#### <u>KANE COUNTY DEVELOPMENT DEPARTMENT</u> Subdivision and Zoning Division, Kane County Government Center 719 Batavia Avenue Geneva, Illinois 60134 Office (630) 232-3492 Fax: (630) 232-3411

### **SPECIAL USE APPLICATION**

Instructions:

To request a special use 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.

# <u>The information you provide must be complete and accurate.</u> If you have a question please call the subdivision and zoning division, and we will be happy to help you.

1. Property Information:	Parcel Number (s):		
	Parts of 07-22-200-004 & 07-22-200-011		
	<b>Street Address (or common location if no address is assigned):</b> East side of Meredith Road, approximately 0.3 mile south of Winters Road. Maple Park, IL 60151		

2. Applicant	Name	Phone
Information:	Development Properties, Inc.	630-584-3303
	John A. Thornhill, President	
	Address	Fax
	44 White Oak Circle,	630-584-3303
	St. Charles, IL 60174-4165	
		Email
		JATLDC@sbcglobal.net

3. Owner of record information:	Name (A) Gerard J. & Judy W. Fabrizius (B) Catholic Bishop of Rockford	<b>Phone</b> 913-485-8151
	Address (A) 4N859 Meredith Road, Maple Park, IL 60151 (B) 100 Park Avenue/PO Box 1389, Rockford, IL 61105-1389	Fax
		Email

#### Zoning and Use Information:

#### 2040 Plan Land Use Designation of the property:

Farming

#### Current zoning of the property:

F District-Farming

Current use of the property:

Cemetery and farming

#### **Proposed special use of the property:**

Section 8.1-2 Special Uses, (f) Cemeteries for human beings, including therein mausoleums and/or crematory.

## If the proposed Special Use/Map Amendment is approved, what improvements or construction is planned?

The only new infrastructure to be installed will be driveways to accommodate funeral services.

#### **Attachment Checklist**

- Plat of Survey prepared by an Illinois Professional Land Surveyor= Exhibit "C".
- $\Box \quad \text{Legal description} = \text{Exhibit "A"}.$
- Completed Land Use Opinion application (Available in pdf form at <u>www.kanedupageswed.org/luo.pdf</u>), 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 <u>www.dnr.state.il.us/orep/nrrc/aar.htm</u>) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted <del>contact: The Sidwell Co., 675 Sidwell Dr.,</del> St. Charles, IL (630) 549-1000; See KC GIS Aerial Photo (Exhibit "B").
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department) \$1500.00
- Site plan drawn to scale to demonstrate property can meet requirements of proposed zoning district (parking requirements, setbacks, landscaping, etc.).

## 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.

Record Owner: Gerard J. Fabrizius, & Judy W. Fabrizius, 4N859 Meredith Road, Maple Park, IL 60151

By: \_\_\_\_\_

Gerard J. Fabrizius

Judy W. Fabrizius

Date

Record Owner: Catholic Bishop of Rockford, 100 Park Avenue/PO Box 1389, Rockford, IL 61105-1389 c/o St. Peter and St. Paul Church of Virgil, a religious corporation.

By:

David J. Malloy, President

Date

### Findings of Fact Sheet – Special Use

St. Peter & Paul Cemetery Special Use

**Special Use Request** 

<u>February 14, 2020</u> **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 <u>will not</u> recommend a special use <u>unless</u> the following items are addressed:
- 1. 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.

The Special Use to expand and bring the cemetery which has been in existence since 1876 into compliance, should have no detrimental effect on surrounding properties.

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

The existing and proposed use is passive, requires no significant infrastructure except driveways to accommodate funeral services, and will not prevent anyone in the vicinity of the subject premises from the full enjoyment and use of their property.

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

The Special Use is passive and presents no obstacle to potential development of surrounding properties.

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

Yes; only required infrastructure will be driveways to accommodate funeral services.

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

Existing access to premises has been satisfactory and in place since 1876; no changes are required.

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

Yes; the special use is passive with no significant infrastructure and is consistent with the existing F District-Farming classification.