Zoning Request Report
County of Kane

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

PETITION NUMBER 2014-4331
Date 11/18/2014

GENERAL INFORMATION

APPLICANT:
J & M PARTNERSHIP,
18773 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;
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
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?
   E 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.