

KANE COUNTY DEVELOPMENT DEPARTMENT
Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492 Fax: (630) 232-3411

Received Date

ZONING MAP AMENDMENT APPLICATION

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: 09-15-457-001
	Street Address (or common location if no address is assigned): 05N160 Route 25 St. Charles, IL 60174

2. Applicant Information:	Name Development Properties, Inc. John A. Thornhill, President	Phone 630-584-3303
	Address 44 White Oak Circle, St. Charles, IL 60174-4165	Fax 630-584-3303
		Email JATLDC@sbcglobal.net

3. Owners of record information:	Name Master Real Estate Inc.	Phone 630-788-2783 (M)
	Address 6N142 Riverside Drive St. Charles, IL 60174	Fax
		E mail

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.*

Master Real Estate Rezoning-R1 District—One-family Residential/DPI
Name of Development/Applicant

June 12, 2018
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? Including the subject property, nearly all surrounding properties are old, established, legal non-conforming residential uses in the F District, except for B1 to the east and southeast.

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

The subject property will never be suitable for any benefits derived through the existing F District classification. The existing legal, non-conforming residential use of the subject property, in the F District, will be brought into compliance by re-zoning to the R1 District and the use will occur on one of the largest residential lots in the area.

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, in the last 10 years.

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 will perpetuate existing permitted uses, comports with the Rural Residential designation of the Plan, and is consistent with the trend and character of the area.

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.*

Master Real Estate Rezoning-B3 District—Business/DPI
Name of Development/Applicant

June 1, 2018
Date

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

The present use of the premises will continue and be brought into compliance with a Special Use for yards and buildings for storage of equipment and non-hazardous materials within the B3 District classification.

7. What are the zoning classifications of properties in the general area of the property in question? Including the subject property, nearly all surrounding properties are old, established, legal non-conforming residential uses in the F District, except for B1 to the east and southeast.

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

The subject property will never be suitable for any benefits derived through the existing F District classification. While in the F District, the existing passive commercial use of the subject property has been imperceptibly expanded during the past 10 years from the B1 area lying immediately east of the subject property. The use of a portion of the subject property will be brought into compliance and a portion of the existing B1 will be reclassified, by re-zoning to the B3 District classification with a Special Use for yards and buildings for storage of equipment and non-hazardous materials.

9. 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, in the last 10 years.

10. 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 the continued use does not take any land out of agricultural production, is a component of infill within the Rural Residential designation of the Plan with minimal demand for public services, and is consistent with the trend and character of the area.

Findings of Fact Sheet – Special Use

Master Real Estate Rezoning-B3 District
Special Use Request

June 1, 2018
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:*

1. 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.

The Special Use within the B3 District rezoning will allow the continued passive commercial use of an existing yard and building, and will add a small portion of the adjacent B1 District for storage of equipment and non-hazardous materials. The subject premises with existing buildings are depicted on the attached Site Development Plan identified as Exhibit “C”. The activity conducted on the site would appear to be an expansion of the existing B1 District which adjoins the premises on the east. The site is screened from view by most neighbors with fencing and thick vegetation, and has not been known to be offensive to anyone. Similar screening will be provided along all sides of the proposed B3 parcel.

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

The nature of the Special Use will not result in any retailing or similar generators of large numbers of traffic movements, and can easily be accommodated in the area in which the subject premises is located. The special use will not prevent nor limit anyone in the vicinity of the subject premises from the full enjoyment and use of their property.

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

The activities proposed for the special use are not dependent on extension of any unique municipal or other utilities. Adjoining properties are completely free to develop pursuant to applicable regulations.

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

Yes. Onsite driveways and entrances to adjacent roadways will be reconfigured to improve accessibility and reduce existing hazardous situations. Storm water management is not required.

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

Yes. See # 4 above.

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

Yes; except the proposed zoning classification of the subject property under Section 10.4 will be B3 District-Business, which allows more diverse uses than the Special Use under Section 10.4-2(o) actually being requested.

Master Real Estate
Rezoning from F-District Farming to R-1 District Residential and B-3 District Business with a
Special Use for the storage of equipment and non-hazardous materials

Special Information: The proposed rezoning would bring the existing uses into conformance with the zoning ordinance. The parcel is divided by Illinois Route 25 and the proposed rezoning pertains only to the portion west of Route 25. The southeast corner of the property will remain B-1 Business and allow for the continued operation of existing telecommunications towers; the southwest corner that is currently F-District Farming will be rezoned to R-1 to keep the existing residence in conformance; the portion of the property north of the existing residence and north and west of the northernmost existing telecommunications tower is currently B-1 and F-District Farming and will be rezoned to B-3 with a special use for indoor and outdoor storage of equipment and non-hazardous materials. This would bring the existing storage use into conformance with the zoning ordinance.

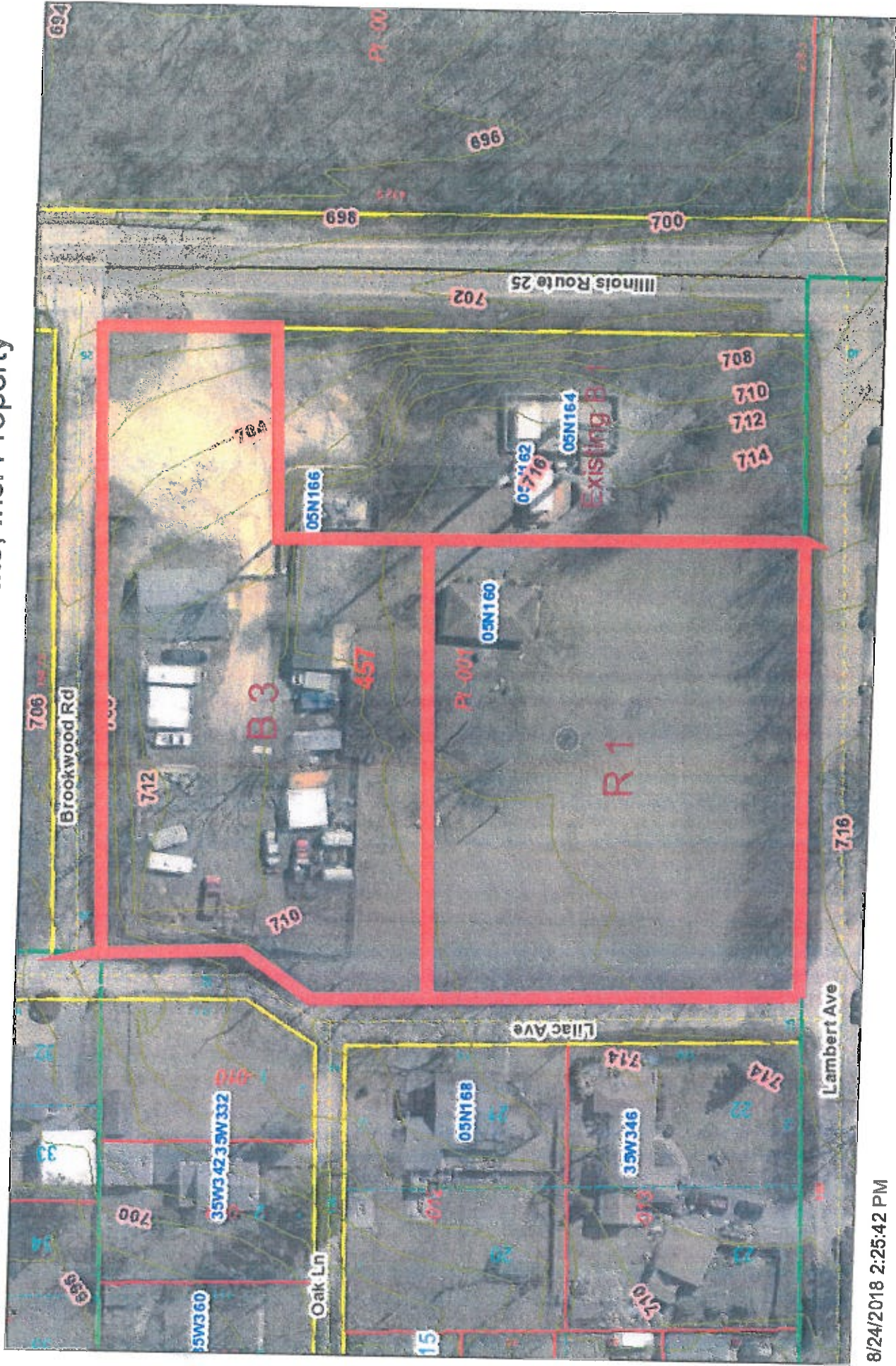
Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Rural Residential, Countryside/Estate Residential, and Proposed Open Space.

Staff recommended Findings of Fact:

1. The rezoning will bring the parcel into conformance.
2. The existing residential use will not be intensified by the rezoning

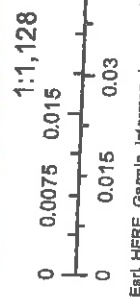
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Exhibit "B" - Master Real Estate, Inc. Property



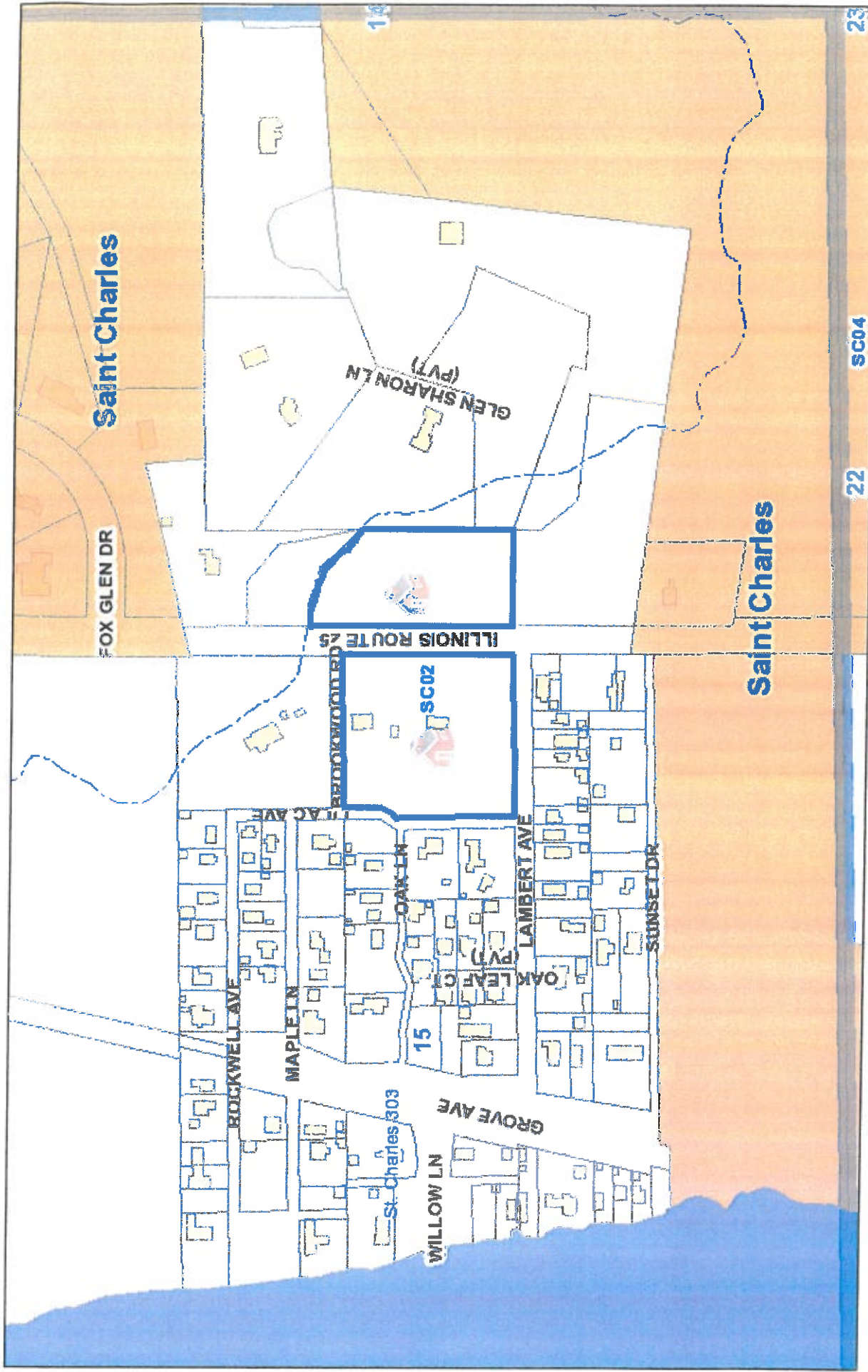
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- TopoLine
- AddressPoints
- Parcels
- Townships

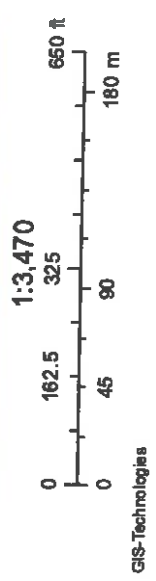


These layers do not represent a survey. No Accuracy is assumed for the data delineated here in, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Map Title



September 4, 2018



These items do not constitute a contract. All dimensions are approximate and may vary due to data collection methods. All rights reserved.

Map Title



September 4, 2018

1:868



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

map 9

