

4571

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

<i>Received Date</i>
DEC 18 2020
<small>Kane Co. Dev. Dept. Zoning Division</small>

**APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE**

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 (s): Parts of 10-06-400-006
	Street Address (or common location if no address is assigned): 50W254 Keslinger Road Maple Park, IL 60151

2. Applicant Information:	Name Development Properties, Inc. John A. Thornhill, President	Phone 630-240-8019 (m)
	Address 44 White Oak Circle, St. Charles, IL 60174-4165	Fax 630-584-3303
		Email JATLDC@sbcglobal.net

3. Owner of record:	Name Ted Ranney	Phone 630-234-6504 (m)
	Address 50W254 Keslinger Road Maple Park, IL 60151	Fax
		Email TBR518@comcast.net

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F District-Farming

Current use of the property: Farming with residence and outbuilding

Proposed zoning of the property: F2 District under Section 8.3-2d, Special uses.

Proposed use of the property: Special Uses: Horticultural services, to accommodate Skyline Tree Service, owned and operated by Theodore Ranney all as described in attached stipulation.

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)
The components normally associated with a nursery and landscaping business are contemplated: outdoor storage of nursery and landscaping supplies, materials and palletized stone and pavers, including bins for top soil, mulch, sand and gravel, storage of pre-dug, balled in burlap or otherwise containerized plants; indoor storage of most trucks, trailers and accessory equipment, all as shown on the attached Site Development Plan (Exhibit "D").

Attachment Checklist

- Plat of Survey prepared by an Illinois Professional Land Surveyor = **Exhibit C**
- Legal description = **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, 2315 Dean Street, Suite 100, St. Charles, IL 60175.
- 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. See KC GIS Aerial Photo (**Exhibit B**).
- Trust or LLC Manager Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department) **\$1800.00**
- Site plan drawn to scale to demonstrate property can meet requirements of proposed zoning district (parking requirements, setbacks, landscaping, etc.) **Exhibit D**

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

Record Owner: Theodore B. Ranney, 50W254 Keslinger Road, Maple Park, IL 60151

By: Theodore B. Ranney
Theodore B. Ranney

Date: 12/17/20

Applicant or Authorized Agent: John A. Thornhill, President, DPI

John A. Thornhill

Date 12/17/20

Findings of Fact Sheet – Map Amendment and/or Special Use

- 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.

Ranney Rezoning-F2 District—Horticultural services
Name of Development/Applicant

December 17, 2020
Date

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

There is a similar F2 use existing on a property within a ¼ mile of the subject property. The proposed use on the subject property will not be inconsistent with the existing use in the area.

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

The F District-Farming classification predominates in the area except for 1 other F2 District classification existing within a ¼ mile of the subject property and several parcels with the F1 District classification in all directions from the subject property.

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

The proposed use of the existing infrastructure on the subject property is suitable but is not a permitted use in the F District. The petitioner’s property was created when 15 acres was required for a single-family residence to be constructed in the F District. That action resulted in a smaller parcel where profitable farming operations, for which the F District is appropriate, have been discontinued for several years. The resultant residence and other “farmette” infrastructure presently existing on the subject property have been underutilized.

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

Except for occasional rezoning of scattered F1’s and F2’s on nearby properties during the past 15 years, there has been no perceptible development in the immediate area.

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 not take any land out of production and provides for growing nursery stock on the remainder of the petitioner’s property.

Findings of Fact Sheet – Special Use

Ranney Special Use
Special Use Request

December 17, 2020
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:*
6. 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 (F2) to operate Skyline Tree Service business is proposed on a 2.861-acre portion of a 15+ acre parcel owned by the petitioner located along the north side of Keslinger Road, ¼ mile west of Schrader Road. The subject property had been improved with a residence and large outbuilding, including a gravel driveway and large parking area, by a previous owner. Any additional structure will be constructed within the existing parking area. The existing driveway will be used to access Keslinger Road, where the sight distance is more than adequate for the proposed use. The existing water well and waste water treatment systems will continue to be used on the subject property. The hours of operation, number and types of vehicles and equipment to be used and head count of personnel is set out in the attached stipulation. When contrasted with most agricultural operations, the proposed use will be compatible with any other residential or agricultural use in the area and should not be detrimental to any adjoining properties.
 7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.
The proposed use will occur on the site of a former “farmette” and, as described in the attached stipulation, will not prevent anyone in the vicinity of the subject property from the full enjoyment and use of their property. The Site Development Plan depicts extensive nursery stock propagation to be carried out on the majority of the petitioner’s property in addition to vegetative screening between the subject and neighboring property. The proposed use will have no deleterious effect on surrounding properties.
 8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.
The presence of the proposed use is not related to the development of any adjoining properties. Surrounding properties will remain free to develop pursuant to prevailing land use regulations.
 9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:
Yes; any additional infrastructure required will be provided on property owned by the petitioner to accommodate the proposed use.
 10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:
Yes, as stated in #6 above.
 11. Will the special use conform to the regulations of the district in which it is located? Please explain:
Yes.

January 26, 2021

Ted Ranney

Rezoning a portion of property from F-District Farming to F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for a tree service company

Special Information: The petitioner is seeking a rezoning on a portion of property to accommodate “Skyline Tree Service”, a tree service company. The proposed F-2 area would encompass an existing outbuilding, which may be expanded, a parking lot for the business and the existing residence which will be used for offices. The remainder of the property will be used for growing of nursery stock.

Analysis: The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

Findings of Fact:

1. The rezoning would allow the tree service company to be based on the east central portion of the property.

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

From: lew.caliento@gmail.com
Subject: Skyline Tree New Headquarters
Date: October 7, 2020 at 4:18 PM
To: John Thornhill jatldc@sbcglobal.net
Cc: Lisa Lolis lisa@skylinetreesvc.com, tbr518@comcast.net



John,

Good to speak with you this afternoon. I've attached the draft of our plat which roughs out Skyline's desire to set aside land for Forest and Fruit Tree Research, an area for Native Grasses and plants all of which will be available to clients through Skyline's Tree Services (not retail). In addition Ted Ranney, owner of Skyline, wants to build a 10' berm bordering Keslinger planted Blue Spruce and Norwegian White Pine, the front of the property will be planted with Trees and bushes (Maples, Spruces and Pines. Along the eastern lot line we plan to plant a line of Spruces to shield the property. A portion will be set aside for a hoop garden as well as inground garden, there will also be an area for animals/chickens.

Skyline is currently headquartered in St. Charles. The company was founded by Ted Ranney in 1988. Skyline currently employees a total of 11 people. The property includes a 4200 square foot Morgan building which will be used to house and maintain Skyline's equipment. Tree services operate 9 months, March – November. Tree crews report for duty 6:30 am and leave for the days work by 7:30am; returning around 4-5 pm 5 Monday – Friday. Employees will park their vehicles behind the storage building . Skyline does not have any retail traffic.

The lower level of the residence on the property is currently built out for offices. Skyline has one fulltime office manager and two part-time works for bookkeeping and general administrative tasks. There is a separate entrance through the garage to the lower level. Ted Ranney intends to use the residence as his full time home.

The following vehicles will be stored inside: 4 diesel trucks, 2 wood chippers, one log truck, 2 pick up trucks. Five pick up trucks will be stored outside. There will be space behind the storage building for employees to park.

If there is more narrative needed, please let me know.

Looking forward to working with you on this project.

Lew Caliento
238 Kenston Court
Geneva, IL 60134
847-778-1421

"Your life is about everyone you touch, and the way in which you touch them."
Neale Donald Walsh

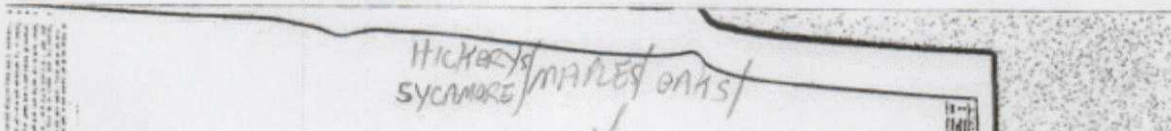


EXHIBIT "A"

F2 Parcel

That part of the easterly 503.0 feet of the westerly 1509.0 feet of the South Half (measured at right angles to the west line thereof) of the Southeast Quarter of Section 6, Township 39 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at the southeast corner of said easterly 503.0 feet; thence northerly along the east line thereof 740.0 feet; thence westerly at right angles to the last described course 225.0 feet; thence southerly at right angles to the last described course 510.0 feet; thence easterly at right angles to the last described course 175.0 feet; thence southerly at right angles to the last described course 230.84 feet to the south line of said South Half; thence easterly 50.01 feet to the point of beginning (excepting therefrom that part thereof lying within Keslinger Road), in Kaneville Township, Kane County, Illinois and containing 2.861 acres.

Exhibit "B" - Ranney Property-Skyline Tree Service



12/17/2020, 8:23:25 PM

1:4,514

100 Year Flood

Road Names



Parcel Num 400

Parcel Line Leg Desc



Parcels

0 0.03 0.06 0.11 mi



A

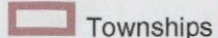
Cadastral Annotation

Cadastral Lines

Road ROW

Addresses

0 0.04 0.09 0.18 km



Townships

Parcel Dim 400

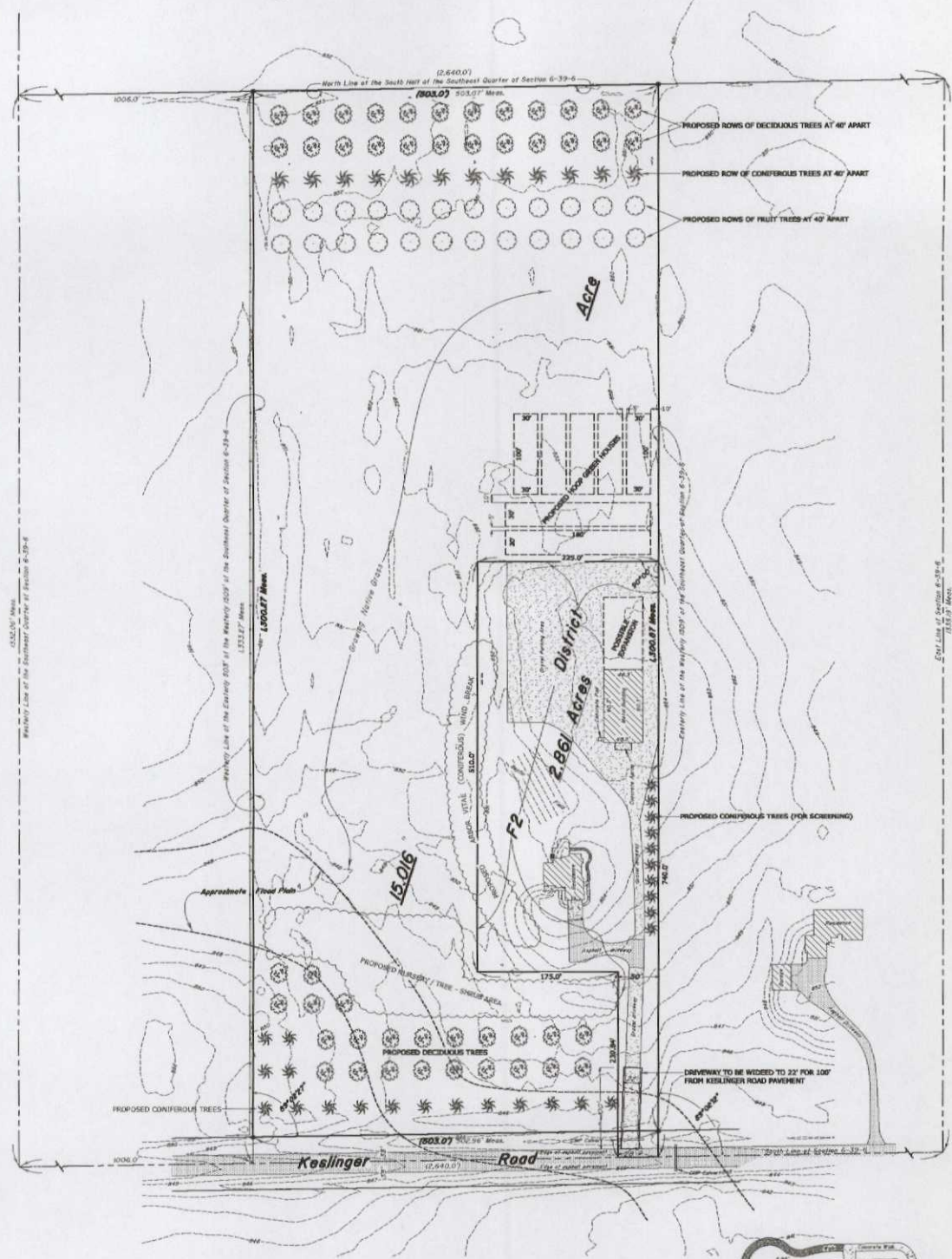
Parcel Line

Section Line

Kane County IL/Ayres, USDA FSA, GeoEye, Maxar, Esri, HERE, Garmin,

These layers do not represent a survey. No Accuracy is assumed for the data records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

Site Development Plan of
Part of the South Half of the Southeast Quarter of Section 6-39-6
Kaneville Township Kane County Illinois
Skyline Tree Service

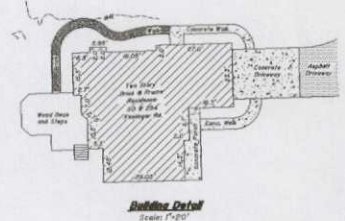


Zoning Notes:
Existing Zoning Classification = F District - Farming
Proposed Zoning Classification = F2 District - Horticultural Services

Common address: 50W254 Kesslinger Road
Maple Park, IL 60151

PN: 10-06-400-006

Notes:
Survey data provided by Carradus Land Survey, Inc.
(Plot of survey 12/14/2016)
Topographic mapping taken from Huddleston-McBride Drain
The investigation dated 12/7/20.
All measurements are shown in feet and decimal parts
thereof.

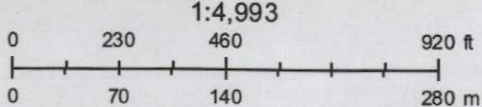


Prepared by:
Development Properties, Inc.
44 White Oak Circle
St. Charles, Illinois 60174
11/16/2020

Map Title

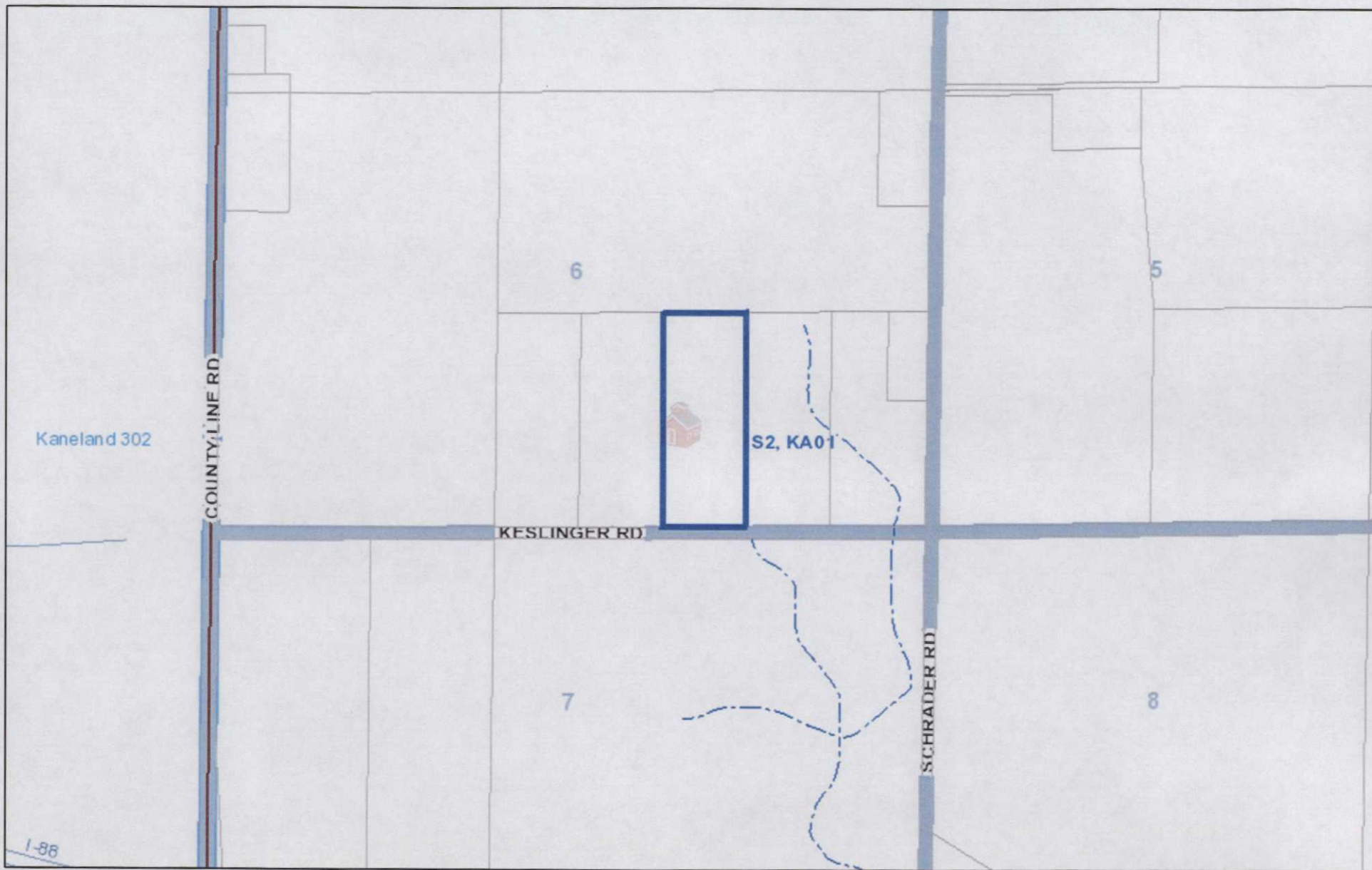


January 7, 2021

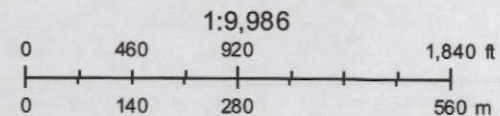


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Map Title



January 7, 2021



GIS-Technologies

Applicant: Development Properties, Inc.
Contact: John Thornhill
Address: 44 White Oak Circle
St. Charles, IL 60174

IDNR Project Number: 2108727
Date: 12/17/2020
Alternate Number: 2020-011

Project: Ranney Rezoning-Skyline Tree Service
Address: 50W254 Keslinger Road, Maple Park

Description: Parcel is being rezoned to accommodate the location of a tree service business on the site

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kane

Township, Range, Section:
39N, 6E, 6



IL Department of Natural Resources

Contact

Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

Kane County Development Department
Keith Berkhout
719 Batavia Avenue
Geneva, Illinois 60134

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.