



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

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

PETITION NUMBER 2014-4333 **Date** 11/18/2014

GENERAL INFORMATION

APPLICANT: CLOVER HEDGE, LLC

12070 HANSON ROAD
ALGONQUIN 60102

PURPOSE: TO REZONE THE PROPERTY FROM F & F-1 TO F-2 TO ALLOW FOR A LANDSCAPING BUSINESS

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-2 - AGRICULTURAL RELATED SALES, SERVICE, PROCESSING, RESEARCH, WAREHOUSE AND MARKETING; SPECIAL USE;

SIZE: SQUARE FEET

LOCATION: 12N330 SWITZER ROAD, SECTION 11, PLATO TOWNSHIP (12N330 SWITZER ROAD) (05-11-300-040)

SURROUNDING	ZONING	USE
NORTH	F-2 - AGRICULTURAL RELATED SALES, SERVICE, PROCESSING, RESEARCH,	LANDSCAPING BUSINESS
SOUTH	F - FARMING;	CHURCH
EAST	F - FARMING;	AGRICULTURAL;
WEST	CITY OF ELGIN	FUTURE PARK

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGEMENT

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.3 OF THE KANE COUNTY ZONING ORDINANCE

November 19, 2014

Steven Kastel, et ux
Rezoning from F & F-1 to F-2

Special Information: Clauss Brothers is an existing landscaping company in business since 1925. The company specializes in high end landscaping projects, including the Buckingham Fountain Table, Lucent Technologies campus, Chicago Public Garden-Garfield Conservatory, Stearns Quarry Park and Loyola University, to name a few. The rezoning will allow the company to relocate their business to Kane County.

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

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

Findings of Fact:

1. The rezoning will allow a business to relocate to Kane County.
2. The non-residential use will be similar to other uses directly to the north and south of this property.

Attachments: Location Map
Township Map

LAW OFFICES
OF
JAMES F. COOKE, LTD.
A PROFESSIONAL CORPORATION

215 WEST ILLINOIS STREET
ST. CHARLES, ILLINOIS 60174-2850

FACSIMILE (630) 584-6103
TELEPHONE (630) 584-6800
EMAIL: JCOOKE@JIMCOOKELAW.COM

October 30, 2014

Kane County Zoning Board of Appeals
Attn: Zoning Enforcing Officer
719 Batavia Avenue
Geneva, Illinois 60134

Re: Petition for Rezoning
Legal Description of Subject Property is attached hereto
Commonly known as 12N330 Switzer Road, Elgin, Illinois 60123

PETITION FOR REZONING

Members of the Kane County Zoning Board of Appeals:


The Petitioner does hereby state as follows:

1. The titleholder of the Subject Property are the owners, Steven Kastel and Wendy Kastel.
2. The Subject Property is currently zoned F District Farming and F-1 Rural Residential.
3. Petitioner requests rezoning of a 6.6 (MOL) acre portion of the Subject Property (see Exhibit "A" attached) for the purpose of allowing the parcel to be used for Clauss Brothers Landscaping, office, pole barn, tree nursery, plant propagation and related uses.
4. Petitioner hereby requests the Kane County Zoning Board of Appeals grant a change in zoning for the subject real estate from F District and F-1 Rural Residential to F-2 Agricultural Related Sales, horticultural services, tree nursery and plant propagation.
5. The Petitioner hereby states that the Subject Property is:
 - a. Nonprime farmland and is not suitable for agricultural use;
 - b. The topography is suitable for the purpose of agricultural related use;
 - c. The adjacent land uses are open space, park, church, residential and farming facilities;
 - d. The parcel contains soils suitable for the existing subsurface sanitary disposal system;
 - e. There is suitable and safe existing access to the proposed use;
 - f. The proposed use will not diminish property values in the area or injure to the use or enjoyment of other property.

JAMES F. COOKE, LTD.

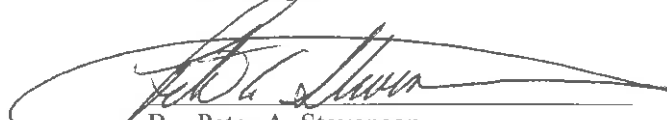
Given the foregoing, it is Petitioner's position that the rezoning requested herein is reasonable and consistent within the parameters of the Kane County Zoning Ordinance and the Kane County Comprehensive Land Use Plan.

Respectfully submitted,


James F. Cooke
Attorney for the Petitioner

Petitioner:

Clover Hedge, LLC


By: Peter A. Stevenson

November 19, 2014

Steven Kastel, et ux
Rezoning from F to F-2

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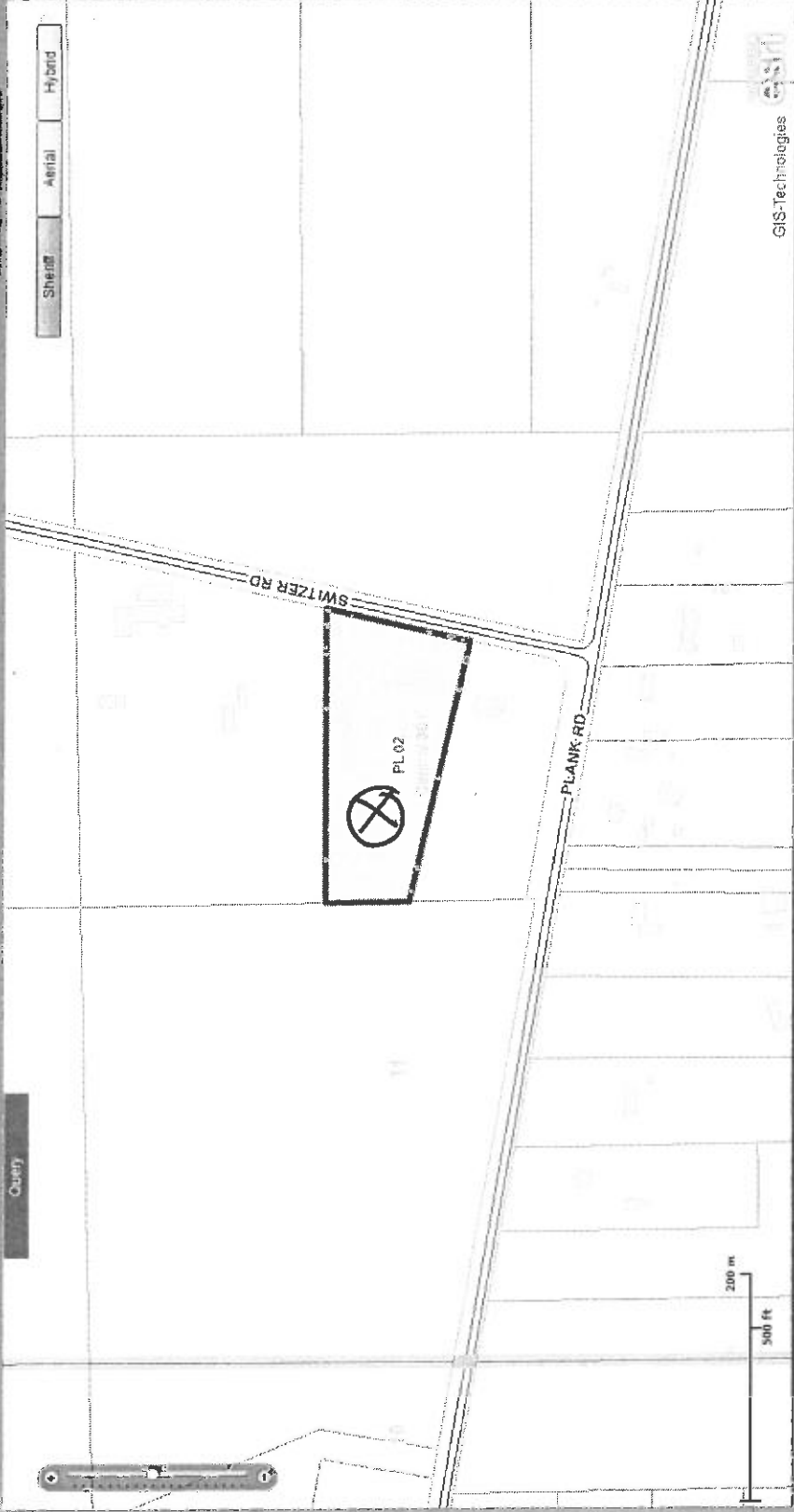
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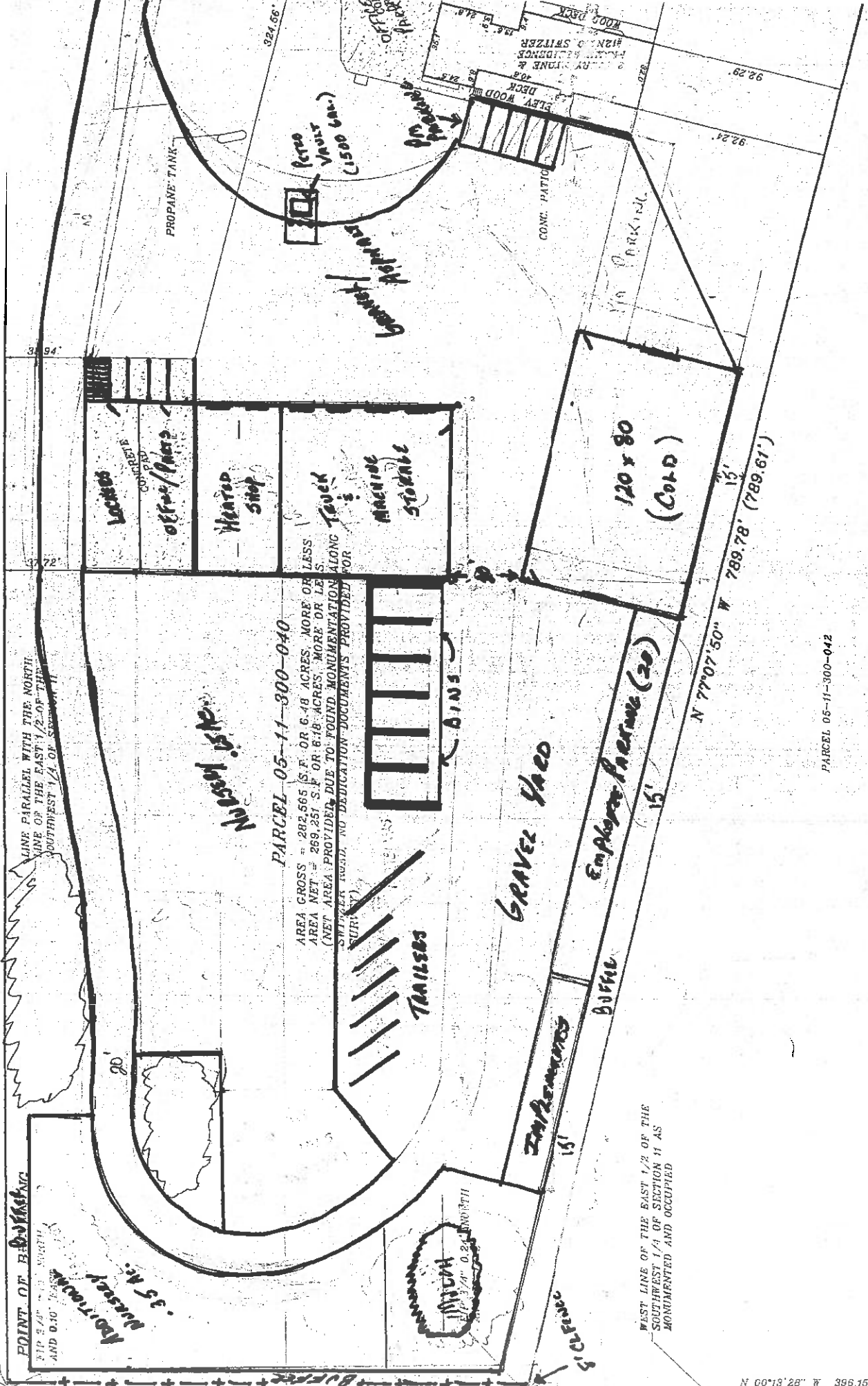
Attachments: Location Map
Township Map



Fin	Name	Address	Subdiv	Lat/Lng
Year Fin	2014	0511000-0		Query
Results	BuildEz	Photo		
Profiles	Textfill	Menu		

Description	Value
Parcel	05-11-200-040 0511000-00
Constructing	Active / Y
Owner	NASTEL STEVEN R & KENDY
Township	PLATC
SubCode	0011 P-messies-Dwelling
TaxCode	PL017
Document	2015K041460 4-27-2012
Area SqFt	6,097.286,024-90 (Devised)
Ageage	Unmeasured
Legal	
Permanent Address	12N330 SWITZER
City	ELGIN
Mailing Address	
Address1	54021 Oak Run Ct
Address2	
City	Saint Charles, IL 60174-6024

05-11-300-040 / ELGIN



LINE PARALLEL WITH THE NORTH
LINE OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 11

POINT OF BEGINNING
210 8' 24" NORTH
AND 0.10' EAST
3.5 AC.

PARCEL 05-11-300-040

AREA GROSS = 282,565 S.F. OR 6.48 ACRES, MORE OR LESS
AREA NET = 269,251 S.F. OR 6.18 ACRES, MORE OR LESS
(NET AREA PROVIDED DUE TO FOUND MONUMENTATION ALONG
SOUTHERN BOUNDARY. NO DEDICATION DOCUMENTS PROVIDED FOR
SURETY)

N 00°13'28" W 243.13' (243.03')

N 00°13'28" W 396.15'

WEST LINE OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 11 AS
MONUMENTED AND OCCUPIED

PARCEL 05-11-300-042

PROpane TANK

Propane
Vault
(1500 gal.)

Gravel
Paved
Area

CONC. PATIO

SLEY WOOD
DECK

120 x 80
(Cold)

GRAVEL YARD

Employee Parking (20)

BINS

TAIILS

WELL
1 1/2" x 0.25' DEPTH

Employee

Buffer

5' Buffer

N 77°07'50" W 789.78' (789.61')

37.94'

57.72'

20'

15'

15'

15'

15'

37.94'

92.21'

92.29'

324.66'

OFFICE
DECK

FRANK
RESIDENCE
FRANK
STITZER

40.8'

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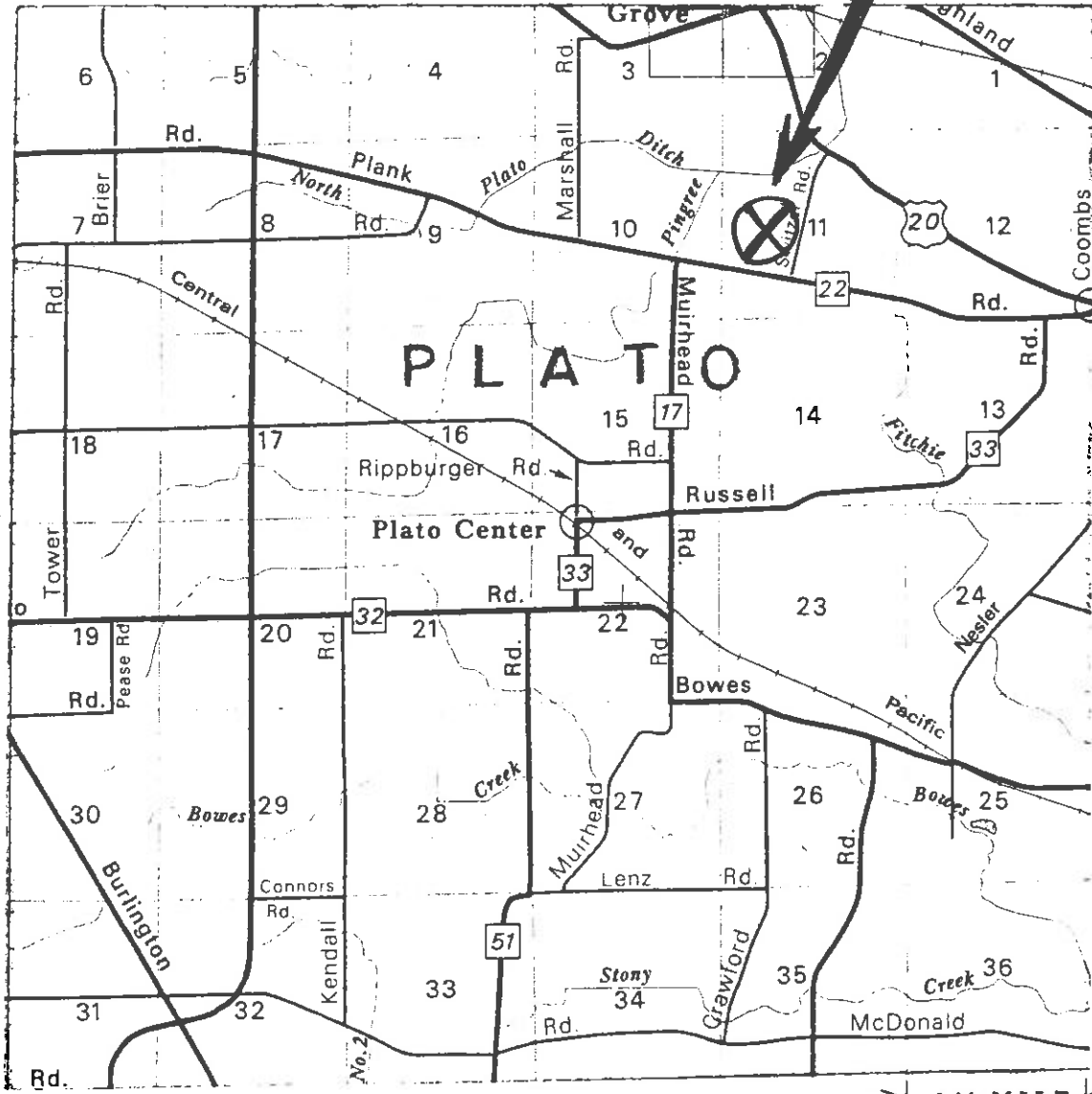
42.8'

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PLATO twp.
T. 41N. - R. 7E

map 5



1 MILE