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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

<p>Received Date</p> <p>NOV 27 2018</p> <p>Kane Co. Dev. Dept Zoning Division</p>

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

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F District Farming and B1 District-Business

Current use of the property: Residence with garage and open storage

Proposed zoning of the property: PUD District-Planned Unit Development.

NOV 27 2018

Kane Co. Dev. Dept.
Zoning Division

Proposed use of the property: Residential on Parcel 1, and Yards and Buildings, and Storage of Equipment and Non-Hazardous Materials on Parcel 2, all as depicted on Site Development Plan (Exhibit "C-1").

If the proposed Map Amendment is approved, what improvements or construction is planned? Re-configuring entrances, installing new driveways, appropriate security lighting and decorative fence screening (See attached Site Development and Landscape Plans-Exhibits "C-1" and "C-2").


Attachment Checklist

- Site Development and Landscape Plans (See Exhibits "C-1" and "C-2").
- Legal descriptions. (See Exhibit "A")
- 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
- Aerial (air photo) with property clearly highlighted: Kane County GIS Aerial photo (See Exhibit "B")
- Trust Disclosure (If applicable)
- Findings of Fact Sheets
- Application fee (make check payable to Kane County Development Department)= \$2300.00

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

Record Owner:

Master Real Estate, Inc.

By: 
Terrence J. Masterson, Vice-President

11/16/18
Date

Applicant and/or authorized agent: Development Properties, Inc.

By: 
John A. Thornhill, President DPI

11/23/18
Date

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-PUD District—Planned Unit Development/DPI November 13, 2018
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?

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 within 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?

Parcels 1 and 2 of the subject property depicted on the Site Development Plan lying within the existing F District classification will never be suitable for the full benefit from that classification. The existing legal, non-conforming residential use of said Parcel 1 lying entirely within the F District will be brought into compliance by re-zoning to the PUD District. Likewise, a portion of said Parcel 2 will never be suitable for any benefits derived through the existing F District classification. While in the F District, the existing passive commercial use occurring on said Parcel 2 has been imperceptibly expanded during the past 10 years from the B1 area lying within the east portion of Parcel 2 and used for yards and buildings for storage of equipment and non-hazardous materials. The use of said Parcel 2 will be brought into compliance and a portion of the existing B1 will be reclassified by re-zoning to the PUD District classification.

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 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.

NOV 27 2018

Kane Co. Dev. Dept.
Zoning Division

November 27, 2018

Master Real Estate, Inc.

Rezoning a portion of the property from F-District Farming to PUD – Planned Unit Development

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 rezoning will allow for the continued operation of existing telecommunications towers; will keep the existing residence in conformance and bring the existing indoor and outdoor storage of equipment and non-hazardous materials 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 uses on the parcel into conformance with the Zoning Ordinance.
2. The existing residential use will not be intensified by the rezoning

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

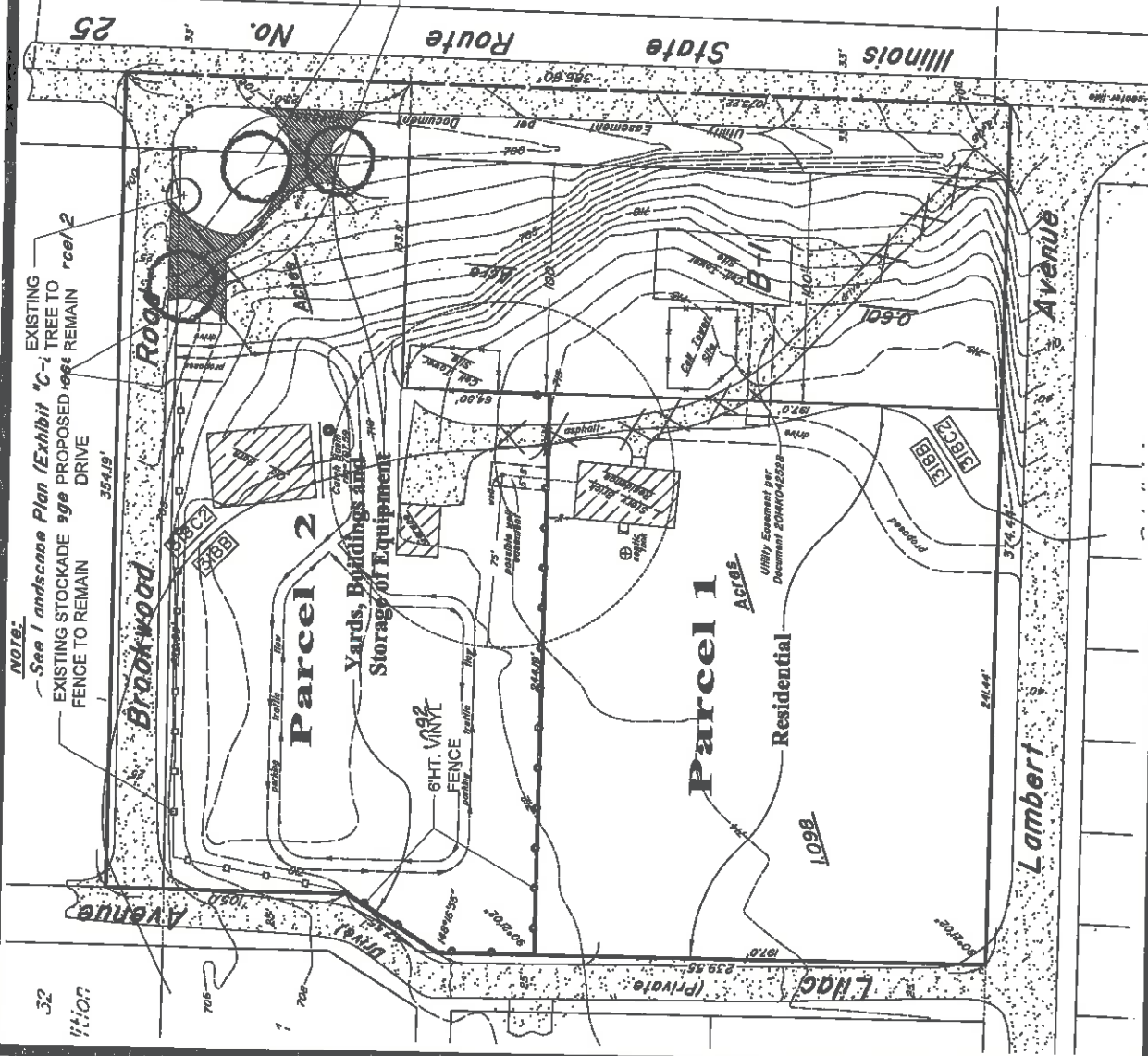
6' HEIGHT VINYL FENCE



- EXCAVATE 4" GRAVEL FROM AREAS SHOWN
- REPURPOSE GRAVEL ON-SITE TO REINFORCE THE PROPOSED DRIVE OFF BROOKWOOD ROAD INTO THE SITE
- REPLACE 4" EXCAVATION WITH TOPOIL
- SEED WITH LOW PROFILE NATIVE SEED MIX
- INSTALL DS75 EROSION BLANKET OVER SEEDED AREA TO PROTECT SLOPE THROUGH GERMINATION

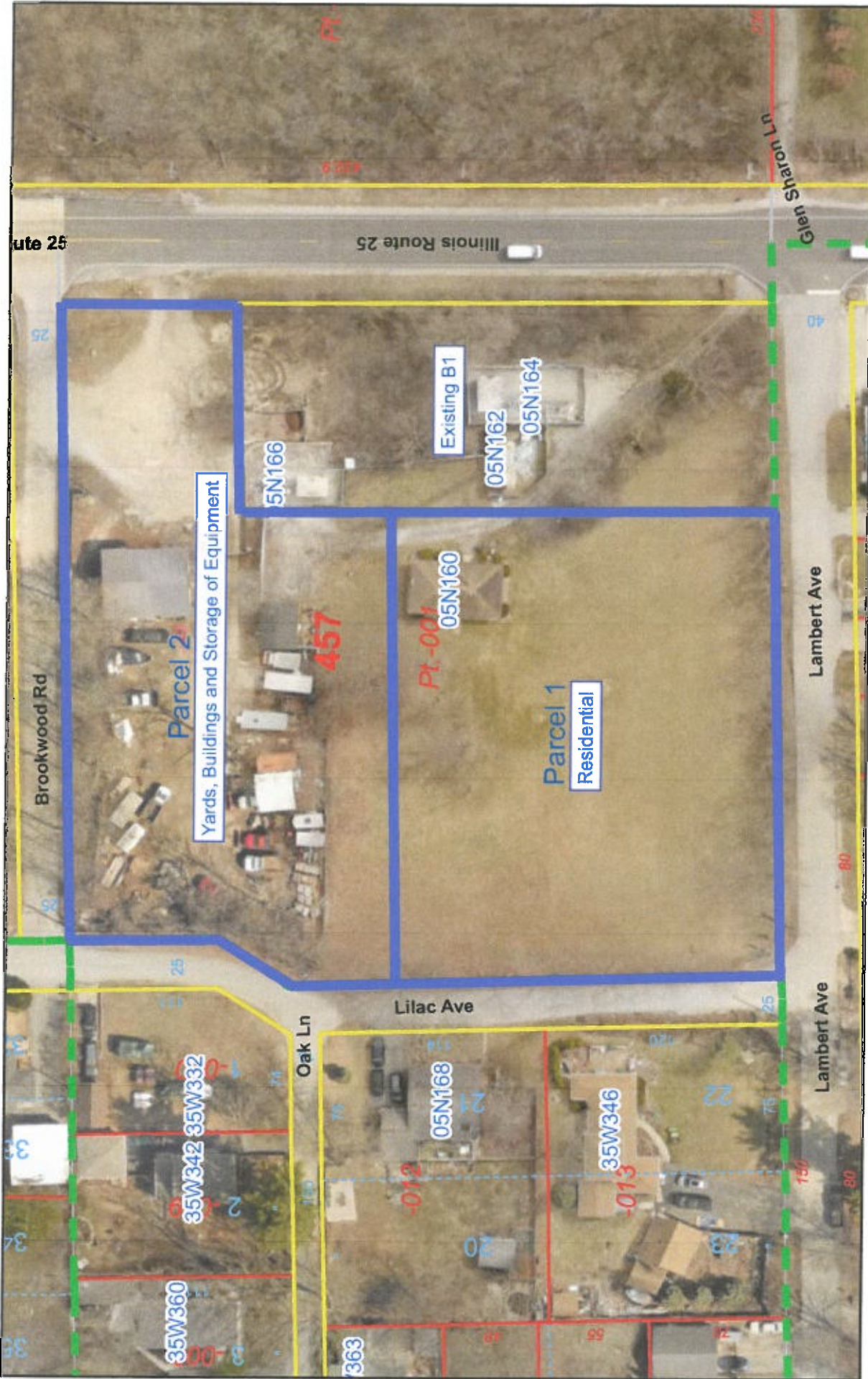
- 1 CELTIS OCCIDENTALIS HACKBERRY - 3" CAL.
- 2 GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEYLOCUST - 3" CAL.

Botanical Name	Common Name	PLS	QTY/ACRE
Permanent Grasses:			
<i>Bouteloua curtipendula</i>	Side Oats Grass	12.00	
<i>Schizanthus scoparium</i>	Little Bluestem	28.00	
<i>Sporobolus heterolepis</i>	Prairie Dropseed	12.00	
Total		52.00	
Temporary Cover:			
<i>Avena sativa</i>	Common Oat	360.00	
<i>Lolium multiflorum</i>	Annual Rye	120.00	
Total		480.00	
Forbs:			
<i>Allium canadense</i>	Nodding Wild Onion	3.00	
<i>Amorpha canescens</i>	Lead Plant	1.00	
<i>Aquilegia canadensis</i>	Wild Columbine	1.00	
<i>Asclepias tuberosa</i>	Butterfly Milkweed	2.00	
<i>Asclepias canadensis</i>	Canada Milk Vetch	1.00	
<i>Baptisia lactuca</i>	White Wild Indigo	2.00	
<i>Chamaecrista fasciculata</i>	Partridge Pea	16.00	
<i>Conoclinium virginicum</i>	White Top	1.00	
<i>Dalea candida</i>	White Prairie Clover	1.50	
<i>Dalea purpurea</i>	Purple Prairie Clover	1.50	
<i>Echinacea pallida</i>	Pink Purple Coneflower	16.00	
<i>Kuhnia latifolia</i>	False Boneset	0.50	
<i>Leopoldia complanata</i>	Round-Head Bush Clover	2.00	
<i>Urtica spora</i>	Rough Blazing Star	0.50	
<i>Urtica dioica</i>	Wild Urtica	2.00	
<i>Phlox pilularis</i>	Pink Phlox	0.25	
<i>Phlox subulata</i>	Prairie Cinqufoil	0.50	
<i>Phlox paniculata</i>	Common Mourning Mint	1.00	
<i>Rudbeckia hirta</i>	Black-Eyed Susan	2.00	
<i>Solidago nemoralis</i>	Prairie Dock	2.00	
<i>Solidago rigida</i>	Early Goldenrod	0.50	
<i>Solidago nemoralis</i>	Stiff Goldenrod	1.00	
<i>Trifolium pratense</i>	Common Spillwort	5.00	
<i>Vernonia arborea</i>	Hoary Vervain	3.00	
<i>Zizia aurea</i>	Golden Alexander	5.00	
Total		48.75	
Annual/Perennial Forbs Mix			32.00



NOTE:
 - See Landscape Plan Exhibit C-1
 EXISTING STOCKADE DRIVE PROPOSED TO REMAIN
 EXISTING STOCKADE DRIVE TO REMAIN

Exhibit "B" - Master Real Estate, Inc.

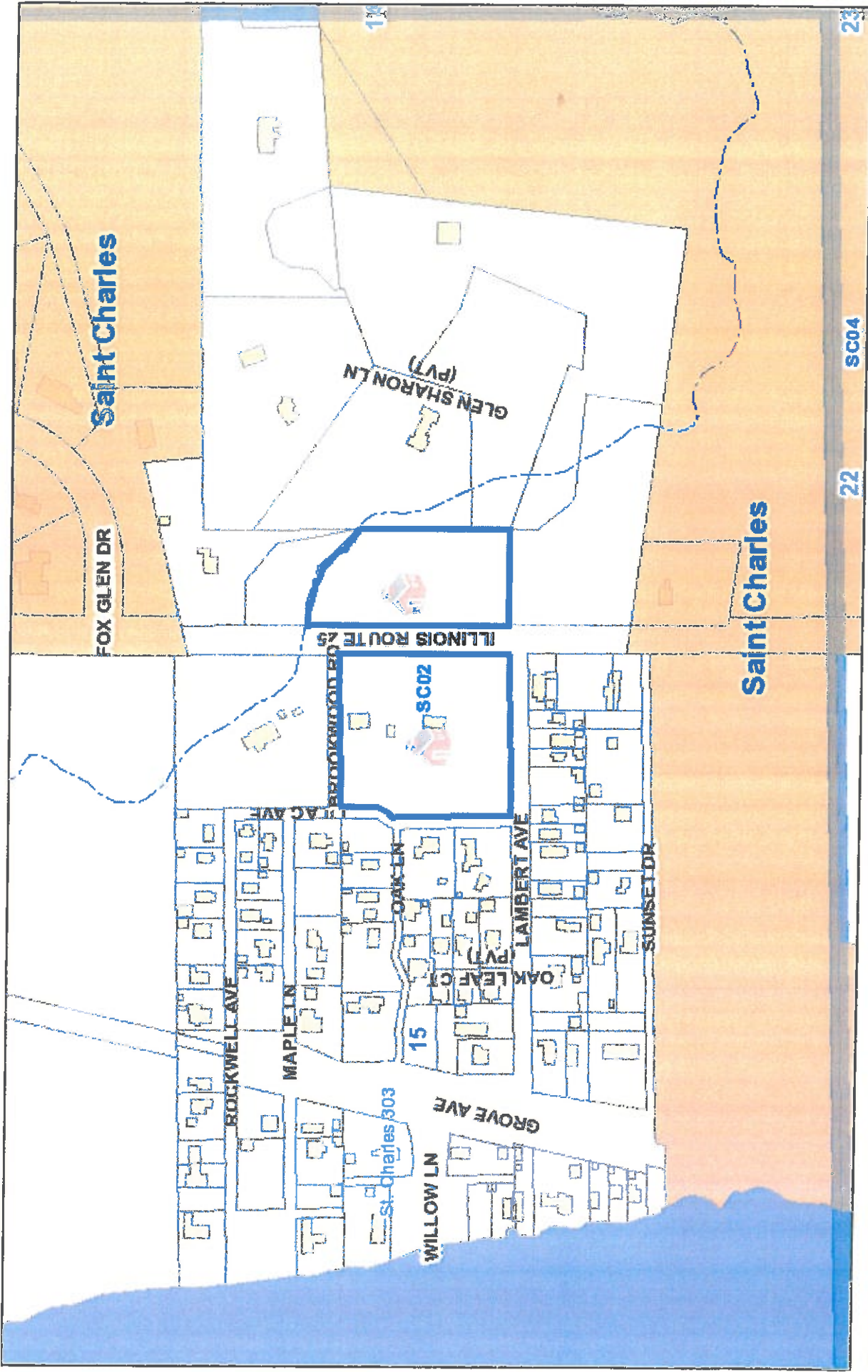


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- ▬ Townships
- ▬ Cadastral Annotation
- ▬ Parcel Blk Num 100
- ▬ Parcel Line Leg Desc
- ▬ Sub Line 100
- ▬ Road Names
- ▬ Lot Dim 100
- ▬ Parcel Dim 100
- ▬ Road Centerline
- ▬ Parcel Line
- ▬ Road ROW
- ▬ Municipalities
- ▬ Algonquin

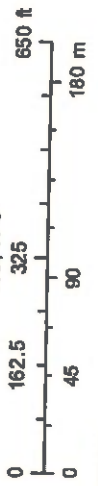
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
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Map Title



September 4, 2018

1:3,470



GIS-Technologies

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