



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
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TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill
Petitioner

Carl Scheodel

Mark VanKerkhoff

Monica Meyers

PETITION NUMBER 2016-4410

Date 12/22/2016

GENERAL INFORMATION

APPLICANT: DEVELOPMENT PROPERTIES, INC
JOHN THORNHILL
44 WHITE OAK CIRCLE
ST. CHARLES 60174

PURPOSE: REZONE FAMILY PROPERTY TO ALLOW FOR NEW RESIDENTIAL PARCEL ON SOUTH SIDE OF GREEN ROAD AND REZONE THE PROPERTY NORTH OF GREEN ROAD TO ALLOW TO A SALE OF A PORTION OF THE PROPERTY TO THE NEIGHBOR TO THE WEST. AS WELL AS ONE FUTURE HOME ON THE EASTERN PORTION.

EXISTING ZONING: F - FARMING; F-1 - RURAL RESIDENTIAL;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL; E-1 - ESTATE RESIDENTIAL; F - FARMING;

SIZE: 20.96 ACRES

LOCATION: ON THE NORTH AND SOUTH SIDE OF GREEN ROAD IN THE IMMEDIATE AREA OF 25230 GREEN ROAD, SECTION 29, BLACKBERRY TOWNSHIP (11-29-200-033, 042, 043, 044 AND 045)

SURROUNDING	ZONING	USE
NORTH	FOREST PRESERVE	FOREST PRESERVE
SOUTH	F - FARMING;	AGRICULTURAL; RESIDENTIAL;
EAST	F - FARMING; FOREST PRESERVE	AGRICULTURAL; FOREST PRESERVE
WEST	F-1 - RURAL RESIDENTIAL; F - FARMING;	RESIDENTIAL;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: NORTH OF GREEN ROAD - COUNTRYSIDE ESTATE RESIDENTIAL/SOUTH SIDE OF GREEN ROAD - AGRICULTURAL

ZONING HISTORY: THE NORTHERN PORTION OF THE PROPERTY WAS REZONED FROM F TO F-1 IN 1993

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.1, SECTION 8 2, AND ARTICLE IX, SECTION 9.1 OF THE KANE COUNTY ZONING ORDINANCE

Thomas Gould
Rezoning from F to F-1

Special Information: The Gould family has lived in this area for many years. For much of that time they operated an apple orchard. The petition is seeking to reconfigure the use of their property. The family owns 2 parcels on the south side of Green Road. They are seeking to combine them and rezone them from F to F-1 to allow a single family home to be built on the 3.5 acre property. On the north side of Green Road is a 17-plus acre parcel that is currently zoned F-1. The petitioner is seeking to rezone the western 6.7 acres back to F so that it can be sold to the neighboring property owner to the west who is seeking to add to his existing property. The rezoning back to F would ensure this would not be a separate, buildable parcel. The petitioner is also seeking a rezoning from F-1 to E-1 on the eastern 10.7 acres. This would allow for a future division of this property into two residential parcels, one of which would accommodate the existing home.

Analysis: The Kane County 2040 Land Resource Management Plan designates the area south of Green Road 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. The area for the home is has not been farmed and the remaining property contains the remnants of the family apple tree orchard. The Kane County 2040 Land Resource Management Plan designates the area north of Green Road as Countryside Estate/Residential. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

Staff recommended Finding of Facts:

1. No farmland will be taken out of production.

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

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.*

Gould Rezoning to F, F1 & E1 Districts
Name of Development/Applicant

November 7, 2016
Date

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

There will be no changes that would be inconsistent with the present or surrounding land uses.

2. What are the zoning classifications of properties in the general area of the property in question?
F District-Farming predominates to the south & east but part of subject property is F1 District-Rural Residential and F District-Farming; Open Space is to the north and east; R1 is approximately 400' to the west.

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

The size of the subject property, which includes the personal residence and outbuildings for an apple cider mill operation of the petitioner, is too small to conduct a traditional agricultural enterprise for which the F District is intended.

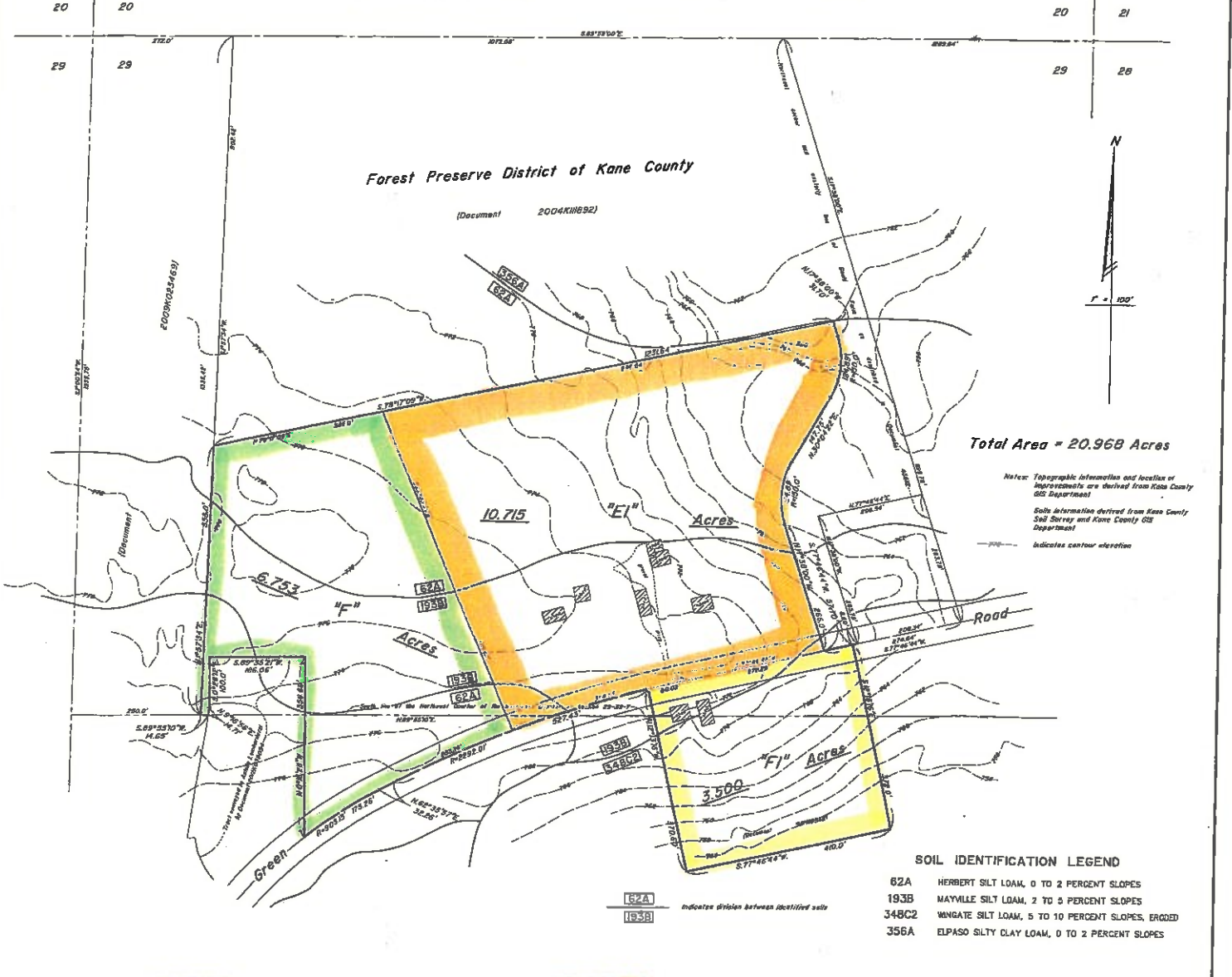
4. What is the trend of development, if any, in the general area of the property in question?

There has been no perceptible development in the immediate area, except for acquisition of part of petitioner's family's land for Forest Preserve about 25 years ago.

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

The proposed re-classification and use is compatible with the 2040 Plan since it will generally perpetuate existing permitted uses and will take no land out of production for row crop farming. The 2040 Plan advocates Countryside/Estate-Residential and Agriculture north and south, respectively, of Green Road.

Site Development Plan of
Part of the Northeast Quarter of Section 29-39-7
Blackberry Township Kane County Illinois



Total Area = 20.968 Acres

Notes: Topographic information and location of improvements are derived from Kane County GIS Department
Soils information derived from Kane County Soil Survey and Kane County GIS Department
--- indicates contour elevation

SOIL IDENTIFICATION LEGEND

62A	HERBERT SILT LOAM, 0 TO 2 PERCENT SLOPES
193B	MAYVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES
348C2	WINGATE SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED
356A	ELPASO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES

F DISTRICT-FARMING

That part of the Northeast Quarter of Section 29, Township 39 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the northeast corner of said Northeast Quarter; thence North 89°53'00" East along the north line of said Quarter 272.0 feet; thence South 1°57'34" West 1335.42 feet to a point on the south line of the Northeast Quarter of said Northeast Quarter that is 250.0 feet easterly of the southwest corner of said Northeast Quarter for a point of beginning; thence North 1°57'34" East along the last described course 833.9 feet to the southerly line of premises owned by the Forest Preserve District of Kane County and described in Document 2004KRB92; thence North 78°17'09" East along the southerly line of said Forest Preserve District premises 335.0 feet; thence South 22°39'30" East 681.35 feet to the center line of Green Road; thence southwesterly along said center line 458.89 feet to the southeast corner of a tract of land conveyed to Aniella Lombardozzi by Document 2012K038094; thence North 0°15'25" West along the easterly line of said Lombardozzi tract 356.63 feet to the northeast corner thereof; thence South 89°35'21" West along the northerly line of said Lombardozzi tract 186.06 feet to the northwest corner thereof; thence South 0°25'12" East along a westerly line of said Lombardozzi tract 100.0 feet to an angle in said westerly line; thence South 9°16'36" West along a westerly line of said Lombardozzi tract 14.71 feet to the south line of said Northeast Quarter; thence South 89°55'10" West along said south line 14.65 feet to the point of beginning in Blackberry Township, Kane County, Illinois and containing 6.753 acres.

E DISTRICT-RURAL RESIDENTIAL

That part of the Northeast Quarter of Section 29, Township 39 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the northeast corner of said Northeast Quarter; thence North 89°53'00" West along the north line of said Quarter 1209.64 feet to the northeast corner of the Gould Farm as described in Document 45682; thence South 17°38'00" East along the easterly line of said Gould Farm 199.78 feet to the center line of Green Road; thence South 77°46'44" West along said center line 274.64 feet for a point of beginning; thence North 17°33'00" West 265.0 feet; thence northerly along a curve to the right having a radius of 150.0 feet tangent to the last described course 124.85 feet; thence North 30°04'28" East tangent to the last described curve of the last described point 147.75 feet; thence northerly along a curve to the left having a radius of 150.0 feet tangent to the last described course 124.89 feet; thence North 17°33'00" West tangent to the last described curve of the last described point 31.70 feet; thence South 78°17'09" West, being along a southerly line of premises owned by the Forest Preserve District of Kane County and described in Document 2004KRB92, 896.64 feet to a point that is 335.0 feet North 78°17'09" East of the easterly line of a tract of land conveyed by Document 2002K023469; thence South 22°39'30" East 681.35 feet to the said center line; thence northeasterly and easterly along said center line 626.38 feet to the point of beginning in Blackberry Township, Kane County, Illinois and containing 10.715 acres.

F1 DISTRICT-RURAL RESIDENTIAL

That part of the Northeast Quarter of Section 29, Township 39 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the northeast corner of said Northeast Quarter; thence North 89°53'00" West along the north line of said Quarter 1209.64 feet to the northeast corner of the Gould Farm as described in Document 45682; thence South 17°38'00" East along the easterly line of said Gould Farm 199.78 feet to the center line of Green Road; thence South 77°46'44" West along said center line 216.94 feet for a point of beginning; thence South 12°13'16" East of right angles to said center line 372.0 feet; thence South 77°46'44" West at right angles to the last described course 410.0 feet; thence North 12°13'16" West at right angles to the last described course 370.60 feet to said center line; thence easterly along said center line 410.01 feet to the point of beginning in Blackberry Township, Kane County, Illinois and containing 3.500 acres.

Prepared by:
Development Properties, Inc.
44 White Oak Circle
St. Charles, Illinois 60174
October 22, 2016

BLACKBERRY TWP.

T.39N - R.7E

map 11

