

**County of Kane
Zoning Application**

**Trainor
44W244 Plato Road (Plato Township), Elgin, IL.**

Project Description

Applicant is the prospective purchaser of a long-existing single family residence located at 44 W 244 Plato Road, Elgin (Plato Township), Kane County, IL. The residence is currently part of a 130 +/- acre farmland owned by Jon DeRaedt Trust #2010-10. The residence on this parcel has been owned by DeRaedt since 1953.

The parcel to be acquired measures approximately 435' x 538' and totals six (6) acres. The parcel includes a 2-story, single family residence; a pole barn; a machine shop; and two silos. Applicant has occupied the residence on a rental basis for the past 10 years.

The rear (approximately) one-half of the property will be rented out for cropland. The purchaser may in the future raise cattle on the property.

The area is generally farmland. Burlington Central High School is located just across Plato Road (to the southwest); and there are a few other residential parcels in the vicinity. Burlington Hills Subdivision is farther west of the site.

**Additional Project Information
In Support of Application**

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

The proposed use is to continue the long-existing single family residential use of the property, together with agricultural-related activities. The residential use has been in existence at this location for over 70 years. The prospective purchaser currently occupies the residence; will continue to occupy the residence; and will rent out the rear half of the property for cropland and/or may introduce cattle-raising at the site in the future.

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

North	County F - Farming
East	County F - Farming
South	County F - Farming (and Central High School)
West	County F - Farming (generally)
Also >	County B-3 (one parcel)
	County F-1 (one parcel)
	County SU (one parcel)
	County f-2 (one parcel)

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3. How does the suitability of the property relate to the uses permitted under the Zoning Regulations?

The property is suitable for its continued use for agricultural-related activities (in part), and for continued use for a single-family residence (in part), which residential use has been in existence for more than 70 years.

4. What is the trend of development in the area...?

The trend of development is to continue the existing agricultural-related uses in the general area.

5. How the the proposed use of the property relate to the County's 2040 Land Use Plan?

The 2040 Land Use Plan shows this area of Plato Township / Kane County as "agriculture." The proposed use will continue the agricultural-related use of the Subject Property.

Respectfully submitted:

Larry Trainor and Kathy Trainor
Applicants

By: Mark Schuster
Mark Schuster
Bazos, Freeman, Schuster & Pope LLC

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STATEMENT IN SUPPORT OF APPLICATION

Factors set out in the County Zoning Regulations

- A. Existence of non-prime farmland (based on the Kane County soil survey and the important farmlands map, prepared by the U.S. Department of Agriculture, Soil Conservation Service; and other applicable sources);

This residential use has been in existence for more than 70 years at this location; a portion of the proposed 6-acre site is tillable and will be put to crops.

- B. Topography;

The topography in this area is generally flat; no alterations of topography are proposed.

- C. Manmade and physical features which may serve as barriers;

There are no manmade or other physical features which may serve as "barriers" on this site.

- D. Vegetative cover;

The parcel proposed for re-zoning is partly in grassy yard (adjacent to the existing residence and other buildings), and partly remains tillable for annual crops.

- E. Parcel size;

The parcel proposed for re-zoning is 6 acres in size.

- F. Adjacent zoning classifications / land uses.

North	County F - Farming
East	County F - Farming
South	County F - Farming (and Central High School)
West	County F - Farming (generally)

Also >	County B-3 (one parcel)
	County F-1 (one parcel)
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	County f-2 (one parcel)

- G. Suitability of the subject property for subsurface sanitary disposal system;

There is an existing septic system on the site to serve the existing residence.

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H. Soil types and soil characteristics;

Miami – Dodge soils – gently sloping – well-drained soils; Octagon Silt Loam.

I. Existing conditions and proposed changes with respect to drainage of surface and subsurface waters;

The “existing conditions” are that a single family residence has been located on this site for more than 70 years; no changes are proposed to any surface or sub-surface waters.

J. Existing and proposed vegetation and ground cover;

No changes are proposed to any vegetation / ground cover.

K. Suitability of access, traffic conditions and congestion;

The parcel is accessed via Plato Road; the use is long-established and the change in zoning will not increase traffic or cause congestion .

L. Diminishing property values in the area or injury to the use and enjoyment of other property;

The residential use is long-established and and will not affect property values in the area.

M. Such other conditions and factors as to the Zoning Board of Appeals and the County Board shall appear relevant in each individual case.

N/A.

Respectfully submitted

Larry Trainor and Kathy Trainor, Applicants

By: Mark Schuster
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Bazos, Freeman, Schuster & Pope LLC



