Zoning Request Report
County of Kane

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

PETITION NUMBER 2014-4333

Date 11/18/2014

GENERAL INFORMATION

APPLICANT: CLOVER HEDGE, LLC

12070 HANSON ROAD
ALGONQUIN 60102

PURPOSE: TO REZONE THE PROPERTY FROM F & F-1 TO F-2 TO ALLOW FOR A LANDSCAPING BUSINESS

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-2 - AGRICULTURAL RELATED SALES, SERVICE, PROCESSING, RESEARCH, WAREHOUSE AND MARKETING; SPECIAL USE;

SIZE: SQUARE FEET

LOCATION: 12N330 SWITZER ROAD, SECTION11, PLATO TOWNSHIP (12N330 SWITZER ROAD) (05-11-300-040)

SURROUNDING USE
NORTH ZONING USE
F-2 - AGRICULTURAL RELATED SALES, SERVICE, PROCESSING, RESEARCH, LANDSCAPING BUSINESS
F - FARMING;
CHURCH

SOUTH
F - FARMING;
AGRICULTURAL;

EAST
CITY OF ELGIN
FUTURE PARK

WEST
EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGEMENT

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.3 OF THE KANE COUNTY ZONING ORDINANCE
Special Information: Clauss Brothers is an existing landscaping company in business since 1925. The company specializes in high end landscaping projects, including the Buckingham Fountain Table, Lucent Technologies campus, Chicago Public Garden-Garfield Conservatory, Stearns Quarry Park and Loyola University, to name a few. The rezoning will allow the company to relocate their business to Kane County.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management Area. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

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

Findings of Fact:
1. The rezoning will allow a business to relocate to Kane County.
2. The non-residential use will be similar to other uses directly to the north and south of this property.

Attachments: Location Map
               Township Map
October 30, 2014

Kane County Zoning Board of Appeals  
Attn: Zoning Enforcing Officer  
719 Batavia Avenue  
Geneva, Illinois 60134

Re: Petition for Rezoning  
Legal Description of Subject Property is attached hereto  
Commonly known as 12N330 Switzer Road, Elgin, Illinois 60123

PETITION FOR REZONING

Members of the Kane County Zoning Board of Appeals:

The Petitioner does hereby state as follows:

1. The titleholder of the Subject Property are the owners, Steven Kastel and Wendy Kastel.

2. The Subject Property is currently zoned F District Farming and F-1 Rural Residential.

3. Petitioner requests rezoning of a 6.6 (MOL) acre portion of the Subject Property (see Exhibit “A” attached) for the purpose of allowing the parcel to be used for Clauss Brothers Landscaping, office, pole barn, tree nursery, plant propagation and related uses.

4. Petitioner hereby requests the Kane County Zoning Board of Appeals grant a change in zoning for the subject real estate from F District and F-1 Rural Residential to F-2 Agricultural Related Sales, horticultural services, tree nursery and plant propagation.

5. The Petitioner hereby states that the Subject Property is:
   a. Nonprime farmland and is not suitable for agricultural use;
   b. The topography is suitable for the purpose of agricultural related use;
   c. The adjacent land uses are open space, park, church, residential and farming facilities;
   d. The parcel contains soils suitable for the existing subsurface sanitary disposal system;
   e. There is suitable and safe existing access to the proposed use;
   f. The proposed use will not diminish property values in the area or injure to the use or enjoyment of other property.
Given the foregoing, it is Petitioner’s position that the rezoning requested herein is reasonable and consistent within the parameters of the Kane County Zoning Ordinance and the Kane County Comprehensive Land Use Plan.

Respectfully submitted,

[Signature]
James F. Cooke
Attorney for the Petitioner

Petitioner:

[Signature]
Clover Hedge, LLC
By: Peter A. Stevenson
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