

4585

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
719 S. 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): 11-35-100-008
	Street Address (or common location if no address is assigned): 40W778 Norris Rd. Sugar Grove, IL 60554

2. Applicant Information:	Name David Giordano Phone 440-781-1819
	Address 40W778 Norris Rd. Sugar Grove, IL 60554 Fax Email DavidGiordano@icloud.com

3. Owner of record information:	Name " Phone "
	Address " Fax Email "

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agricultural

Current zoning of the property: Agricultural

Current use of the property: Agricultural

Proposed zoning of the property: Agricultural w/special use

Proposed use of the property: Agricultural , grass airstrip

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) 800' x 50' grass airstrip. Site plan attached

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (Available in pdf form at _____), 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 _____) to be filed with the Illinois Department of Natural Resources.
(* This report may best be accessed with Internet Explorer on some computers, per the State)
- 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.

 8/26/21
Record Owner 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.*

David Giordano

8/26/21

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?

Our Property is located in an area with farms and open space. We are planning to use this airstrip for recreation but potentially for agricultural use at a later date ex: crop dusting

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

The general area has been farm use and/or open space.

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

The property is very flat with minimal obstructions. It is in a sparsely populated area with large distances between neighboring properties/dwellings.

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

The street and area around the property doesn't have existing natural gas or internet. As far as we understand this area is planned agriculture and most of the development is far east of this area

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

We are proposing to keep the property agricultural we would only ask to use a small section 800' x 50' for the proposed airstrip. It will likely see less than 200 hours a year of use.

It will only base one or two light aircraft and the rest of the property will continue to be farmed for corn, soybeans or hay.

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.**

As stated previously the airstrip will be used minimally. It will be located in an area with large distances to other dwellings.

The airstrip could be an option for a pilot in trouble heading to or leaving from aurora airport albeit for smaller aircraft. More options increase safety of operations.

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

I have spoke to two of my nearest neighbors that have expressed excitement for the project. The beauty of an airstrip is if after a while it is no longer in use it can easily be reverted back to to farming as its only a grass strip.

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

This area is farming and hopefully will continue to be farming. The stol aircraft being used are able to take off and climb very quickly. I truly believe people will hardly know the airstrip is there.

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

Fortunately for this project no facilities are required.

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

As mentioned before the most activity will be 1-2 aircraft at any given time . For that reason traffic and congestion should be a non-issue.

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

The special use is an approved condition in the F farm district pending board approval. This will be very small and quiet.

We have no intentions to later expand its use to be anymore then 1-2 light aircraft

Anderson Uddin

54 W Downer Place, Suite 107 Aurora, IL 60506
aulawgroup.com 630.907.7499

September 17, 2021

VIA EMAIL & U.S. MAIL

Keith T. Berkhout
Zoning Planner
Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, Illinois 60134

Re: *Request for Special Use Permit for Private Airstrip*
Property Address: 40W778 Norris Road, Sugar Grove, Illinois 60554
Parcel No. 11-35-100-008
Application for Zoning Map Amendment and Special Use

Dear Mr. Berkhout:

Please be advised I represent David Giordano, the owner of the above-referenced property. As you know, with the consent of your office and the Kane County Zoning Board, Mr. Giordano would like to erect a private airstrip on the property. In support of that request, enclosed please find the following items:

- \$2,775.00 Non-Residential Use Rezoning Fee (17 acres).
- \$100.00 Variation Fee.
- Project Description.
- Application for Zoning Map Amendment and/or Special Use.
- Plat of Survey of the Property prepared by an Illinois Registered Land Surveyor.
- Legal Description of the Property.
- Completed Land Use Opinion.
- Endangered Species Consultation Agency Action Report, which has been mailed for filing with the Illinois Department of Natural Resources.
- List of Record Owners of all property within 250 feet of the Property.
- Certification of Notification to Property Owners within 250 feet of the Property.
- Notices of Consent and Approval from Property Owners within 250 feet of the Property.
- Finding of Fact Sheet.
- Proof of Insurance for the Property.

As these materials demonstrate, the proposed private airstrip meets each of the requirements of the Kane County Zoning Ordinance Art. III, §3.1 (1976). First, the planned airstrip is not located: (1) within one and a half miles of any incorporated city or village or any unincorporated area within any circle drawn from any point on the subject property with a radius of 2,000 feet that contains more than two hundred dwelling units; (2) within five miles of the

September 17, 2021

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boundary of any public use airport; or (3) in a location which is inconsistent with the plans, policies, and ordinances of Kane County. Zoning Ordinance Art. V, § 5.13-1 (1976). Second, the proposed airstrip is not located within three miles of another "restricted landing area" – *i.e.* another private landing strip. Zoning Ordinance Art. V, § 5.13-2 (1976). Third, the proposed airstrip is not within 1,000 feet of any highway, street, or railroad right-of-way if the runway is perpendicular to such right-of-way; or within 500 feet of such right-of-way if the landing strip is parallel with such right-of-way. Zoning Ordinance Art. V, § 5.13-3. Fourth, the proposed plan does not include any obstructions, such as power lines, trees and buildings, within five percent of the landing area, or five feet in height to every 100 feet distance measured from the level of the runway. Zoning Ordinance Art. V, § 5.13-4. Fifth, the run up or blast area is not located within 200 feet from any residence or property line. Zoning Ordinance Art. V, § 5.13-5. Sixth, the proposed landing strip will have a "dustless surface." Zoning Ordinance Art. V, § 5.13-6. Lastly, Mr. Giordano is working with the Illinois Department of Transportation, Division of Aeronautics for its approval. The proposed landing strip will be used for private use only, and will not base more than two airplanes at any given time. The proposed landing strip will also not be used by itinerant aircraft.

I appreciate your attention to this matter. Please let me know if you have any questions or require anything further from Mr. Giordano.

Sincerely,

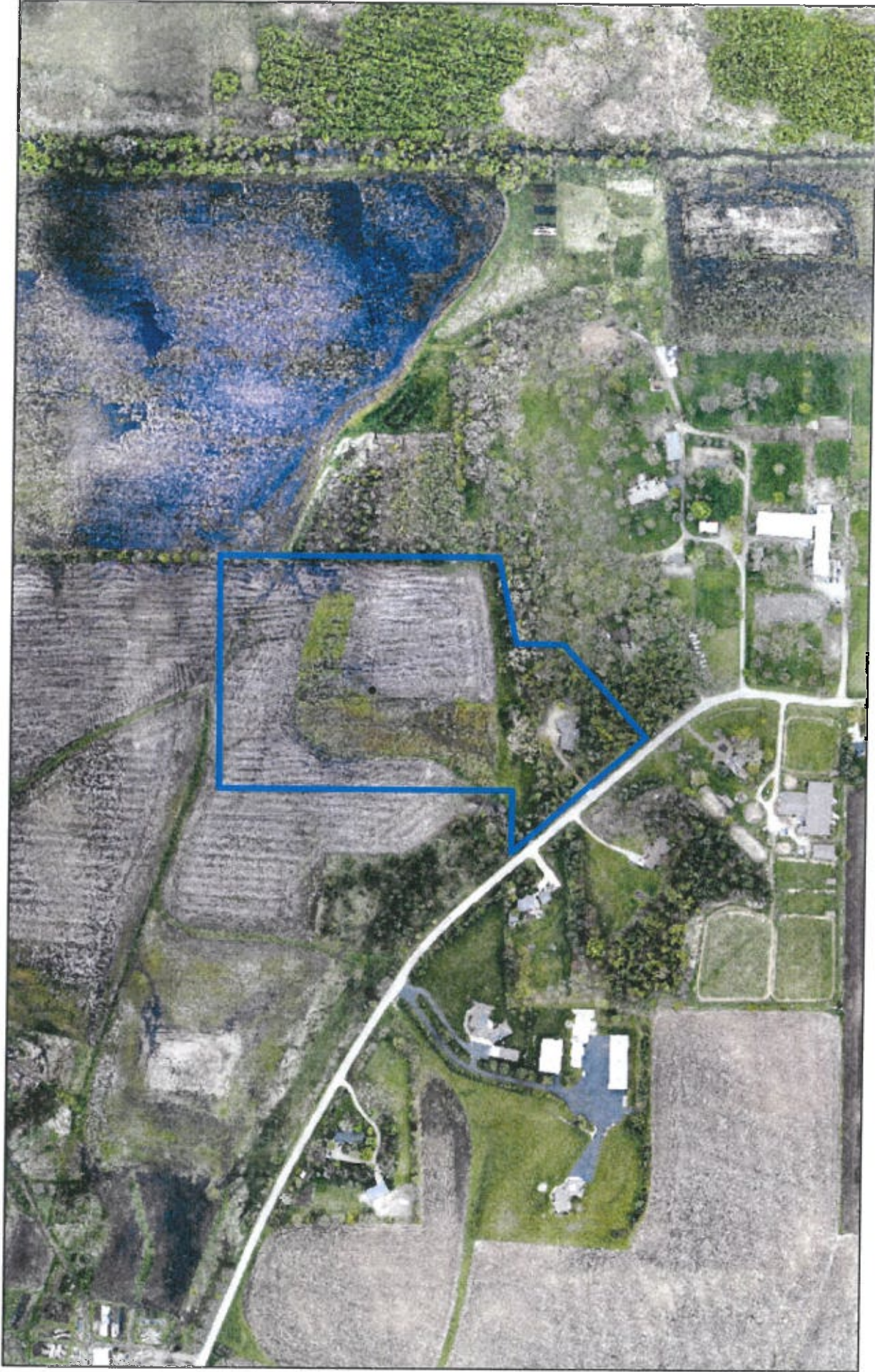


Colin W. Anderson

Project Description

The proposed project is to convert existing farm field from current soy bean/corn to a grass strip. The farm field makes up about 14 acres in size. We would be using only a section of about 800' X 50' wide and converting it to grass for a short field take off and landing airstrip for light aircraft. The rest of the field would be farming same as exists today. The grade that exists won't be altered much from the way it stands as it already has a level +/- 3% grade. Attached is survey and drawing referencing the portion we propose.

Map Title



September 21, 2021

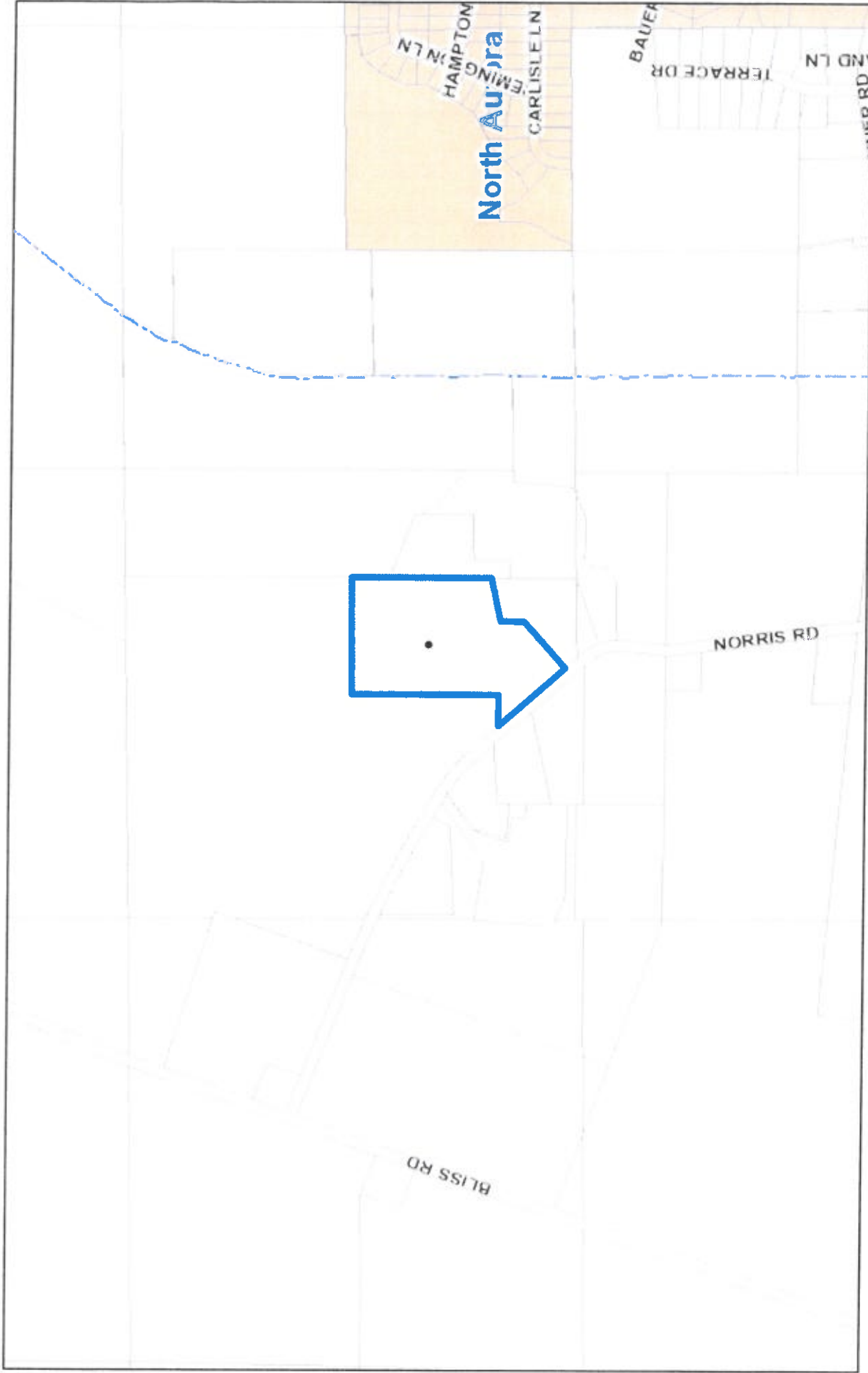
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GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

Map Title



September 21, 2021

GIS:Technologies

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GIS:Technologies
Kane County Illinois

David Giordano, et ux

Special Use request in the F-Farming District for a private airstrip for up to 2 planes

Special Information: The petitioner is seeking a Special Use to allow a grass airstrip in the northern portion of the property. The airstrip would be for private use for a maximum of 2 planes.

Analysis: The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

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