Zoning Request Report
County of Kane

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill
Petitioner
Carl Schoedel
Mark VanKerkhoff
Monica Meyers

PETITION NUMBER  2013-4310

Date  12/23/2013

GENERAL INFORMATION

APPLICANT: ANTOS, JOSEPH & ROSE L TRUSTEES

4S943 COUNTY LINE RD
BIG ROCK  60511

PURPOSE: REZONE EXISTING RESIDENCE FROM F TO F-1

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 6.02 ACRES

LOCATION: EAST SIDE OF COUNTY LINE RD., 1/2 MILE SOUTH OF LASHER RD., SECTION 6, BIG ROCK TOWNSHIP (4S943 COUNTY LINE RD.)

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

EXISTING LAND USE: RESIDENTIAL; AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURE

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION
Special Information: The property owner is in negotiations to sell 34.96 acres of the 40.98 acres property to the Kane County Forest Preserve District. The property is heavily wooded and desirable for the District. The owner wishes to exclude 6.02 acres which contains an existing home with unique architectural features.

Analysis: The Kane County 2040 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.

Staff recommendation: The Kane County Technical Staff recommends approval of the rezoning request.

Staff recommended Finding of Facts:
1. The rezoning will preserve an existing home with unique architectural features.
2. The rezoning will help facilitate a sale of heavily wooded property to the Kane County Forest Preserve.
3. The existing residential use will not intensify.

Attachments: Location Map
               Township Map
               PUD Use List
               Petitioner's finding of fact sheet
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.

Joseph & Rose L. Antos Trust
Name of Development/Applicant

10-16-13
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?
   The subject property will remain residential. No change is contemplated.

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

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
   The subject parcel is presently part of a 42 acre parcel, the balance of which is wooded. No change is contemplated. It is expected that the remaining 36 acres will be purchased by the Forest Preserve and maintained in its present condition in perpetuity.

4. What is the trend of development, if any, in the general area of the property in question?
   The general area is expected to remain in agriculture indefinitely.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
   This area is agricultural and the residence has been there more than 50 years. It does not adversely affect the plan.
Parcel One
Contains 34.96 Acres

Parcel Two
Contains 6.02 Acres

STATE OF ILLINOIS
COUNTY OF DEKALB