

## Berkhout, Keith

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**From:** foxphelps53 <foxphelps53@gmail.com>  
**Sent:** Monday, March 9, 2020 3:49 PM  
**To:** Berkhout, Keith; foxphelps53@gmail.com  
**Subject:** EX: Kane County Zoning Boards of Appeals

Keith Berkhout  
Kane County Development Department  
Attn: Zoning  
719 S. Batavia Ave.  
Geneva, IL 6034

Re: Petition to rezone parcel 14-09-100-018 at 42W560 KeDeKa Rd, Sugar Grove, IL

Dear Sir,

Due to some minor surgery that day, we will not be able to attend the Zoning Board of Appeals meeting on March 10th and would like the following questions addressed that evening. Answers may be sent to our email at [phelpsted53@gmail.com](mailto:phelpsted53@gmail.com).

1. What is the acreage of parcel 14-09-100-018 at 42W560 KeDeKa Rd.? One plat survey received from your office shows  
8.911 acres more or less.

A 2nd one on an unsigned communication from the Development Office dated February 25, 2020 shows an acreage of 24.27.

2. On p3/5 of the application, , dated 1/30/2020, under the heading Zoning and Use Information it lists current use of the property as: Farming, vacant, hedgerow. A house was erected on that property in 2019. Also other excavation has  
taken place.

The proposed zoning change is from farming to E-2 Estate Residential

1. How many homes would be allowed on that size acreage?
2. Does it require more than one access to KeDeKa Rd?
3. What are the drainage requirements? What steps are taken to protect adjoining property.

3. Would this change of zoning affect the status of KeDeKa Rd on the Rustic Roads of Kane County Registry?

Our home abuts the parcel to the south and is lower in elevation. Since the house was built on parcel 14-09-100-018 a berm was built on the east edge of the parcel with a swale that dumps water on our property with each rain. It washes gravel from our driveway and leaves a pond of dirty water. The residue is evident on the grass and gravel. Pictures are available.

Our home, The Ephraim Smith House, and the 6 acres surrounding it are on the National Register of Historic Homes and Sites. When tested the property showed 14 inches of prairie loam soil that had not

been cultivated. We have tried to be good stewards of the land and protect it. The constant flow of water will affect the wild flowers and the soil as well as invite mosquitoes.

For the above reasons we are not in favor of the change to E2 Estate Residential because more homes on the property will cause excessive water runoff to all adjoining properties.

Thank you for considering this request.

Ted and Norrain Phelps  
42W610 KeDeKa Rd.  
Sugar Grove, IL 60554  
phelpsted53@gmail.com

Sent from my Galaxy Tab® E