TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill
Carl Schodel
Mark VanKerkhoff
Monica Meyers
Petitioner

PETITION NUMBER 2015-4369

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

PURPOSE: REZONING PROPERTY FOR AN ADDITIONAL RESIDENCE

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 6.38 ACRES

LOCATION: 48W420 WELTER ROAD, SECTION 16, VIRGIL TOWNSHIP (07-16-200-011)

SURROUNDING ZONING USE
NORTH F - FARMING; AGRICULTURAL;
SOUTH F - FARMING; AGRICULTURAL;
EAST F - FARMING; RESIDENTIAL;
WEST F - FARMING; AGRICULTURAL;

EXISTING LAND USE: RESIDENTIAL; AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PARCEL

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE

Date 10/26/2015
Peter Fabrizius, et ux
Rezoning from F to F-1

Special Information: The property has a farmhouse from 1890 and several agricultural buildings. The farmland was divided off from the residential portion of the property in 2012, leaving the home in violation of the Kane County Zoning Ordinance. The petitioner is requesting a rezoning to allow for the subdivision of this residential portion of property to bring the existing home into conformance with the Zoning Ordinance and create one additional residential parcel to the east for the petitioner’s daughter. The petitioner’s representative has stated the area for the new eastern parcel is not highly productive farmland and its narrow shape makes it difficult to farm.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. 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.

Findings of Fact:

1. The rezoning will allow for one additional residential parcel.
2. The rezoning will bring the existing home into conformance with the Kane County Zoning Ordinance.

Attachments: Location Map
Township Map
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.

Fabrizius Rezoning and Minor Subdivision
Name of Development/Applicant

August 31, 2015
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?
   There are other scattered single-family lots in the area as a result of earlier divisions of parcels unsuitable for farming.

2. What are the zoning classifications of properties in the general area of the property in question?
   F District-Farming and F1 District-Rural Residential.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
   The subject property is unsuitable for any viable agricultural enterprise because of its small size; the tillable land has been sold off to enlarge an adjacent farming operation.

4. What is the trend of development, if any, in the general area of the property in question?
   There is little or no development in the general area except for isolated parcels, like the subject property, that lend themselves to very limited uses.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
   The proposed re-classification and use of the subject property is anticipated within the text of the 2040 Land Use Plan under Section 3.2 Agriculture and is, therefore, consistent with the 2040 Plan.