



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 2015-4340 **Date** 02/25/2015

GENERAL INFORMATION

APPLICANT: MARGARET MANGERS

2S405 COUNTY LINE ROAD
MAPLE PARK 60151

PURPOSE: REZONE THE PROPERTY TO BRING THE FARMETTE INTO CONFORMANCE WITH THE ZONING ORDINANCE. IT WAS SPLIT OFF FROM THE SURROUNDING FARMLAND IN VIOLATION OF THE ORDINANCE IN 2004

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 5.80 ACRES

LOCATION: 4S041 MERRILL ROAD, SECTION 5, SUGAR GROVE TOWNSHIP (14-05-200-030)

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

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGEMENT

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

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

February 25, 2015

Philip Nickels, et ux
Rezoning property from F to F-1

Special Information: The farmette was split off from the surrounding farmland in 2004 which left the farmette in violation of the Zoning Ordinance for residential use. The petitioner is seeking a rezoning to bring the property into conformance with the Ordinance.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management. Under the Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

Findings of Fact:

1. The residential use will not intensify.
2. The rezoning will bring the property into conformance with the current Zoning Ordinance.

Attachments: Location Map
Township Map

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.

Name of Development/Applicant

1-21-15

Date

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

The use of this property will continue as it has for decades and is in keeping with the uses of property within its general area. The purpose of this action is to bring the property with its farm residence into zoning compliance.

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

F and forest Preserve

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

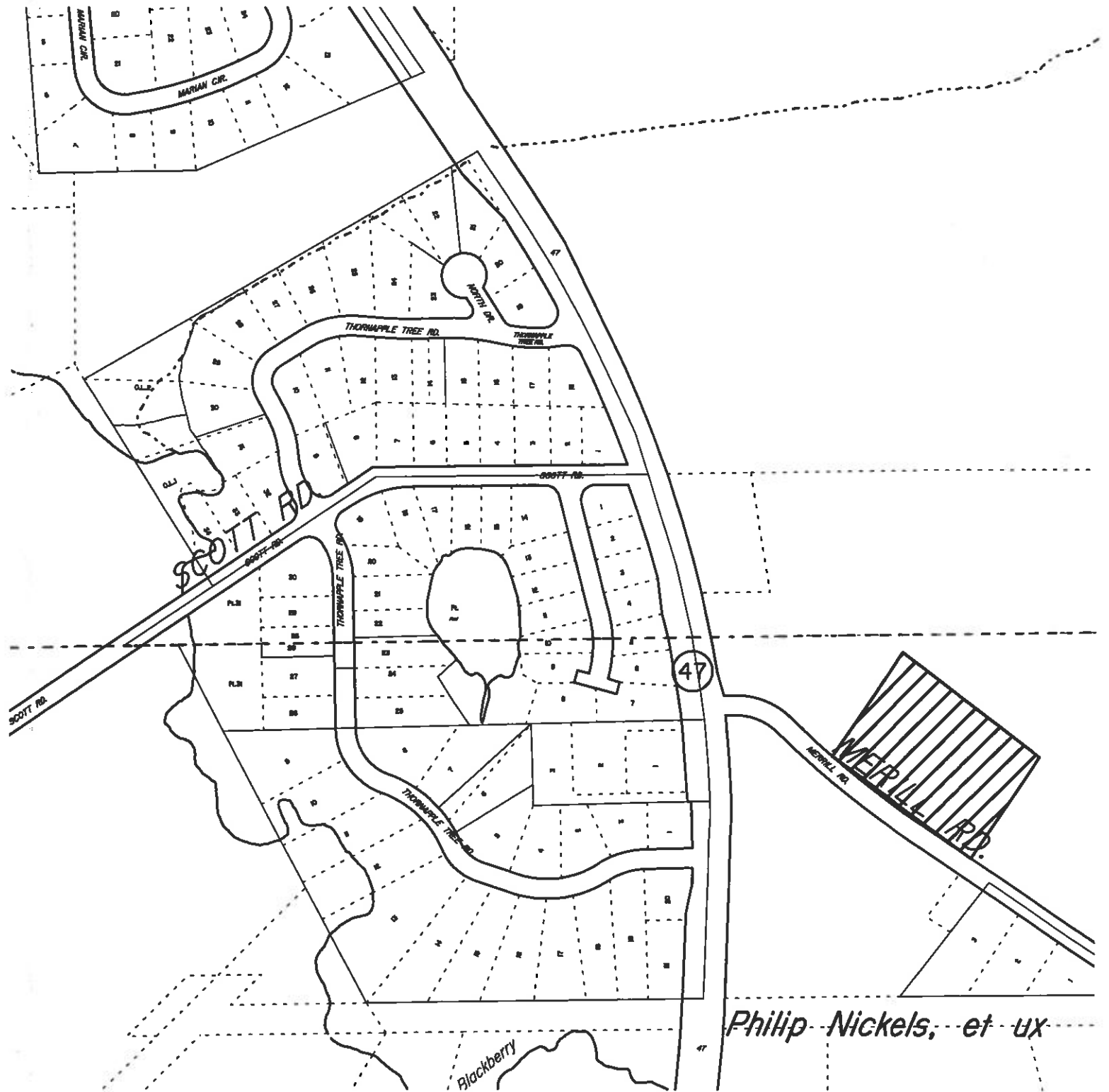
The F zoning is appropriate because this continues to be a working farm. This is our family farmstead. Our desire is to do necessary maintenance and repairs to preserve the home where our father was raised. This farmstead is an important part of our family history and of Kane County's rich history in farming.

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

There is currently no development in the area. If there were, the trend would be toward scattered residential development but would remain predominately farm.

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

It is in keeping with this land use plan.



Philip Nickels, et ux

