

**KANE COUNTY DEVELOPMENT
 DEPARTMENT**
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
 AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-17-300-020
	Street Address (or common location if no address is assigned): 37W756 Woodgate Road, St. Charles, IL.

2. Applicant Information:	Name Jon & Missy Butcher	Phone 630-698-4700
	Address 37W756 Woodgate Road, St. Charles, IL.	Fax
		Email jon@mylifebook.com

3. Owner of record Information:	Name Same as Applicant. Owner is Applicant	Phone
	Address	Fax
		Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Countryside Estate

Current zoning of the property: E-3 Residential

Current use of the property: Residential

Proposed zoning of the property: E-3 with special use for a bed and breakfast

Proposed use of the property: Bed and breakfast with four room for 1 couple each.

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

No additional improvements are required.

Attachment Checklist

D Plat of Survey prepared by an Illinois Registered Land Surveyor.

D Legal description

D Completed Land Use Opinion application (Available in pdf format)

www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane DuPage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.

D Endangered Species Consultation Agency Action Report (available in pdf format at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.

D List of record owners of all property adjacent & adjoining to subject property

D Trust Disclosure (If applicable)

D Findings of Fact Sheet

D Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

12/2/16

Date

Applicant or Authorized Agent

Date

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.

Jon and Missy Butcher

Name of Development/Applicant

Date

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

Response: The home sits on 26 private acres, it is accessed through two private gates - and it's situated at the end of Woodgate Road, hundreds of yards from the nearest home in the adjacent neighborhood. It's a very private setting - you can't see or hear the home from any other house. Over the years, the Butchers have hosted many large family gatherings, meetings, and holiday celebrations. No event they have hosted has ever compromised the flow or integrity of the surrounding area (wildlife, neighbors, children playing, bus routes, etc.)



The Property is zoned E-3. The Butchers are requesting a special use to permit a small bed and breakfast on the property. The use will not increase traffic or noise in any significant way. It will have no significant negative impacts on the neighbors. It will not be necessary to provide additional utilities, access roads, or drainage. The property as it currently stands has access to two main roads, Crane and Burr. The property is already equipped with excellent drainage and utility facilities which will continue to be maintained at a high standard.

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

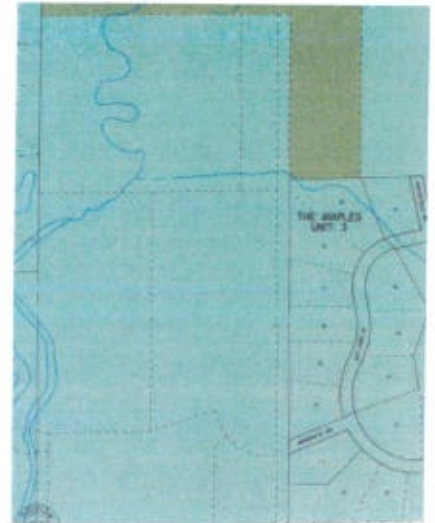
Response: The surrounding properties have the same zoning classification of E-3.

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

Response: The property is suitable to the uses permitted under the existing zoning classification. A bed and breakfast is an existing allowed special use in the E-3 District.

Request Special Use for Bed & Breakfast

Number of guests: Four rooms with a maximum of one couple to each room.



Staff: The full time housekeeper which is already on staff.

Facilities: No new facilities are needed. The residence is 13,800 sq.ft. above grade, with a commercial grade kitchen, indoor and outdoor swimming pool, tennis courts, walking paths and sufficient parking.

Utilities: The existing residential building is served by a well and septic system sufficient to meet the future needs.

Events: The owners would like to do small corporate retreats and planning sessions such as board meetings. The maximum size would be 16 people at a conference. There would be no weddings or larger conferences.

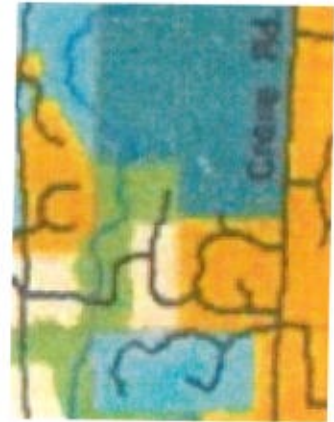
Signage: There is currently a "No Soliciting" sign by the property entry gate at this time. The owners would like to change that to a small sign identifying the property.

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

Response: Residential

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

Response: The property on 26 acres and surrounded by woods and open space conforms to both the Kane County 2040 Land Use Plan.





Special Use Request

Date

- *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.

Response: Over the past 20+ years, the Butchers have gone through great lengths to maintain and preserve their surroundings with the highest standards to ensure a high quality of living for themselves, the land, animal life, and surrounding neighborhood. Aside from being a family home, they have also hosted family gathers, business partners, and associates for meetings and parties and have always been conscientious and respectful of our surrounding so as not to disrupt others or the natural flow of the neighborhood. The property is comprised of 40 acres, and the home is situated at the end of Woodgate Road. Entry into the property is through two private gates and beautifully cultivated landscaping rendering it out of view to the surrounding area.

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

Response: To the contrary, because of the high standards we have always maintained on the property the effect of the property towards others has been one of tranquility and solace and has only enhanced the neighborhood and surrounding area.

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

Response: With the location of the home being as far away as it is from the adjoining neighborhood, and the highest respect and regard we and our guests adhere to, no event held there, no matter how big or small, has ever compromised the flow or integrity of the surrounding area during the week (wildlife, children playing, bus routes, etc.) or weekends.

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

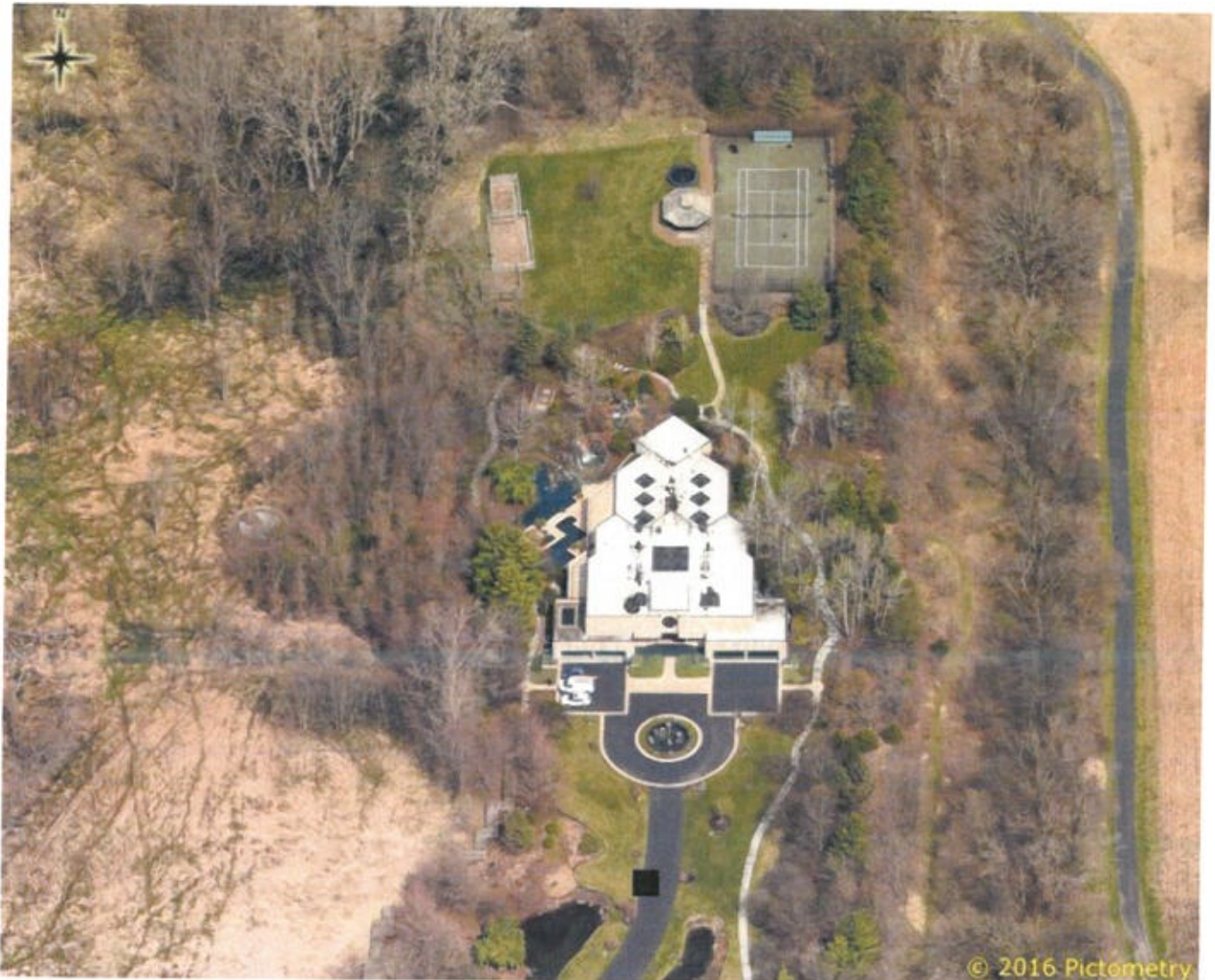
Response: It will not be necessary to provide additional utility/access roads, or drainage. The property as it currently stands has access to/from two main roads, Crane and Burr. The property is already equipped with commercial level drainage and utility facilities which will continue to be maintained at a high standard.

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

Response: The property as it currently stands has access to/from two main roads, Crane and Burr. The traffic generated by a 4 room Bed and Breakfast is not significant and creates no traffic concerns.

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

Response: The special use will conform to the regulations of the E-3 District with a special use. The Owner is not requesting any variances.



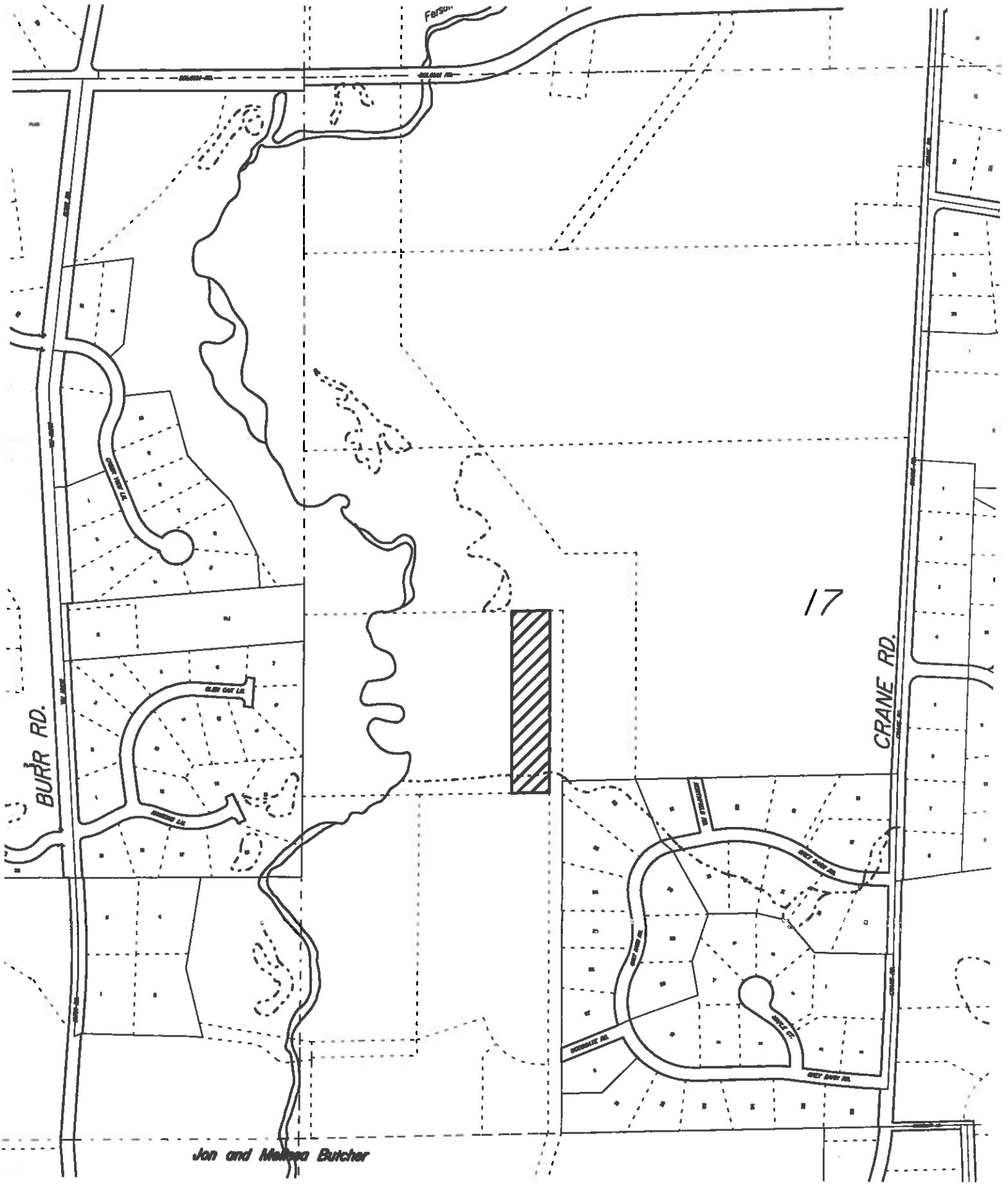
Jon Butcher, et ux
Special Use in the E-3 Estate District for a bed and breakfast

Special Information: The petitioner's home sits on 26 acres, accessed from a long private drive with the Ferson Creek Forest Preserve bordering it to the east and north. The petitioners are seeking a Special Use for a bed and breakfast with a four room capacity for one couple each.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Proposed Open Space. The designation is recommended for both public and private open space and green infrastructure needs.

Staff recommended Finding of Facts:

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



FISH

BURR RD.

17

CRANE RD.

Jan and Melissa Butcher

ST. CHARLES twp.
T.40 N - R.8E

map 9

