

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

Received Date

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.

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 help you.

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

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

3. Owner of record information:	Name (A) Gerard J. & Judy W. Fabrizius (B) Catholic Bishop of Rockford	Phone 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

Findings of Fact Sheet – Special Use

St. Peter & Paul Cemetery Special Use
Special Use Request

February 14, 2020
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 **will not** recommend a special use **unless** 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.