PETITION NUMBER 2017-4411

GENERAL INFORMATION

APPLICANT: DEVELOPMENT PROPERTIES, INC
JOHN THORNHILL
44 WHITE OAK CIRCLE
ST. CHARLES 60174-4165


EXISTING ZONING: F-FARMING;

REQUESTED ACTION: R-9 - MULTI-FAMILY RESIDENTIAL;

SIZE: SQUARE FEET

LOCATION: BLOCKS 5&6 IN THE ST. CHARLES SQUARE SUBDIVISION, NORTHEAST OF THE INTERSECTION OF ROBERT AND SEMINARY ROADS, SECTION 11, ST. CHARLES TOWNSHIP (09-11-328-016, 017, 018, 019, 020, 021)

SURROUNDING ZONING NORTH PUD - PLANNED UNIT DEVELOPMENT; USE RESIDENTIAL;
SOUTH F-FARMING; RESIDENTIAL;
EAST PUD - PLANNED UNIT DEVELOPMENT; RESIDENTIAL;
WEST F-FARMING; RESIDENTIAL;

EXISTING LAND USE: RESIDENTIAL; VACANT;

LAND USE PLAN DESIGNATION: URBAN NEIGHBORHOODS/MIXED USE INFILL

ZONING HISTORY: THIS PROPERTY WAS PUT INTO THE F-FARMING DISTRICT WHEN THE VILLAGE OF VALLEY VIEW DISSOLVED IN THE EARLY 1980'S

APPLICABLE LAND USE REGULATION: ARTICLE IX, SECTION 9.13 OF THE KANE COUNTY ZONING ORDINANCE
Fred Wise
Rezoning from F to R-9

Special Information: The townhome community, a portion of which is the subject of this petition, was originally developed under the jurisdiction of the Village of Valley View. In the early 1980’s the Village dissolved and all the property once in the Village was placed in the F-Farming District per the Kane County Zoning Ordinance of the time. The petitioners are seeking a rezoning to allow the construction two new townhouse units which were part of the original plan and never constructed.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill. The purpose of this designated area is to protect and improve the existing residential neighbors and identify opportunities for the creation of additional livable, sustainable and healthy neighborhoods. The existing land use for the multi-unit buildings is consistent with the 2 pad plan and the proposed rezoning will bring the all of the non-conforming units into conformance with the Zoning Ordinance.

Staff recommended Finding of Facts:

1. The rezoning will allow an additional build-out from the original site plan originally approved by the former Village.
2. The rezoning will bring the all of the non-conforming units into conformance with the Zoning Ordinance.
3. The construction of any new units will be subject to all currently adopted County and other local codes and ordinances.

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.

Wise Rezoning
Name of Development/Applicant

October 19, 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 is west and south and PUD District for Multi-family is east and north of the subject premises.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
   The subject property consists of approved platted lots that are the result of action in 1973 by the Village Board of the former Village of Valley View. Upon dissolution of said Village in the early 1980’s, the underlying zoning classification defaulted to the Kane County classification of F District-Farming. The F District is totally inappropriate for the subject property that is surrounded by existing multifamily uses currently being served with municipal sewer and water services. The full benefit of the F-District classification will never be realized on the subject property.

4. What is the trend of development, if any, in the general area of the property in question?
   Multifamily use already predominates on the area surrounding the subject property.

5. How does the projected use of the property, relate to the Kane County 2040 Plan?
   The proposed re-classification and use is completely compatible with the 2040 Plan which designates the subject property for Urban Neighborhoods/Mixed Use Infill.