



Zoning Request Report
County of Kane

Kane County Development
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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 2016-4403 **Date** 10/21/2016

GENERAL INFORMATION

APPLICANT:	JOHN WHITEHOUSE ENGINEERING ENTERPRISES 52 WHEELER RD SUGAR GROVE 60554	
PURPOSE:	TO REZONE AND SUBDIVIDE TWO EXISTING FARMSTEADS	
EXISTING ZONING:	F - FARMING;	
REQUESTED ACTION:	F-1 - RURAL RESIDENTIAL;	
SIZE:	2.96 ACRES	
LOCATION:	WEST SIDE OF HARTER RD., ACROSS FROM FINLEY RD., SECTION 6, SUGAR GROVE TOWNSHIP (4S120 HARTER RD)	
SURROUNDING	ZONING	USE
NORTH	FOREST PRESERVE	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	R-1 - ONE-FAMILY RESIDENTIAL;	RESIDENTIAL;
WEST	F - FARMING;	AGRICULTURAL;
EXISTING LAND USE:	RESIDENTIAL; AGRICULTURAL;	
LAND USE PLAN DESIGNATION:	AGRICULTURAL	
ZONING HISTORY:	NO PREVIOUS REQUEST FOR THIS SITE	
APPLICABLE LAND USE REGULATION:	ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE	

Darold Cutsinger
Rezoning from F to F-1

Special Information: This parcel contains two homes and numerous agricultural buildings. The owners are seeking to rezone the property so each home can be split off onto separate parcels. The rezoning will eliminate a non-conforming residential use in having two homes on one parcel. The Petitioners are also going through the County's minor subdivision process.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. 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 recommended Finding of Facts:

1. The existing residential use will not be intensified by the rezoning.
2. The rezoning will eliminate a non-conforming residential use.

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.*

CUTSINGER SUBDIVISION
Name of Development/Applicant

SEPTEMBER 30, 2016
Date

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

THE PROPOSED REZONING TO F-1 RURAL RESIDENTIAL IS CONSISTENT WITH THE EXISTING USE OF THE PROPERTY TO BE SUBDIVIDED (RESIDENTIAL) AND CONSISTENT WITH THE EXISTING USES ACROSS HARTER ROAD (RESIDENTIAL).

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

F DISTRICT-FARMING, R-1 DISTRICT-ONE FAMILY RESIDENTIAL AND FOREST PRESERVE.

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

RESIDENTIAL USES ARE PERMITTED UNDER THE CURRENT ZONING CLASSIFICATION. THE PROPERTY PROPOSED TO BE REZONED CONTAINS TWO (2) EXISTING HOMES THAT REQUIRE SUBDIVISION AND REZONING IN ORDER TO BE SOLD BY THE OWNERS WITHOUT INCLUDING ADDITIONAL AGRICULTURAL PROPERTY THAT IS CURRENTLY FARMED.

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

THERE EXISTS NEWER 5 ACRE RESIDENTIAL PROPERTIES TO THE SOUTHWEST ON SCOTT ROAD THAT HAVE RETAINED THEIR F DISTRICT-FARMING ZONING CLASSIFICATION. THE 3 UNITS OF EARL ESTATES, EASTERLY ACROSS HARTER ROAD, PLATTED IN THE 1970s (1 ACRE LOTS) HAVE BEEN BUILT OUT. THE FOREST PRESERVE DISTRICT OF KANE COUNTY ACQUIRED THE PROPERTY ADJACENT AND NORTHERLY OF THE PROPERTY IN QUESTION IN 1994.

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

THE 2040 LAND USE MAP IDENTIFIES THIS PROPERTY AS AGRICULTURE. THE PROPOSED USE OF THE SUBJECT PROPERTY IS THE SAME AS THE EXISTING USE (RESIDENTIAL) AND MAINTAINS THE AGRICULTURAL PRESERVATION POLICY OF THE 2040 PLAN BY NOT INCLUDING ANY EXISTING TILLED OR TILLABLE FARMLAND WITHIN THE REZONING AND SUBDIVISION PARCEL.

