



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

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 2015-4369 **Date** 10/26/2015

GENERAL INFORMATION

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

PURPOSE: REZONING PROPERTY FOR AN ADDITIONAL RESIDENCE

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 6.38 ACRES

LOCATION: 48W420 WELTER ROAD, SECTION 16, VIRGIL TOWNSHIP (07-16-200-011)

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

EXISTING LAND USE: RESIDENTIAL; 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

October 29, 2015

Peter Fabrizius, et ux
Rezoning from F to F-1

Special Information: The property has a farmhouse from 1890 and several agricultural buildings. The farmland was divided off from the residential portion of the property in 2012, leaving the home in violation of the Kane County Zoning Ordinance. The petitioner is requesting a rezoning to allow for the subdivision of this residential portion of property to bring the existing home into conformance with the Zoning Ordinance and create one additional residential parcel to the east for the petitioner's daughter. The petitioner's representative has stated the area for the new eastern parcel is not highly productive farmland and its narrow shape makes it difficult to farm.

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

Findings of Fact:

1. The rezoning will allow for one additional residential parcel.
2. The rezoning will bring the existing home into conformance with the Kane County 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.*

Fabrizius Rezoning and Minor Subdivision
Name of Development/Applicant

August 31, 2015
Date

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

There are other scattered single-family lots in the area as a result of earlier divisions of parcels unsuitable for farming.

2. What are the zoning classifications of properties in the general area of the property in question?
F District-Farming and F1 District-Rural Residential.

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

The subject property is unsuitable for any viable agricultural enterprise because of its small size; the tillable land has been sold off to enlarge an adjacent farming operation.

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

There is little or no development in the general area except for isolated parcels, like the subject property, that lend themselves to very limited uses.

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

The proposed re-classification and use of the subject property is anticipated within the text of the 2040 Land Use Plan under *Section 3.2 Agriculture* and is, therefore, consistent with the 2040 Plan.

**Minor Subdivision Plan of
Part of the West Half of the Northeast Quarter of Section 16-40-6
Virgil Township Kane County Illinois**

"Fabrzius Division"

Kent R. and Tracy A. Klechmer
(PLAN 07-16-200-002)

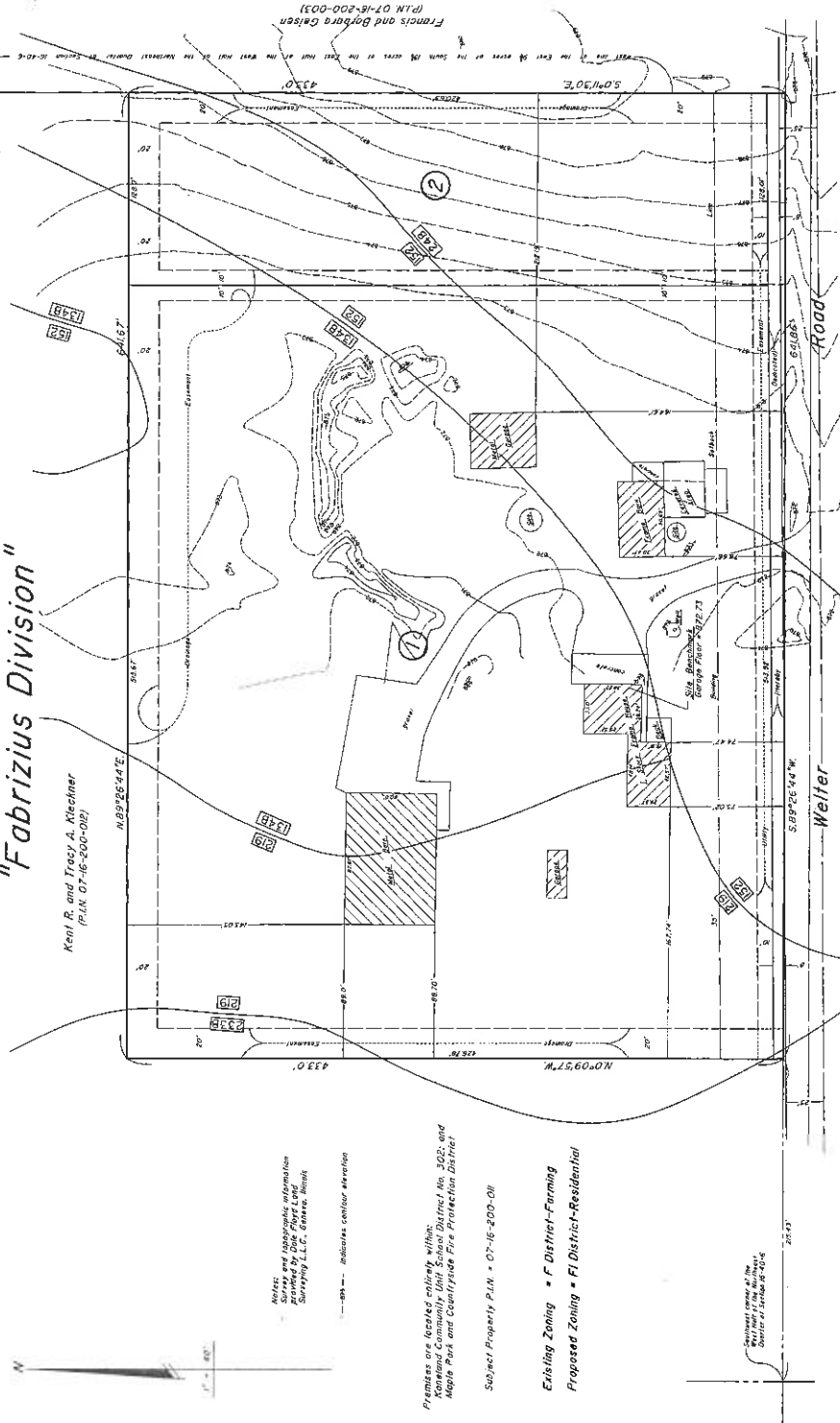


Table of Areas
 Lot 1 = 5.904 acre (217,994 sq. ft.)
 Lot 2 = 3.979 acres (173,506 sq. ft.)
 Road = 0.137 acres (5,928 sq. ft.)
Total = 6.373 acres (277,678 sq. ft.)

Prepared for:
Peter J. and Jean I. Fabrzius
 48W420 Weiler Road
 Maple Park, Illinois 60150

Prepared by:
Development Properties, Inc.
 44 White Oak Circle
 St. Charles, Illinois 60174

Probst Family Limited Partnership "A"
 (PLAN 07-16-200-004)

LEGAL DESCRIPTION

That part of the West Half of the Northeast Quarter of Section 16, Township 40 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the southwest corner of said West Half; thence easterly along the south line of said West Half 255.43 feet to a point of beginning; thence northerly parallel with the west line of the East 58 acres of the Section 16, Township 40 North, Range 6 East of the Third Principal Meridian 54.96 feet to the west line of the West Half of said Northeast Quarter; thence southerly along the west line of said West Half 291.15 feet to said south line; thence easterly along said south line 64.96 feet to the point of beginning in Virgil Township, Kane County, Illinois and containing 6.373 acres.

I, _____ State of Illinois, do hereby certify that the undersigned, as the owners of the land described herein and have caused the same to be brought under review by the Kane County Development Department.

Date at _____ Illinois, this _____ day of _____ 2015

Peter J. Fabrzius _____
 Jean I. Fabrzius _____

134B (shaded orange) - DODGE SALT LOAM
233B (shaded brown) - BIRKBECK SALT LOAM

SOIL IDENTIFICATION LEGEND

- 24B DODGE SALT LOAM, 2 TO 5 PERCENT SLOPES
- 134B CAUDEN SALT LOAM, 2 TO 5 PERCENT SLOPES
- 152 CHAMBER SALT CLAY LOAM
- 219 MILLBROOK SILT LOAM
- 233B BIRKBECK SALT LOAM, 2 TO 5 PERCENT SLOPES

NOTES:
 1. All bearings and distances information were obtained from the survey of Kent R. and Tracy A. Klechmer, Surveying L.L.C., Ottawa, Illinois.

--- 10' --- - Indicates contour elevation

Premises are located entirely within:
 Nonwood Community Unit School District No. 302; and
 Maple Park and Countryside Fire Protection District

Subject Property P.L.N. # 07-16-200-011

Existing Zoning = F District-Farming
 Proposed Zoning = F1 District-Residential

2015
 Surveyed corner of the Northeast Quarter of Section 16-40-6

FABRIS RD.

FABRIS RD.

Part Parcel of Mr
Richard Smith

WELTER RD.

WATER DRAIN No. 3

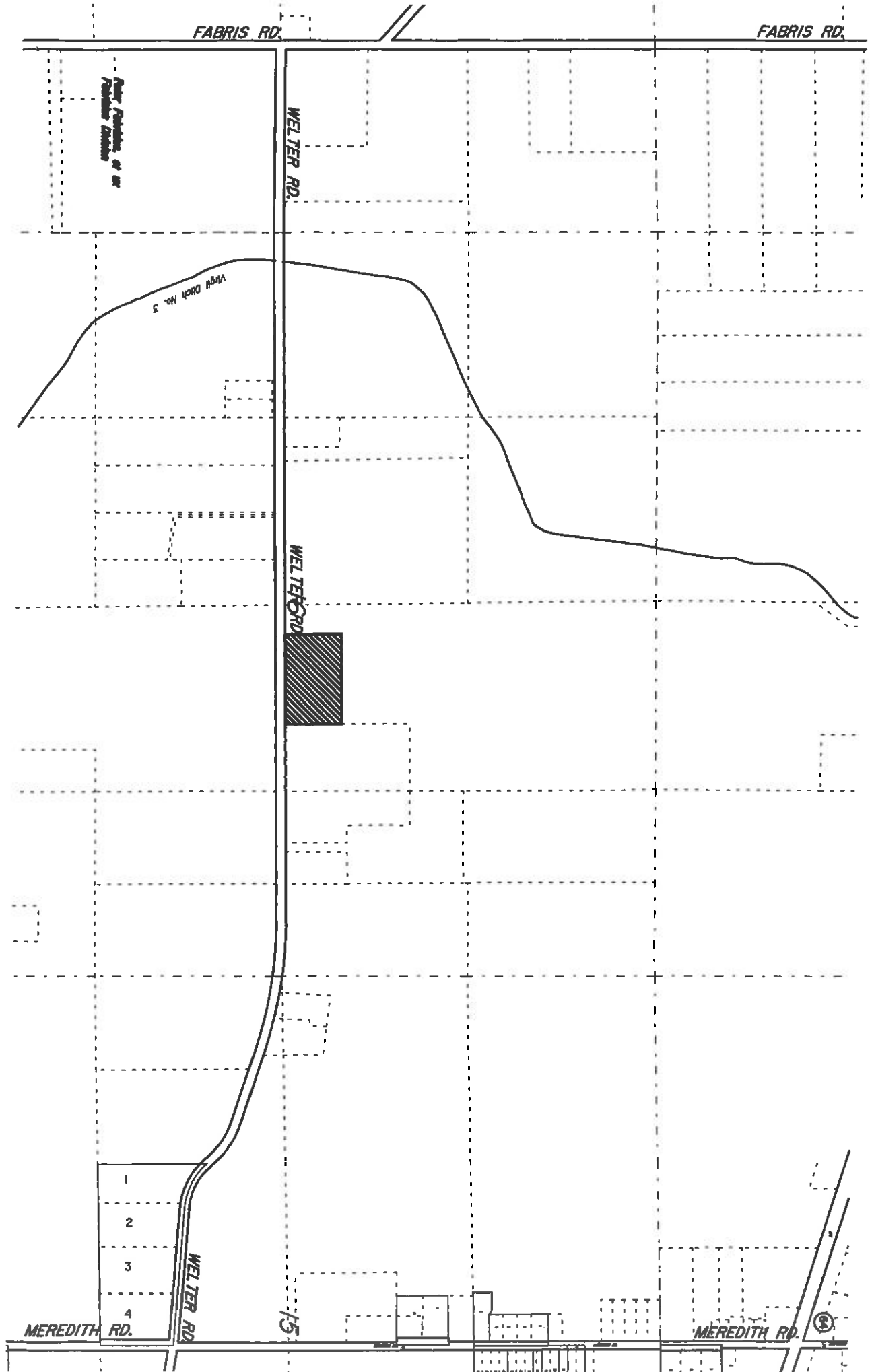
WELTER RD.

15

WELTER RD.

MEREDITH RD.

MEREDITH RD.



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

map 7

