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 2016-4399

Date 09/27/2016

GENERAL INFORMATION

APPLICANT: STEWART, GLORIA E
44W434 MAIN STREET RD
PO BOX 229
KANEVILLE 60140229

PURPOSE: TO RENEW AN INTERIM SPECIAL USE FOR ANOTHER 5 YEARS TO ALLOW HALOGEN LIGHTING TO CONTINUE TO OPERATE FROM THE PROPERTY.

EXISTING ZONING: F - FARMING, INTERIM SPECIAL USE

REQUESTED ACTION: 5 YEAR INTERIM SPECIAL USE

SIZE: 21000 SQUARE FEET

LOCATION: NORTH SIDE OF MAIN ST, APPROXIMATELY 1/2 MILE EAST OF LORANG RD., SECTION 19, BLACKBERRY TOWNSHIP (44W434 MAIN ST)

SURROUNDING ZONING
NORTH F - FARMING;
SOUTH F - FARMING; E-1 - ESTATE RESIDENTIAL;
EAST F - FARMING;
WEST F - FARMING;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: COUNTRYSIDE ESTATE RESIDENTIAL

ZONING HISTORY: AN 8 YEAR INTERIM SPECIAL USE WAS GRANTED IN 1998 AND A 10 YEAR INTERIM SPECIAL USE WAS GRANTED IN 2006

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.1-2 CC
Special Information: Gloria Stewart is petition a third time for an Interim Special Use. Ms. Stewart has operated Halogen Lighting Products on the property since 1998. The small outbuilding is used for the office and the pole barn functions as the warehouse. The business still operates the same way it did in 1998. Lighting shipments are received and stored and then repackaged based on orders received by the company. Ms. Stewart and 2 employees operate the business. No expansion is proposed at this time. No complaints have been received during their 18 years in business.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. Interim Special Uses utilize existing structures which represent a valuable economic base. Interim Special Uses prevent spot zoning situations.

Stipulations:

1. No more than two (2) employees will be permitted.
2. One sign shall be permitted, not to exceed 2 square feet in size.

Staff recommended Finding of Facts:

1. The operation of this Interim Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of adjacent properties.
2. The business will not be injurious to the use and enjoyments of other property in the area for the purposes already permitted.
3. The Interim Special Use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district.

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

Name of Development/Applicant: Hollogen Lighting Products Corporation
Date: 8/22/16

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

2. What are the zoning classifications of properties in the general area of the property in question?
   [Insert Response]

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

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

5. How does the projected use of the property relate to the Kane County 2040 Land Use Plan?
   [Insert Response]
Findings of Fact Sheet – Special Use

- 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.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

   no changes required
10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

*No changes are required*

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

*As demonstrated since 1998*
That part of Southeast Quarter of Section 19, Township 39
North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Main Street (Batavia-Kaneville Road) with the West line of said Southeast Quarter; thence North 89 degrees 24 minutes 33 seconds East along said center line, 519.26 feet; thence North 0 degrees 35 minutes 27 seconds East 317.81 feet for the point of beginning; thence North 03 degrees 15 minutes 53 seconds East 161.08 feet; thence South 66 degrees 47 minutes 38 seconds East 131.76 feet; thence South 03 degrees 13 minutes 53 seconds East 316.08 feet; thence North 86 degrees 47 minutes 38 seconds West 131.76 feet to the point of beginning, in Blackberry Township, Kane County, Illinois.