

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): <p style="text-align: center; margin-left: 40px;">11-13-400-050</p>
	Street Address (or common location if no address is assigned):

2. Applicant Information:	Name <p style="text-align: center; margin-left: 20px;">Shodeen Group LLC</p>	Phone <p style="text-align: center; margin-left: 20px;">630-444-8322</p>
	Address <p style="text-align: center; margin-left: 20px;">77 N 2nd ST</p>	Fax
	<p style="text-align: center; margin-left: 20px;">Geneva IL 60134</p>	Email <p style="text-align: center; margin-left: 20px;">bob_skidmore@shodeen.com</p>

3. Owner of record information:	Name <p style="text-align: center; margin-left: 20px;">Mill creek Land Co.</p>	Phone
	Address <p style="text-align: center; margin-left: 20px;">77 N 2nd ST</p>	Fax
	<p style="text-align: center; margin-left: 20px;">Geneva IL</p>	Email <p style="text-align: center; margin-left: 20px;">bob_skidmore@shodeen.com</p>

Zoning and Use Information:

2040 Plan Land Use Designation of the property: PUD

Current zoning of the property: PUD

Current use of the property: Parking Lot - Commercial Lots for 37,957 SF Retail

Proposed zoning of the property: PUD

Proposed use of the property: Single Family Row homes

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

Installation of a Private Street and alley and grading
of 19 lots

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor. *- will be Provided*
- Legal description
- Completed Land Use Opinion application (Available in pdf form at *N/A* 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.
- Endangered Species Consultation Agency Action Report (available in pdf form at *N/A* www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property within 250 feet of the subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- 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.

[Signature] **MANAGER** 6-8-18
Record Owner Date

[Signature] 6-8-18
Applicant or Authorized Agent Date

October 1, 2018

Mill Creek Land Company
Major Adjustment to the PUD to allow for the construction of single-family row homes

Special Information: The petitioner is requesting a Major Adjustment to allow for the construction of single-family row homes in the western portion of the parking lot for the Mill Creek pool.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as a Resource Management Area. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

Staff recommended Findings of Fact:

1. The Major Adjustment would allow for the construction of single-family row homes.

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.

Shodeen Construction LLC
Name of Development/Applicant

6/8/18
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 use is similar in use to existing uses

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

PUD

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

the property in question is suitable for proposed single family use and is already included in existing PUD

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

the trend in development in the general area is single family and multi-family dwellings

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

It is consistent with the 2040 Plan

Findings of Fact Sheet – Special Use



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.

The proposed use, single family homes, is consistent with the remainder of the 2000+ units in Mill Creek

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

The proposed use, single family homes, is the same use as the majority of the remainder of Mill Creek

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

The surrounding property is single family homes and park land. The addition of these 19 single family homes will be homogenous with Mill Creek. The surrounding property is completely developed with single family homes and park land

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

Yes, storm water service is adequate and water and sewer will be provided by Mill Creek Water Reclamation District, letter attached

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

Yes, no additional curb cuts are required

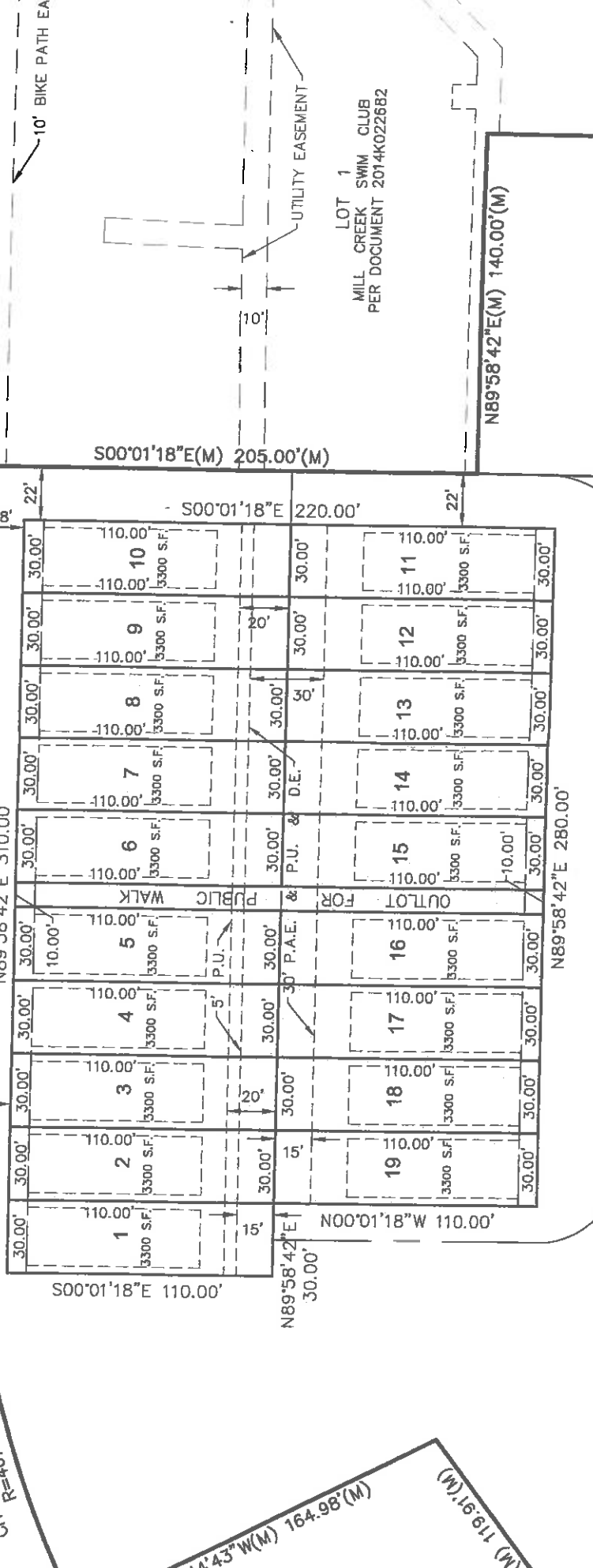
11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes, these single family homes are approved in the Mill Creek PUD

LOT 157
 BRADFORD
 LOT 158
 MILL
 SOUTH
 CREEK
 DRIVE
 BRANON LANE
 LOT 172
 LOT 173

DEDICATED PER DOCUMENT 2001K020507

CH=215.585(M) CB=S76°36'59"W(M) A=217.82(M)
 R=149.700(M) A=217.82(M)
 N89°58'42"E(M) 262.75'(M)
 N89°58'42"E 310.00'



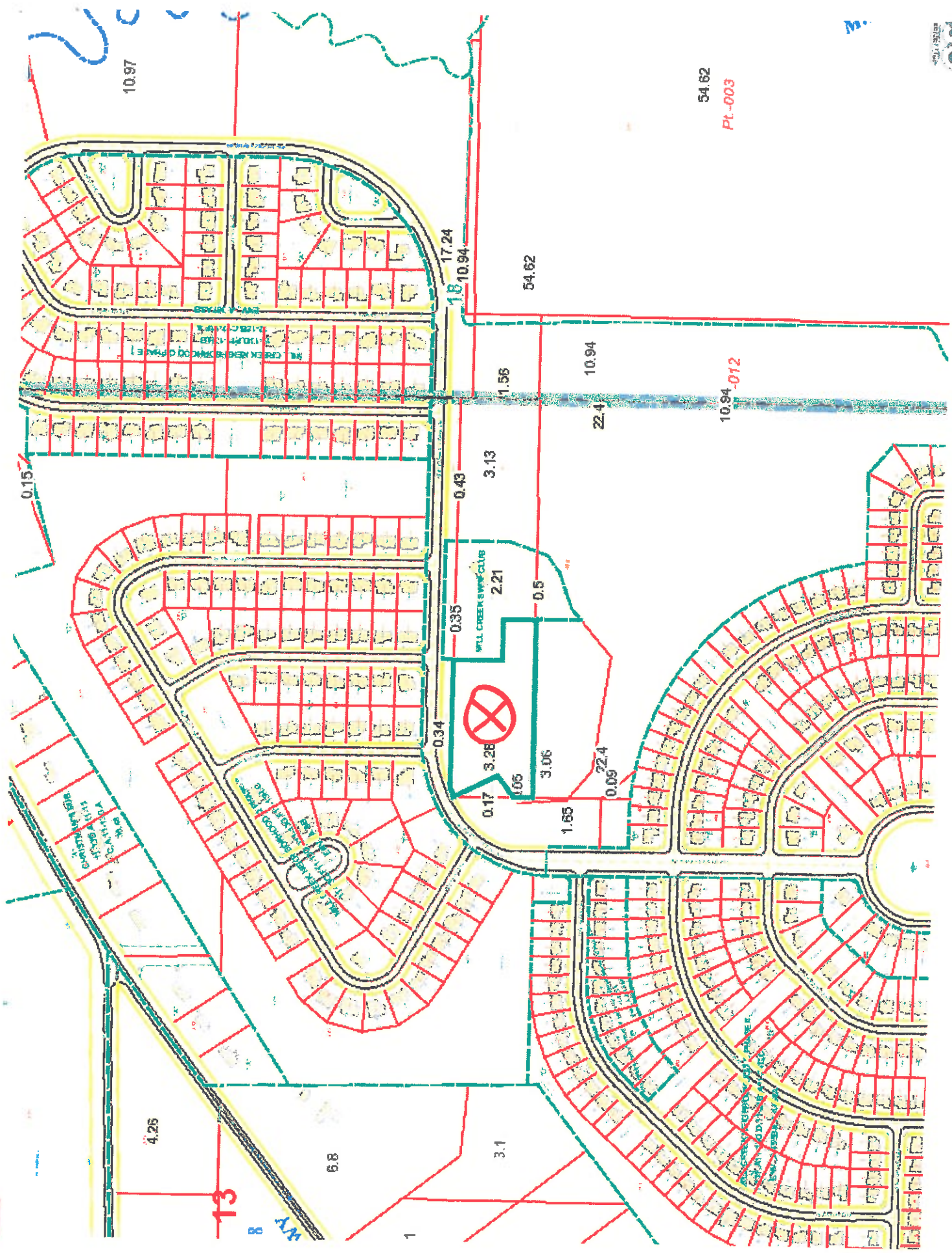
500°(M)
 N89°58'42"E(M) 140.00'(M)
 PARCEL 2

LOT 1
 MILL CREEK SWIM CLUB
 PER DOCUMENT 2014K022682

S00°01'18"E 110.00'
 N00°01'18"W 110.00'
 S00°01'18"E 220.00'
 S00°01'18"E 164.98'(M)
 N89°58'42"E 199.19'(M)

54.62
Pt.-003

10.94
-012

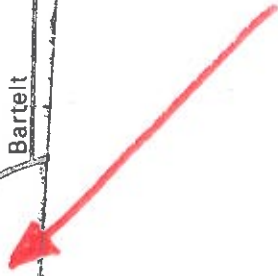
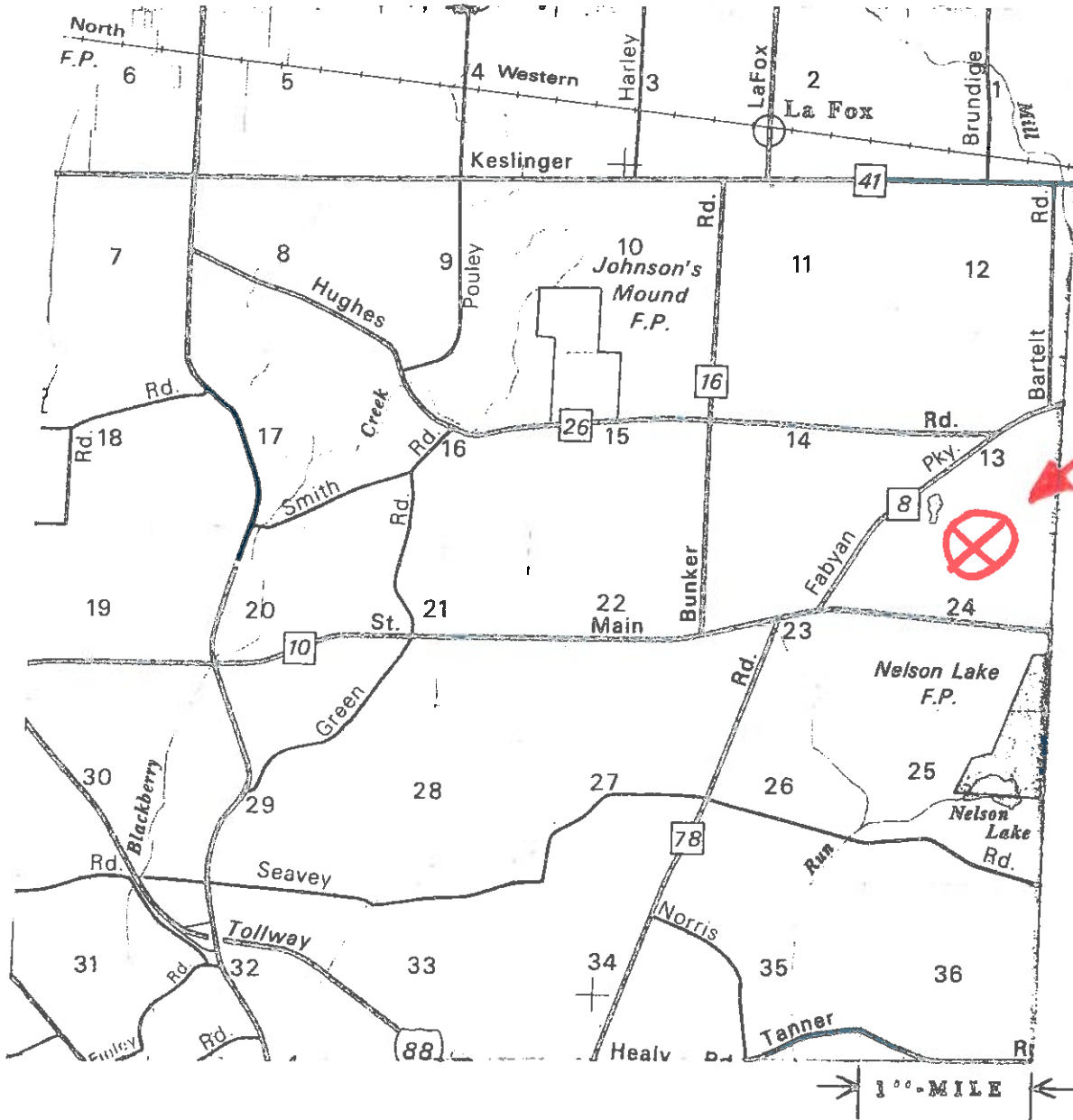




BLACKBERRY twp.

T.39N - R.7E

map 11



1⁰⁰-MILE