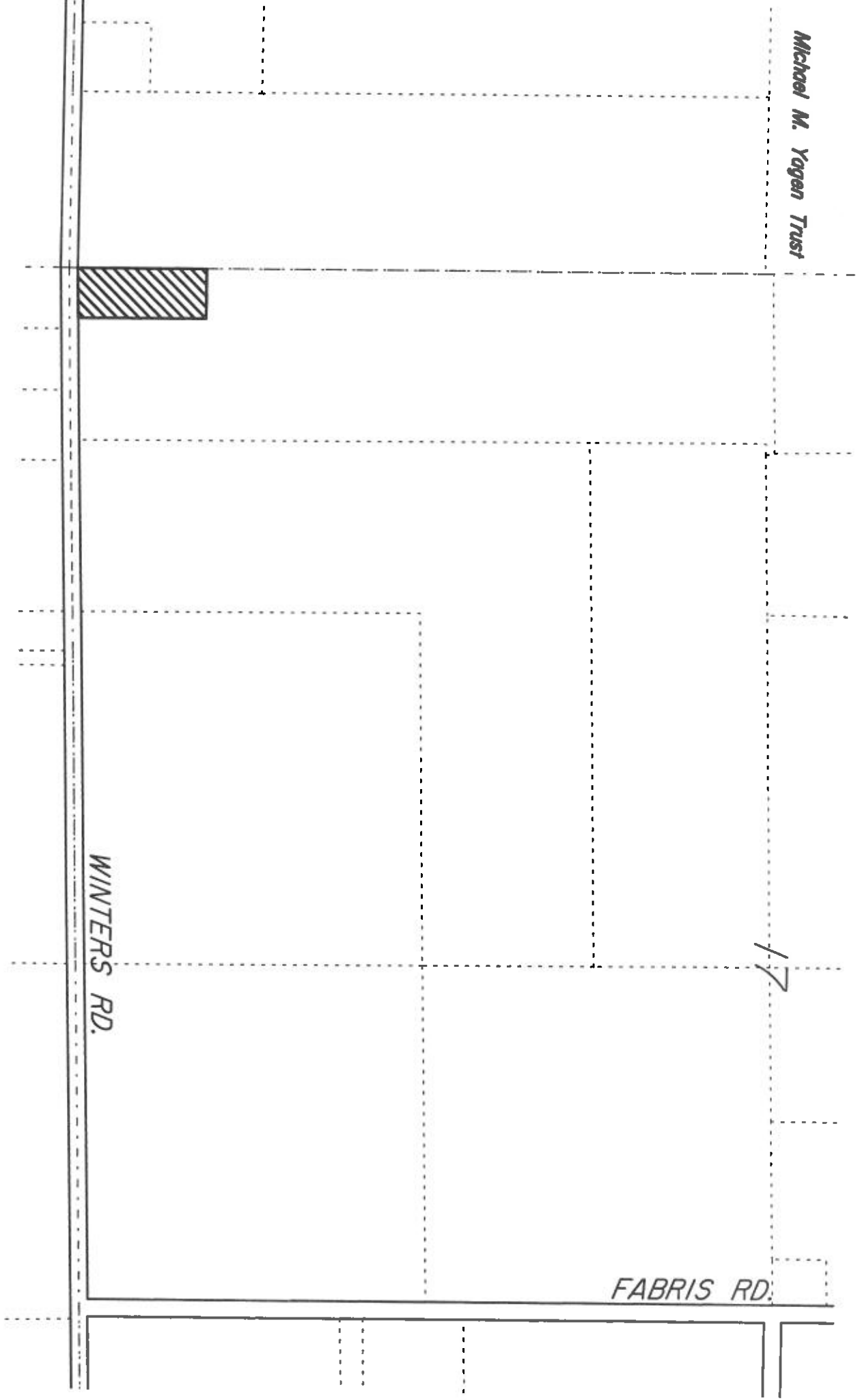
Michael M. Yagan Trust



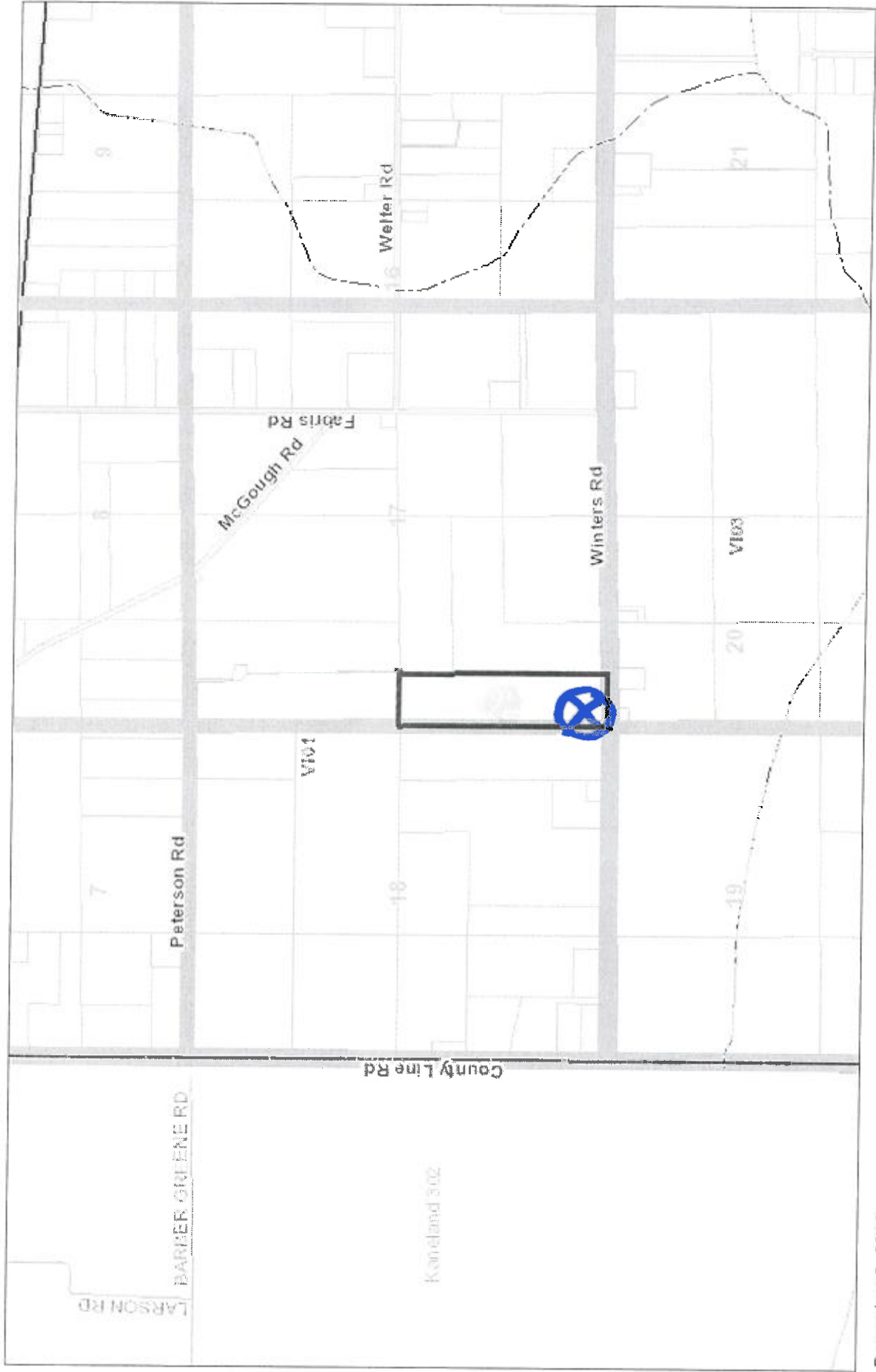
WINTERS RD.

17

FABRIS RD.

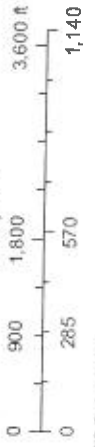


Map Title



December 2, 2016

1:20,647



Source : GIS-Technologies
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

VIRGIL twp.
T.40N - R.6E

map 7

