

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
 AND/OR SPECIAL USE**

D2-2017-0001

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 63-04-476-003
	Street Address (or common location if no address is assigned): 35W201 Lathrop Ln WEST Parcel

2. Applicant Information:	Name Lorey Mueller Jr	Phone 847-975-2804
	Address 35W201 Lathrop Ln	Fax 847 426-4473
	WEST Dundee, IL 60118	Email muellerservices@rocketmail.com

3. Owner of record information:	Name Mueller Lorey Jr & Cathy J	Phone 847 975-2804
	Address 35w 201 Lathrop Ln	Fax 847-426-4473
	West Dundee IL 60118	Email Mueller-services@rocketmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: COUNTRY SIDE / ESTATE RESIDENTIAL

Current zoning of the property: FARM "F"

Current use of the property: RESIDENTIAL - w/horse

Proposed zoning of the property: "F2"

Proposed use of the property: TO GROW PLANT MATERIAL, PERENNIALS, ANNUALS BY SEED & HONEY

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)
HOOP HOUSE FOR STARTING PLANTS - HYDRANT WATER TO HOOP HOUSE

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- ? Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- ? Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- no Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

LEROY & CATHY MUELLER 12/14/2016
Record Owner Date

SKY 12/14/2016
Applicant or Authorized Agent Date

February 27, 2018

Leroy Mueller, et ux
Rezoning for F to F-2 for a landscaping business

Special Information: The petitioner has been operating a landscaping business from the property without the proper zoning and is seeking a rezoning to bring the property into conformance with Zoning Ordinance. The business would involve growing plants and conifers and maintaining a small vehicle and equipment fleet.

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 Findings of Fact:

1. The zoning would bring the property into conformance with the Zoning Ordinance.

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.

Mveller
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?

Right now it's pasture w 1 horse and barn, would like to put up hoop house "herb house" for growing perennial plants and Annuals from seed ~ Also start up from seed centers

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

Farm

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

Applying for F2 to grow for sale NOT zoned for ~~any~~ business

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

NO Trend ~ MOST Neighbors are small business owners

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

IT'S STILL same zoning

Findings of Fact Sheet – Special Use



Mueller

12/14/16

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.
IT will enhance AS THINGS grow to their potential with show case bed For Active only NO customer coming to property
 7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.
IT will Improve value and enjoyment when things mature.
 8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.
IT will enhance this property thus by increasing value and Improve visual of property as things mature and increase surrounding Home values
 9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain:
IF NEEDED, YES

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

IF NEEDED YES BUT there is NO INCREASE in traffic

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

Equipment list as follows:

Outside of barn area:

- (3) small dump trucks
- (3) trailers
- (1) fr9 small loader

Inside of rear barn area:

- (2) case skid steers
- Plows
- Miscellaneous hand equipment & power hand equipment

Inside front barn area:

- Mostly for parking Mack semi
- Misc. repairs as needed

We currently have 2 semi tractors one is up for sale we will be down to 1 when Peterbilt sells.

Mack semi

GMC 6 wheeler is also up for sale right now.

(2) Trailers for semi, 1 dump 1 flatbed

(1) Tag trailer

Plant materials we would like to grow:

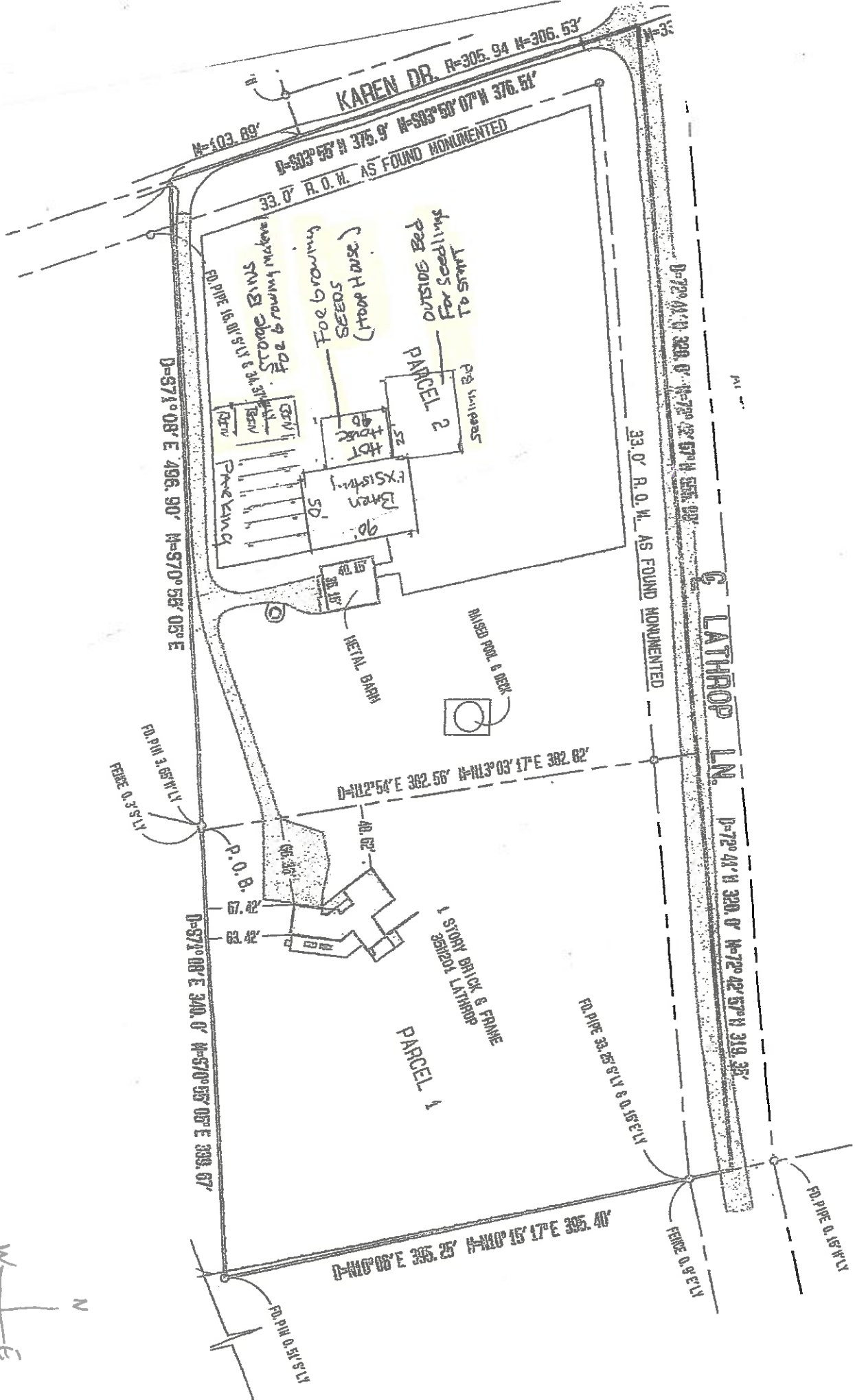
Starting of annual flowers for summer (February)

Selection of conifers, Arborvitae, blue and green spruce, Douglas firs, Austrian pine (on going).

Selection of perennials Most popular

- Knock out Roses, a variety of colors
- Corn flowers
- Daisys
- Daylilys
- Hostas
- Peonies
- Fountain Grasses
- Ground covers

Please Know from November 1st to April 15th 90% of this equipment will be off site. We are arranging to keep more of this equipment offsite year round for the upcoming years.



KAREN DR. N=305.94 N=306.53'

N=103.89'
 D=803°55' N 375.9' N=803°50' 07" N 376.51'

D=871°08' E 496.90' N=570°58' 05" E

33.0' R.O.W. AS FOUND MONUMENTED

LATHROP LN.

D=72°41' N 320.0' N=72°42' 57" N 319.35'

D=112°54' E 362.56' N=113°03' 17" E 362.82'

D=871°08' E 340.0' N=570°58' 05" E 338.67'

FD PIPE 33.25' SLY & 0.15' ELY

D=110°08' E 335.25' N=110°15' 17" E 335.40'

FD PIPE 0.9' ELY

FD PIPE 0.15' ELY

FD PIPE 0.31' SLY

FD PIPE 3.05' NLY
 FBENDE 0.3' SLY

P.O.B.

Scale
 1" = 40'

