



Zoning Request Report
County of Kane

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 2017-4411

Date 01/30/2017

GENERAL INFORMATION

APPLICANT: DEVELOPMENT PROPERTIES, INC
JOHN THORNHILL
44 WHITE OAK CIRCLE
ST. CHARLES 60174-4165

PURPOSE: REZONE THE PROPERTY TO ALLOW REMAINING TOWNHOME PROPERTIES TO BE BUILT. THE PROPERTY WAS ORIGINALLY DEVELOPED IN THE JURISDICTION OF THE VILLAGE OF VALLEY VIEW. THE PROPERTY WAS PUT INTO THE F-FARMING DISTRICT WHEN THE VILLAGE OF DISSOLVED IN THE EARLY 1980'S

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: R-9 - MULTI-FAMILY RESIDENTIAL;

SIZE: SQUARE FEET

LOCATION: BLOCKS 5&6 IN THE ST. CHARLES SQUARE SUBDIVISION, NORTHEAST OF THE INTERSECTION OF ROBERT AND SEMINARY ROADS, SECTION 11, ST. CHARLES TOWNSHIP (09-11-328-016, 017, 018, 019, 020, 021)

SURROUNDING	ZONING	USE
NORTH	PUD - PLANNED UNIT DEVELOPMENT;	RESIDENTIAL;
SOUTH	F - FARMING;	RESIDENTIAL;
EAST	PUD - PLANNED UNIT DEVELOPMENT;	RESIDENTIAL;
WEST	F - FARMING;	RESIDENTIAL;

EXISTING LAND USE: RESIDENTIAL; VACANT;

LAND USE PLAN DESIGNATION: URBAN NEIGHBORHOODS/MIXED USE INFILL

ZONING HISTORY: THIS PROPERTY WAS PUT INTO THE F-FARMING DISTRICT WHEN THE VILLAGE OF VALLEY VIEW DISSOLVED IN THE EARLY 1980'S

APPLICABLE LAND USE REGULATION: ARTICLE IX, SECTION 9.13 OF THE KANE COUNTY ZONING ORDINANCE

Fred Wise
Rezoning from F to R-9

Special Information: The townhome community, a portion of which is the subject of this petition, was originally developed under the jurisdiction of the Village of Valley View. In the early 1980's the Village dissolved and all the property once in the Village was placed in the F-Farming District per the Kane County Zoning Ordinance of the time. The petitioners are seeking a rezoning to allow the construction two new townhouse units which were part of the original plan and never constructed.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill. The purpose of this designated area is to protect and improve the existing residential neighbors and identify opportunities for the creation of additional livable, sustainable and healthy neighborhoods. The existing land use for the multi-unit buildings is consistent with the 2 pad plan and the proposed rezoning will bring the all of the non-conforming units into conformance with the Zoning Ordinance.

Staff recommended Finding of Facts:

1. The rezoning will allow an additional build-out from the original site plan originally approved by the former Village.
2. The rezoning will bring the all of the non-conforming units into conformance with the Zoning Ordinance.
3. The construction of any new units will be subject to all currently adopted County and other local codes and ordinances.

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.*

Wise Rezoning
Name of Development/Applicant

October 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 is west and south and PUD District for Multi-family is east and north of the subject premises.

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

The subject property consists of approved platted lots that are the result of action in 1973 by the Village Board of the former Village of Valley View. Upon dissolution of said Village in the early 1980's, the underlying zoning classification defaulted to the Kane County classification of F District-Farming. The F District is totally inappropriate for the subject property that is surrounded by existing multifamily uses currently being served with municipal sewer and water services. The full benefit of the F-District classification will never be realized on the subject property.

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

Multifamily use already predominates on the area surrounding 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 completely compatible with the 2040 Plan which designates the subject property for *Urban Neighborhoods/Mixed Use Infill*.

Map Title



December 30, 2016

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

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STATE OF ILLINOIS }
COUNTY OF JANE }

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DATED AT OAK PARK

FIRST BANK OF OAK PARK
11 MADISON STREET
OAK PARK, ILLINOIS

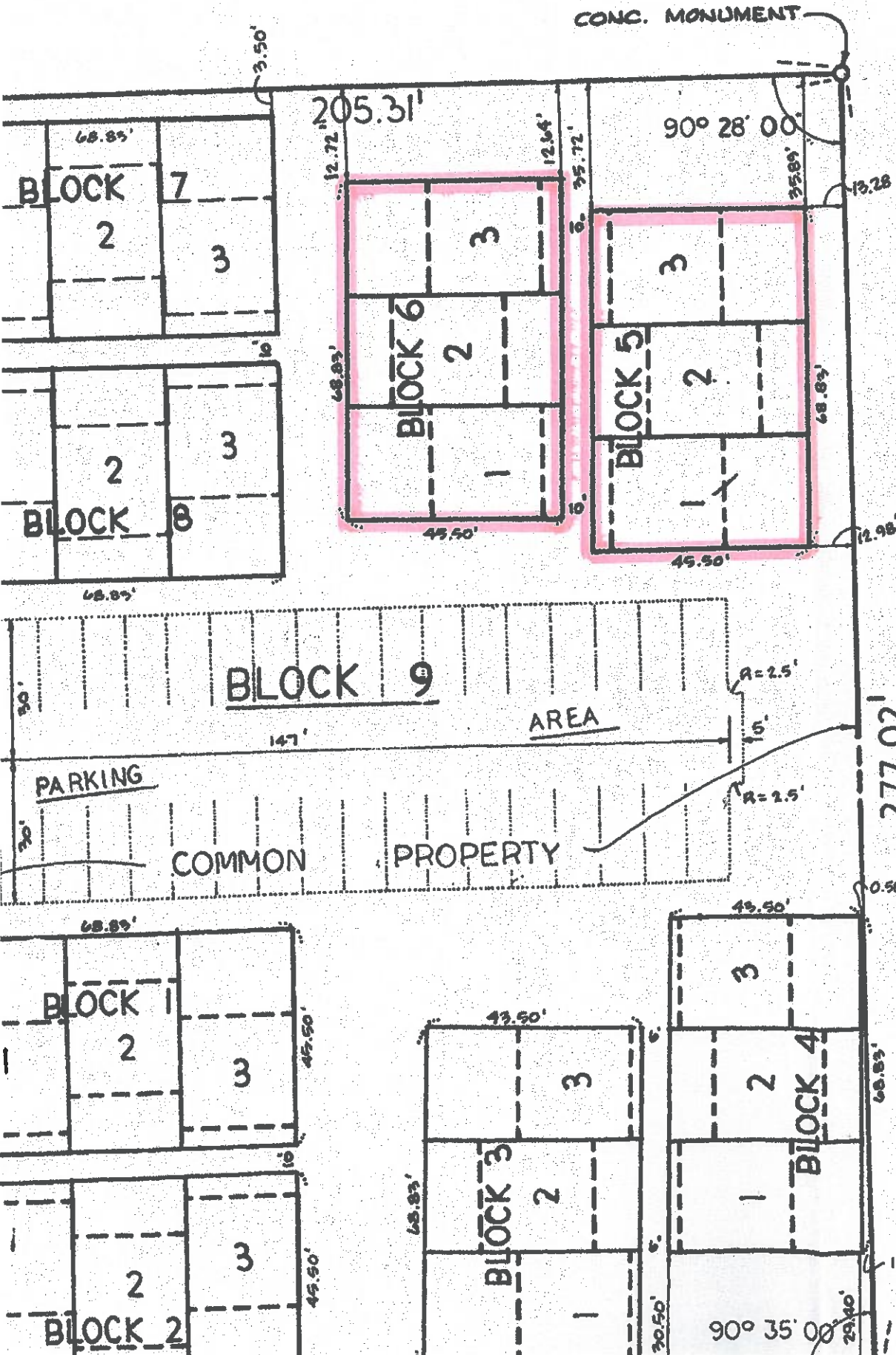
STATE OF ILLINOIS }
COUNTY OF JANE }

Cook

I, *JOHN GLASS*
STATE AFORESAID, DO HEREBY CERTIFY THAT THE SAME PERSONS WHOSE NAMES APPEARED BEFORE IN PERSON AND ACKNOWLEDGED HEREON UNDER THE ABOVE MENTIONED INSTRUMENT AS THEIR FREE AND SOLE AND LEGAL REPRESENTATIVES

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS PLAN, A PART OF THE RECORDS OF THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JANE, ILLINOIS, IS HEREBY FILED FOR RECORD.



ST. CHARLES TWP.
T.40N - R.8E

map 9

