

Kane County Development 719 Batavia Ave Geneva, IL 60134 Phone: (630) 232-3492

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TO: Kane County Zoning Board Of Appeals Kane County Development Committee

County Board Member District

Janice Hill Petitioner

Carl Scheodel

Mark VanKerkhoff

Monica Meyers

PETITION NUMBER 2013-4311

Date

12/23/2013

GENERAL INFORMATION

APPLICANT:

DEAN, JEFFREY J & PAMELA J

12N137 PEPLOW RD

HAMPSHIRE

60140

PURPOSE:

THIS PARCEL WAS SOLD OFF FROM THE SURROUNDING FARMLAND IN VIOLATION

OF THE ZONING ORDINANCE IN 1986. A REZONING WILL BRING THE RESIDENTIAL

USE INTO CONFORMANCE WITH THE ZONING ORDINANCE.

EXISTING ZONING:

F - FARMING;

REQUESTED ACTION:

F-1 - RURAL RESIDENTIAL;

SIZE:

1.64 ACRES

LOCATION:

ON THE EAST SIDE OF PEPLOW ROAD, SOUTH OF THE VILLAGE LIMITS OF BURLINGTON, SECTION 10, BURLINGTON TOWNSHIP (12N137 PEPLOW ROAD)

(04-10-351-003)

SURROUNDING

ZONING

USE

NORTH

F - FARMING;

AGRICULTURAL;

SOUTH

F-FARMING;

AGRICULTURAL;

EAST

F - FARMING;

AGRICULTURAL;

WEST

F - FARMING; F-1 - RURAL RESIDENTIAL;

AGRICULTURAL; RESIDENTIAL;

EXISTING LAND USE:

RESIDENTIAL;

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

Jeffrey Dean, et ux F to F-1

Special Information: The property owner has the property in question listed for sale. During the due diligence process it was discovered that it was split off from the surrounding farmland in 1986 in violation of the Zoning Ordinance at that time. The property contains an existing home dating back to 1918 as well as numerous agricultural buildings. The rezoning will preserve an existing farmstead and bring the property into conformance with the Zoning Ordinance.

Analysis: The Kane County 2040 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

Staff recommendation: The Kane County Technical Staff recommends approval of the rezoning request.

Staff recommended Finding of Facts:

- 1. The rezoning will preserve an existing farmstead.
- 2. The existing residential use will not intensify.
- 3. The rezoning will bring the farmstead into conformance with the current Zoning Ordinance.

Attachments:

Location Map Township Map PUD Use List

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.

	Jeffrey & Pamela Dean U(~Z6-4)3 me of Development/Applicant Date
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1.	How does your proposed use relate to the existing uses of property within the general area of the property in question?
	This rezoning request is to conform to the existing/current
	zoning ordinances (F to F-1)
	This proposed use is to preserve an old farmstead of a
	residence, barn, shed, silo, etc.
2.	What are the zoning classifications of properties in the general area of the property in question?
	F and scattered & surrounding F-1
3.	How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
	The property is a well established farmstead that existed
	for many years. This rezoning request will not take any
	farmland out of production.
	What is the trend of development, if any, in the general area of the property in question? Predominately farming and rural scattered and similar farmettes.
5.	How does the projected use of the property, relate to the Kane County 2040 Land Use Plan? This re-zoning petition keeps the agricultural designation and conforms to the existing ordinance regarding farmettes.
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	ZONING DIV.





