

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 232-3492 Fax: (630) 232-3411

<i>Received Date</i>

ZONING MAP AMENDMENT APPLICATION

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): Lot: 3049,3050, 3051,3052 3053,3073,3075,3076 3077 <div style="text-align: center; font-size: 1.2em;">09-10-255-022</div>
	Street Address (or common location if no address is assigned): 35 W.333Riverside Drive St. Charles, IL 60174

2. Applicant Information:	Name Nicholas F. Casiello	Phone 630-235-9818
	Address 1449 Briergate Drive, Naperville, IL 60563	Fax
		Email nick@cassenterprises.com

3. Owner of record information:	Name Nicholas F. Casiello	Phone 630-235-9818
	Address 1449 Briergate Drive, Naperville, IL 60563	Fax
		Email nick@cassenterprises.com

Zoning and Use Information:

²⁰⁴⁰
2030 Plan Land Use Designation of the property: ~~multi-family~~ Rural Residential

Current zoning of the property: Farm land

Current use of the property: multi-family - 1/2 unit

Proposed zoning of the property: ~~multi-family~~ R8 District - 2 Family Residential

Proposed use of the property: residence - 2 unit

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

See attached

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), 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 www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to 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.

Nicholas F. Casiello, Carol J. Casiello	12/31/2014
Record Owner	Date

Nicholas F. Casiello	12/31/2014
Applicant or Authorized Agent	Date

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.*

Nicholas F. Casiello

Name of Development/Applicant

12/31/2014

Date

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

same

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

Farm Land

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

Non-conforming

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

same usage as before

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

LOT 3049,3050,3051,3052,3053,3073, 3074, 3075, 3076 and 3077
in "MAP 4" OF FOX RIVER HEIGHTS, IN THE TOWNSHIP OF
ST. CHARLES, KANE COUNTY, ILLINOIS.



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 2015-4345 **Date** 04/02/2015

GENERAL INFORMATION

APPLICANT: NICHOLAS CASIELLO

1449 BRIERGATE DRIVE
NAPERVILLE 60563

PURPOSE: REZONE THE EXISTING SINGLE FAMILY HOME TO ALLOW FOR A USE AS A 2-UNIT RESIDENCE

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: R-8 - TWO-FAMILY RESIDENTIAL;

SIZE: 10000 SQUARE FEET

LOCATION: 35W333 RIVERSIDE DRIVE, SECTION 10, ST. CHARLES TOWNSHIP (09-10-255022)

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

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: RURAL RESIDENTIAL.

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS SITE

APPLICABLE LAND USE REGULATION: ARTICLE IX, SECTION 9.12 OF THE KANE COUNTY ZONING ORDINANCE

March 31, 2015

Nicholas Casiello
Rezoning property from F to R-8 with lot size and sideyard setback variances

Special Information: Background - This property was in the Village of Valley View. When the Village dissolved in the early 1980's all properties, regardless of zoning or use, were put into the F-Farming District as a default under the Kane County Zoning Ordinance at that time. The petitioner bought this property a few months ago. The restaurant was known for years as "Al Capone's Hideaway" and was a popular area gathering place. The petitioner has experience in the restaurant industry as an owner in Alley 64 in St. Charles, Alley 64 in Palatine and the Dam Bar and Grill in Geneva. He is prepared to make a large investment to restore and upgrade the property, including a new septic system and entranceway sign. To improve his customer's experience he is also proposing a new outdoor deck on the north side of the restaurant facing the river. The rezoning will involve approximately the western third of the property, which he is requesting be rezoned from F to B-4. Setback variances are being requested for the existing building and new deck. The remainder of the property is the subject of his Special Use for a parking lot adjacent to a business zoned property. At the entrance to the parking lot the petitioner is requesting a right of way setback variance to construct a new business sign.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Rural Residential. This designation, allows for infill residential development on parcels with a one acre minimum, with a gross density of generally about two acres per dwelling unit. With the provisions of the existing land covenant the density of the property will be below the minimum of this land use designation.

Findings of Fact:

1. The rezoning will bring the restaurant into conformance with the Kane County Zoning Ordinance.

Attachments: Location Map
Township Map

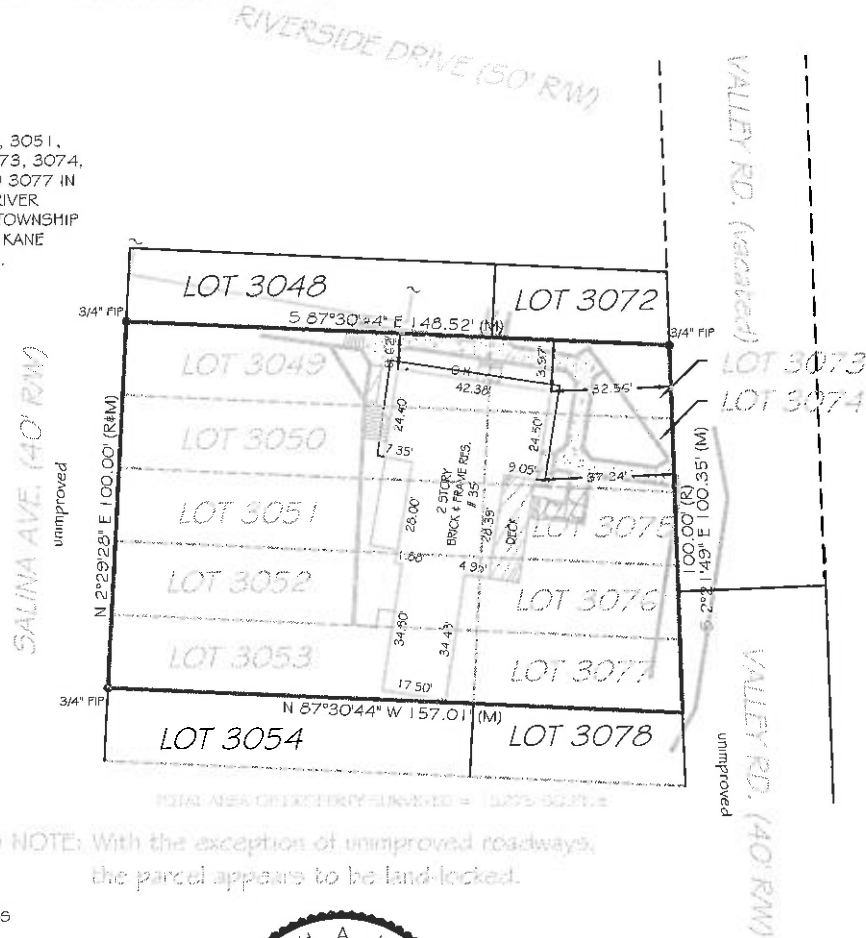


PROPERTY ADDRESS: 35 WEST 333 RIVERSIDE DRIVE SAINT CHARLES, ILLINOIS 60174

SURVEY NUMBER: 1411.0610

FIELD WORK DATE: 11/11/2014 REVISION DATE(S): (REV.1) 11/12/2014
 1411.0610
 BOUNDARY SURVEY
 KANE COUNTY

LOT 3049, 3050, 3051,
 3052, 3053, 3073, 3074,
 3075, 3076 AND 3077 IN
 "MAP 4" OF FOX RIVER
 HEIGHTS, IN THE TOWNSHIP
 OF ST. CHARLES, KANE
 COUNTY, ILLINOIS.



SURVEYOR'S NOTE: With the exception of unimproved roadways, the parcel appears to be land-locked.

STATE OF ILLINOIS } 55
 COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF NOVEMBER, 2014 AT 916 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy



GRAPHIC SCALE (In Feet)
 1 inch = 40' ft.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
 LICENSE EXPIRES 11/30/2016
 EXACTA LAND SURVEYORS LB# 5763

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
 NONE VISIBLE

CLIENT NUMBER: CE1310-IL-1141525

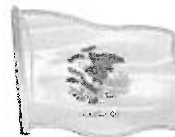
DATE: 11/12/2014

BUYER: Nicholas F. Casiello and Carol J. Casiello

SELLER:

CERTIFIED TO: NICHOLAS F. CASIELLO AND CAROL J. CASIELLO;
 PREMIUM TITLE SERVICES, INC.; FIRST AMERICAN TITLE
 INSURANCE COMPANY; STANDARD BANKS

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.



ST. CHARLES twp.
T.40 N - R.8E

map 9

