



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 2014-4331 **Date** 11/18/2014

GENERAL INFORMATION

APPLICANT: J & M PARTNERSHIP,

1S773 NELSON LAKE RD
BATAVIA 605109701

PURPOSE: REZONE THE PROPERTY FROM F TO E-2 TO ALLOW A TWO LOT RESIDENTIAL SUBDIVISION

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: E-2 - ESTATE RESIDENTIAL;

SIZE: 6.60 ACRES

LOCATION: ON THE EAST SIDE OF THE INTERSECTION OF ROSEWOOD LANE AND HICKORY LANE, SECTION 31, BATAVIA TOWNSHIP (12-31-250-003)

SURROUNDING	ZONING	USE
NORTH	E-3 - ESTATE RESIDENTIAL; E-1 - ESTATE RESIDENTIAL;	RESIDENTIAL;
SOUTH	VILLAGE OF NORTH AURORA	RESIDENTIAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	E-3 - ESTATE RESIDENTIAL;	RESIDENTIAL;

EXISTING LAND USE: AGRICULTURAL;

LAND USE PLAN DESIGNATION: COUNTRYSIDE ESTATE RESIDENTIAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: ARTICLE IX, SECTION 9.2 OF THE KANE COUNTY ZONING ORDINANCE

November 20, 2014

J&M Partnership
Rezoning from F to E-2

Special Information: The petitioners are seeking a rezoning to allow for a two lot residential subdivision on this property. Each parcel would be just over 3 acres in size.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. This designation promotes low-density development where gross density should not generally exceed an average of one dwelling unit per four acres of land.

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

Findings of Fact:

1. The rezoning would create parcels larger than most in the immediate area.
2. Residential lots in the Village of North Aurora are adjacent to the south.

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.

P-2 Estates, J and M Partnership
Name of Development/Applicant

10/10/14
Date

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

Existing estate residential to the north (E-1 and E-3), estate residential to the west (E-3) and municipal (North Aurora) residential to the south, planned residential to the east.

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

F to the east, E-3 and E-1 to the north, E-3 to the west and North Aurora single family to the south.

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

Existing zoning is F-Farming and the property is currently farmed with a good crop of soybeans.

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

Trend is and has been for residential development, both estate residential for unincorporated areas and municipal residential for areas annexed to either Batavia or North Aurora.

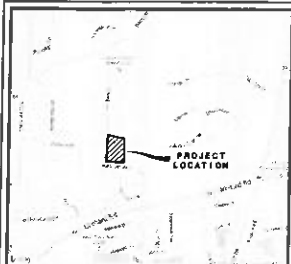
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

Proposed 2 lot estate residential use is consistent with trend and character of development and the Kane County 2040 Plan.

FOR
P-2 ESTATES

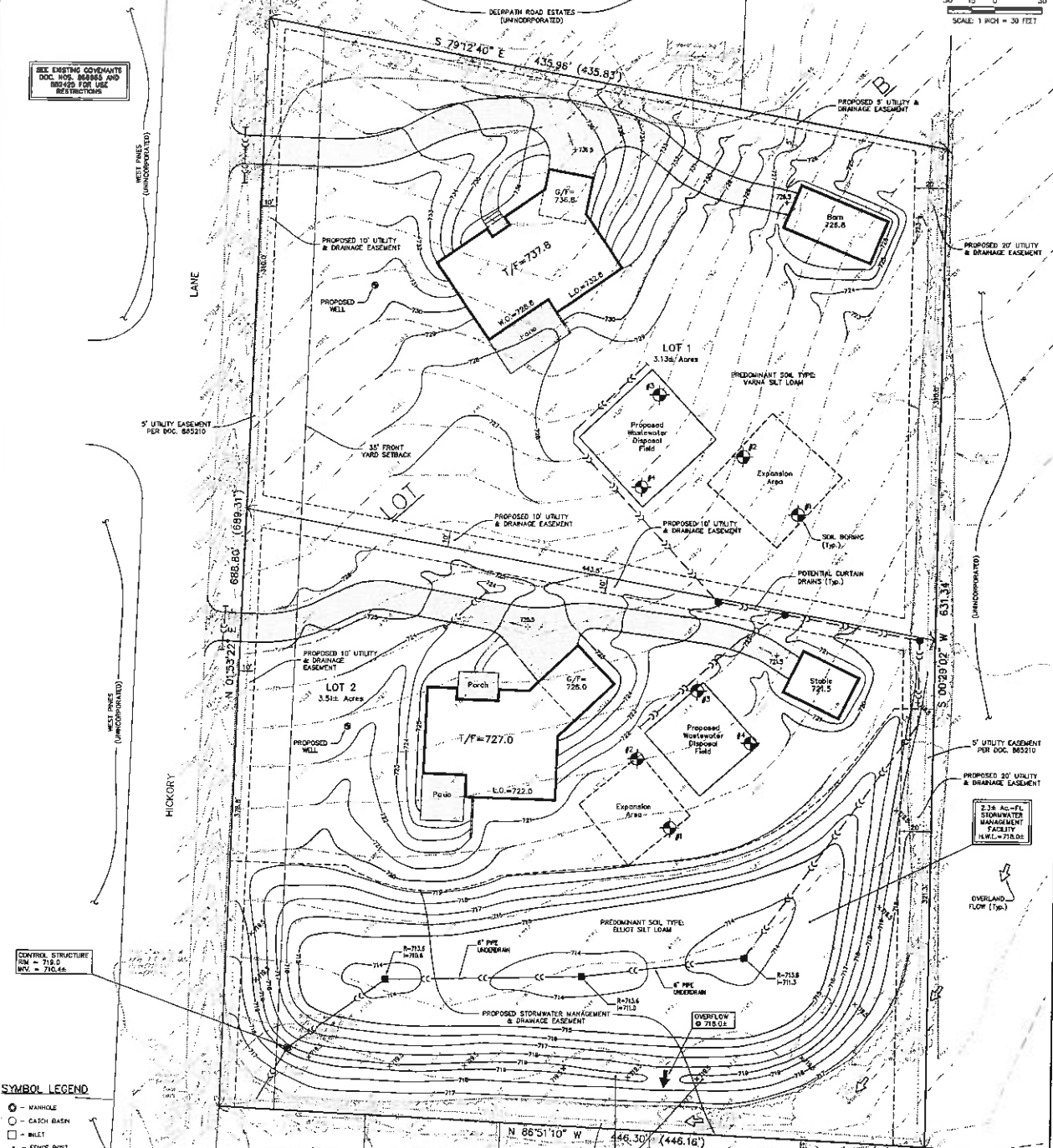
LEGAL DESCRIPTION

THAT PART OF LOT B, DEERPATH ROAD ESTATES, TOWN OF BATAMA, KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT B; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 388.15 FEET TO THE EAST LINE OF HICKORY LANE; THENCE SOUTHERLY ALONG SAID EAST LINE 1314.00 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 81 DEGREES 00 MINUTES 00 SECONDS WITH A PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 435.83 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT B, SAID LINE ALSO BEING THE EAST LINE OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 631.34 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT B, AS MEASURED ALONG THE EAST LINE THEREOF; THENCE SOUTHERLY 631.34 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT B; THENCE WESTERLY 448.16 FEET ALONG THE SOUTH LINE OF SAID LOT B, TO THE EAST LINE OF HICKORY LANE; THENCE NORTHERLY ON SAID EAST LINE 689.31 FEET TO THE POINT OF BEGINNING CONTAINING 6.637 ACRES IN BATAMA TOWNSHIP, KANE COUNTY, STATE OF ILLINOIS.



LOCATION MAP

SEE EXISTING COVENANTS DOC. NOS. 88885 AND 88935 FOR USE RESTRICTIONS



SYMBOL LEGEND

- MANHOLE
- CATCH BASIN
- INLET
- FENCE POST
- ⊙ TELEPHONE CANISTER
- ⊙ ELECTRIC CANISTER
- ⊙ CABLE CANISTER
- EXIST. CONTOURS
- FENCE LINE
- SANITARY SEWER
- STORM SEWER
- CONCRETE SURFACE
- DECIDUOUS TREE - LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- EVERGREEN TREE - LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- TREE/TRUNK LINE
- CLEN TO WARDEN IN PARENTHESIS INDICATES EXISTING UTILITY SURFACE ELEVATIONS (UNLESS OTHERWISE INDICATED)
- XXX - ELEV. TO TOP INDICATES EXISTING NON-UTILITY SURFACE ELEVATIONS

LAND USE ANALYSIS

EXISTING ZONING:	E
PROPOSED ZONING:	E-2
TOTAL AREA OF SITE:	6.636 ACRES
LOT 1:	3.134 ACRES
LOT 2:	3.514 ACRES
AVERAGE LOT SIZE:	3.33 ACRES
FRONT YARD SETBACK:	35 FEET
SIDEYARD SETBACK:	10 FEET

BENCHMARKS

BM 101 - OUT "X" AT END OF EAST CURB LINE OF HICKORY LANE NEAR THE NORTHWEST CORNER OF 1533 PATTERSON AVENUE, APPROXIMATELY 180' NORTH OF THE CENTER LINE/CENTERLINE OF HICKORY LANE AND PATTERSON AVENUE.
ELEVATION = 715.87 [NAVD 88]

BM 102 - CUT "X" IN SOUTH EDGE OF CONCRETE DRIVE ACCESS TO HICKORY LANE. DRIVEWAY IS FOR CUT BUILDING NORTH OF RESIDENCE AT 36106 ROSEWOOD LANE. CONCRETE DRIVE AND CUT BUILDING ON WEST SIDE OF HICKORY LANE ADJACENT TO RESIDENCE AT 35185 HICKORY LANE.
ELEVATION = 735.41 [NAVD 88]

PREPARED FOR:
J & M PARTNERSHIP, OWNER
15733 NELSON LAKE ROAD
BATAMA, ILLINOIS 60510
(630) 561-1412 / (630) 715-4796

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2250 White Oak Circle, Suite 100
Aurora, Illinois 60502-9575
PH: 630.862.2100
E-Mail: ead@cemcon.com
FAX: 630.862.2109
Website: www.cemcon.com

DSC NO.: 904067 FILE NAME: P000VER
DRAWN BY: JSC PLO. BK. / PC. NO.: 967/66-70
COMPLETION DATE: 08-28-14 JOB NO.: 904.067
XREF: ENG TDPO L03 PROJECT MANAGER: RDB
REV. 1: 09-03-14/JSC REV. 3: 10-24-14/JSC
REV. 2: 09-09-14/JSC



Kane County Illinois - KaneCADr10 (buffer of 1231250003 at 250')

