

January 27, 2015

Black Sheep Golf Course, Ltd.
Amendment and expansion of existing Special Use for a Golf Course

Special Information: The Special Use for the golf course was approved in 2000. In order to improve the experience of their members the course is requesting an amendment and expansion of the existing Special Use.

The amendment would apply to the complex of building located in the middle of the course and the southwest corner of the course. The amendment would include the removal of two existing maintenance buildings, a future 3000 square foot maintenance building, 2 future lodging buildings for out-of-town members and guests to spend the night during their stay (16 guests maximum) and parking will be expanded to 42 new spaces. Also, the owners are proposing a new maintenance building and yard in the southwest corner of the golf course, just north of and accessed through the property at 42W140 Seavey Road. Due to engineering concerns it is possible this may never be constructed.

The expansion would involve the purchase of the current residential property at 42W140 Seavey Road. The existing house and barn would remain and be used for storage and office as part of the operation of the golf course. Twenty-two parking spaces would be added to the property.

Analysis: The overall property is in two different designated areas under the Kane County 2040 Land Resource Management Plan, which are Agricultural and Institutional Private Open Space. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses. It is the intention of the current owner that this parcel never be developed and be kept in agricultural use. The Institutional Private Open Space category values private open space due to the number of ecological functions it provides, such as visual open space.

Recommendation: The Kane County Technical Staff recommends approval of the Special Use request with the following stipulations:

1. When the new maintenance is constructed on the southwest portion of the golf course, engineering will be required for the development of the site to ensure that the stormwater management obligations are met. The additional impervious area will likely require additional site runoff storage and the existing stormwater management may be modified to account for the additional volumes. Additionally, soil erosion and sediment control measures need to be implemented.
2. When the new maintenance is constructed on the southwest portion of the golf course, the owner will work with Staff regarding adequate screening and buffering in order to minimize impact on neighboring residential properties.

Findings of Fact:

1. The overall golf course use will not be intensified.
2. The petitioners are requesting these changes to improve the operation of the golf course and their players' experience.

Attachments: Location Map
Township Map

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.

Name of Development/Applicant _____

Date _____

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

The surrounding properties are classified as F1 District or F2 District. The proposed use of F2 District incorporates the property into the adjoining golf course property under the same zoning with special use for golf course. The surrounding properties are designated as F1 District Farming Rural Residential.

2. What are the zoning classifications of properties in the general area of the property in question?
F District Farming; F1 District Rural Residential; F2 District Agricultural with Special Use for Golf Course

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

Current Zoning is F1 -District Rural Residential. There is a residence currently on the property. The residence will remain on the property.

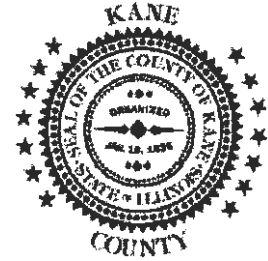
4. What is the trend of development, if any, in the general area of the property in question?

The surrounding properties are designated as F - District Farm; F1 -District Rural Residential and F2 - District Agricultural with special use for golf course. There has been no development or development trend for any of the surrounding general area of the property in question.

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

The property falls within the 2040 Land Use Plan under the F -Districts and Open Space designations for the property and surrounding area.

Findings of Fact Sheet – Special Use



Special Use Request _____

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:*

6. 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.

Within the special use to allow for golf course operations all setbacks, buffers and natural buffers will maintain proper separation from surrounding properties. The property will remain basically unchanged with minimal impact of increased use of the property.

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

The surrounding properties are currently adjacent to the golf course and the property would be incorporated into the use of the golf course without changing the current layout of the property with the exception of adding parking space. There will be no change to the enjoyment, use or value of the surrounding properties.

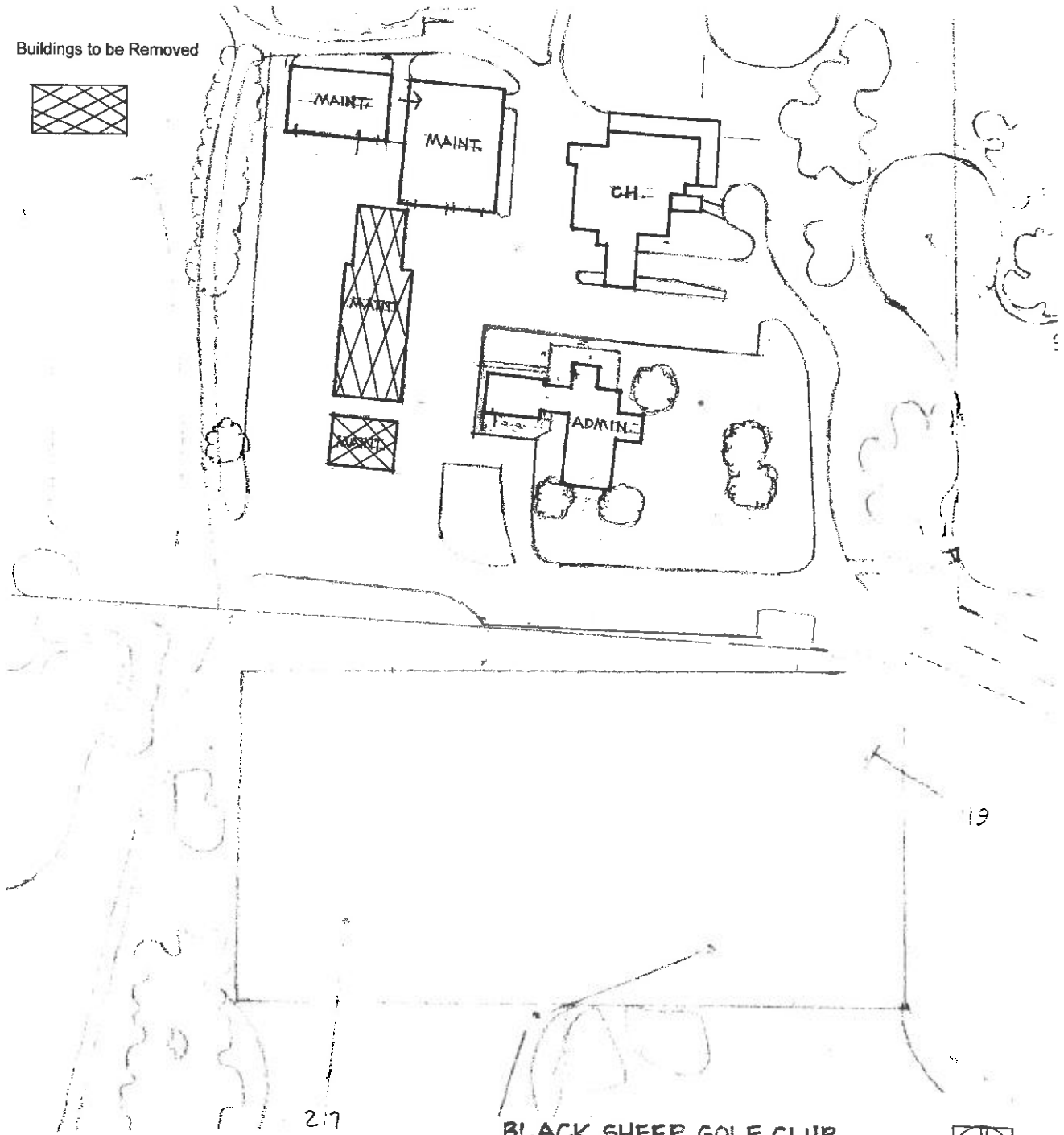
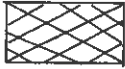
8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

The current zoning for all surrounding properties is F - Farming; F1 -Rural Residential; F2 - Agricultural with special use for golf course. The 2040 Land Use Plan designates the area to remain under these classifications with no plans for development outside of these classifications.

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

The property is currently adequately supplied with utilities, access, drainage, etc. to accommodate the proposed use of the property as it will remain virtually unchanged with the exception of additional pavement for parking.

Buildings to be Removed



BLACK SHEEP GOLF CLUB
CLUBHOUSE SITE EXISTING CONDITIONS

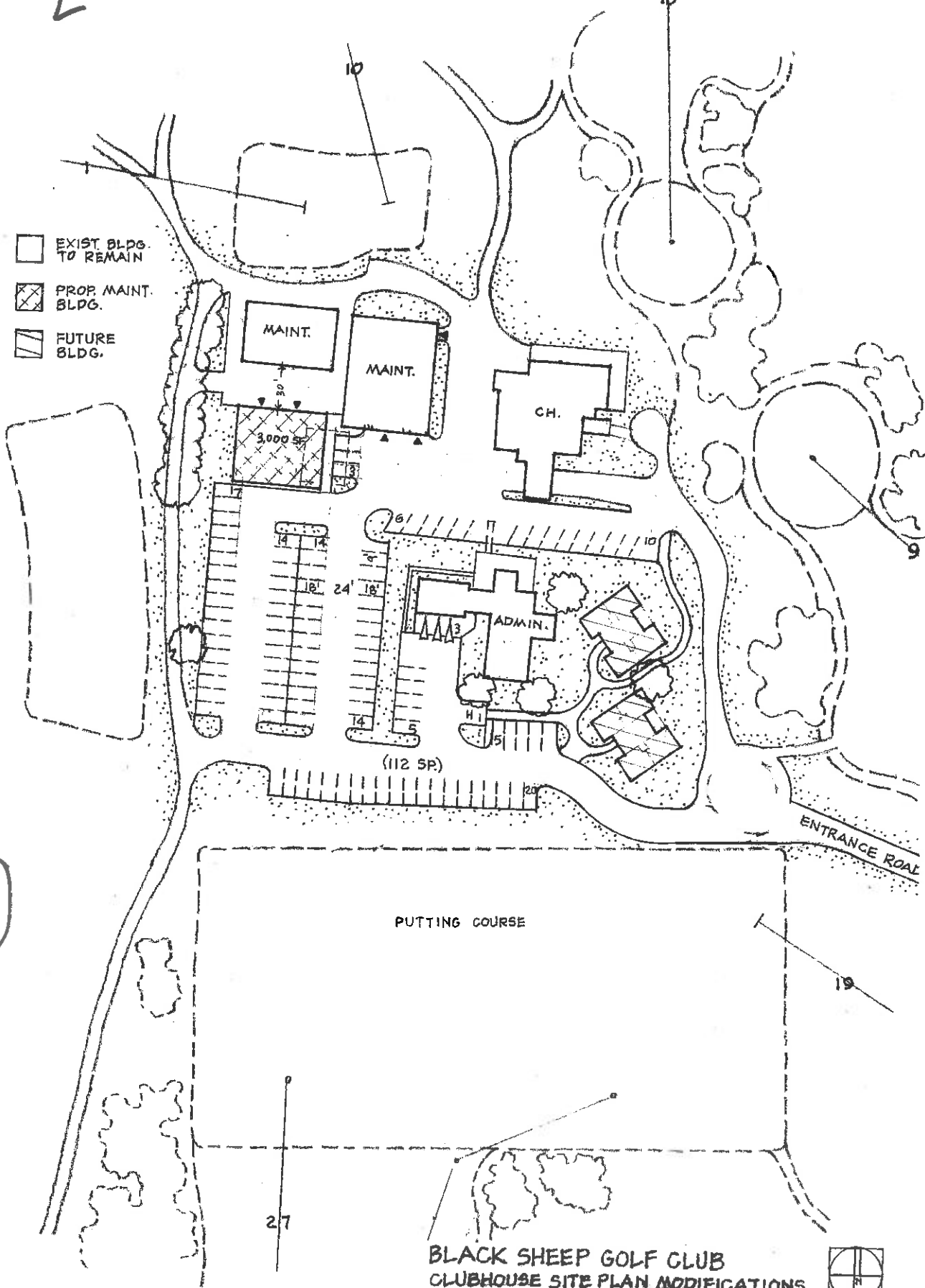


1"=60'

A

12.2.14

2



- EXIST BLDG. TO REMAIN
- PROP MAINT. BLDG.
- FUTURE BLDG.

A

ENTRANCE ROAD

PUTTING COURSE

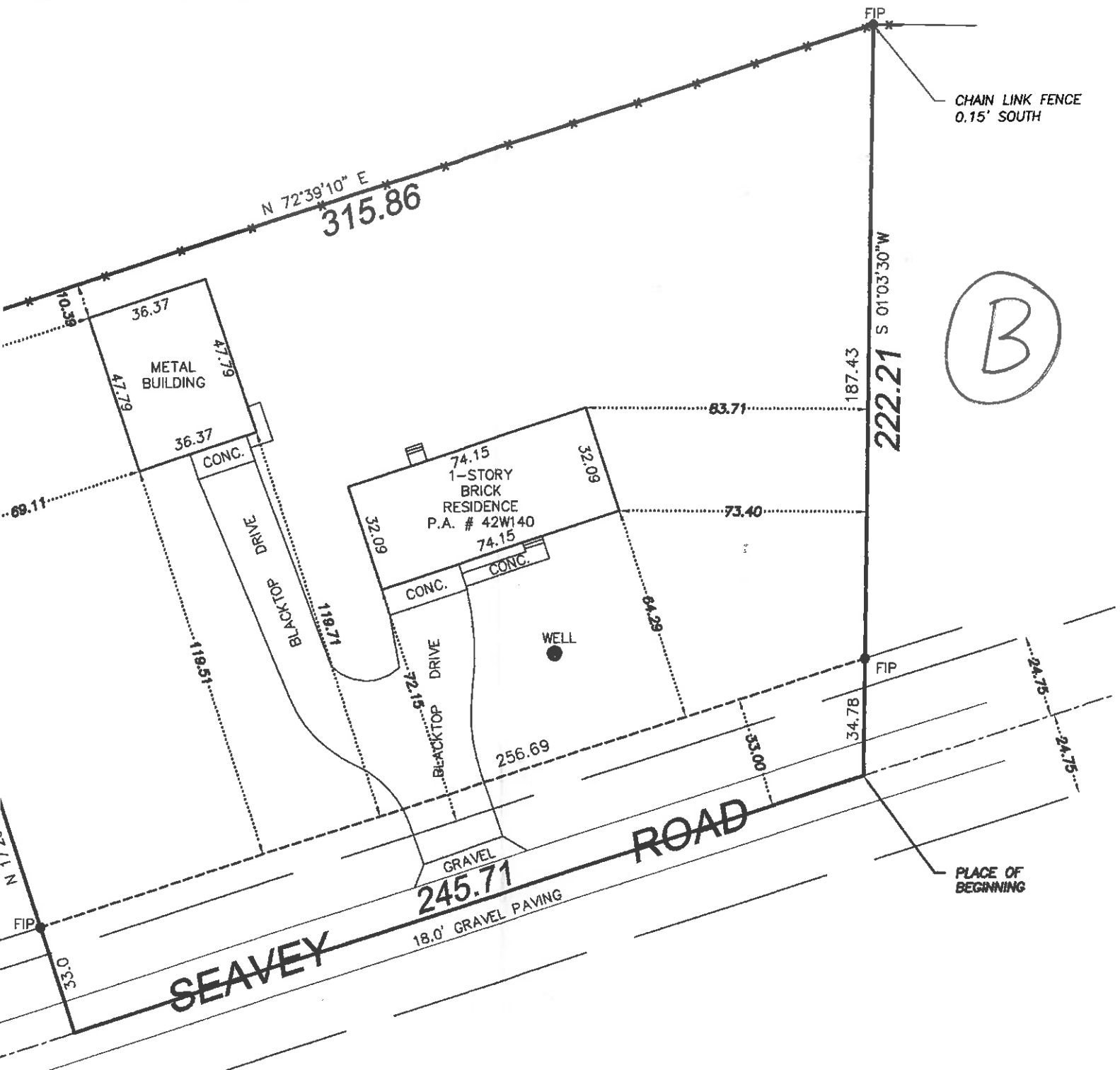
(112 SP)

**BLACK SHEEP GOLF CLUB
CLUBHOUSE SITE PLAN MODIFICATIONS**



1"=60'

... THENCE SOUTH 72 DEGREES 39 MINUTES 10 SECONDS WEST A DISTANCE OF 648.14 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING IN SAID CENTERLINE, A DISTANCE OF 245.71 FEET; THENCE NORTH 72 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 210.84 FEET; THENCE NORTH 72 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 315.86 FEET; THENCE SOUTH 01 DEGREE 03 MINUTES 30 SECONDS WEST PARALLEL TO THE CENTERLINE OF SEAVEY ROAD, A DISTANCE OF 315.86 FEET; THENCE SOUTH 01 DEGREE 03 MINUTES 30 SECONDS WEST A DISTANCE OF 222.21 FEET TO THE PLACE OF BEGINNING, IN THE TOWN OF BLACKBERRY, KANE COUNTY, ILLINOIS.



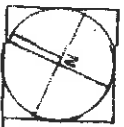
LAMBERT & ASSOCIATES
 LAND SURVEYORS
 955 WEST LIBERTY DR., WHEATON, IL. 60187
 PHONE: (630) 653-6331 FAX: (630) 653-6396

● = found iron stake
 ○ = set iron stake

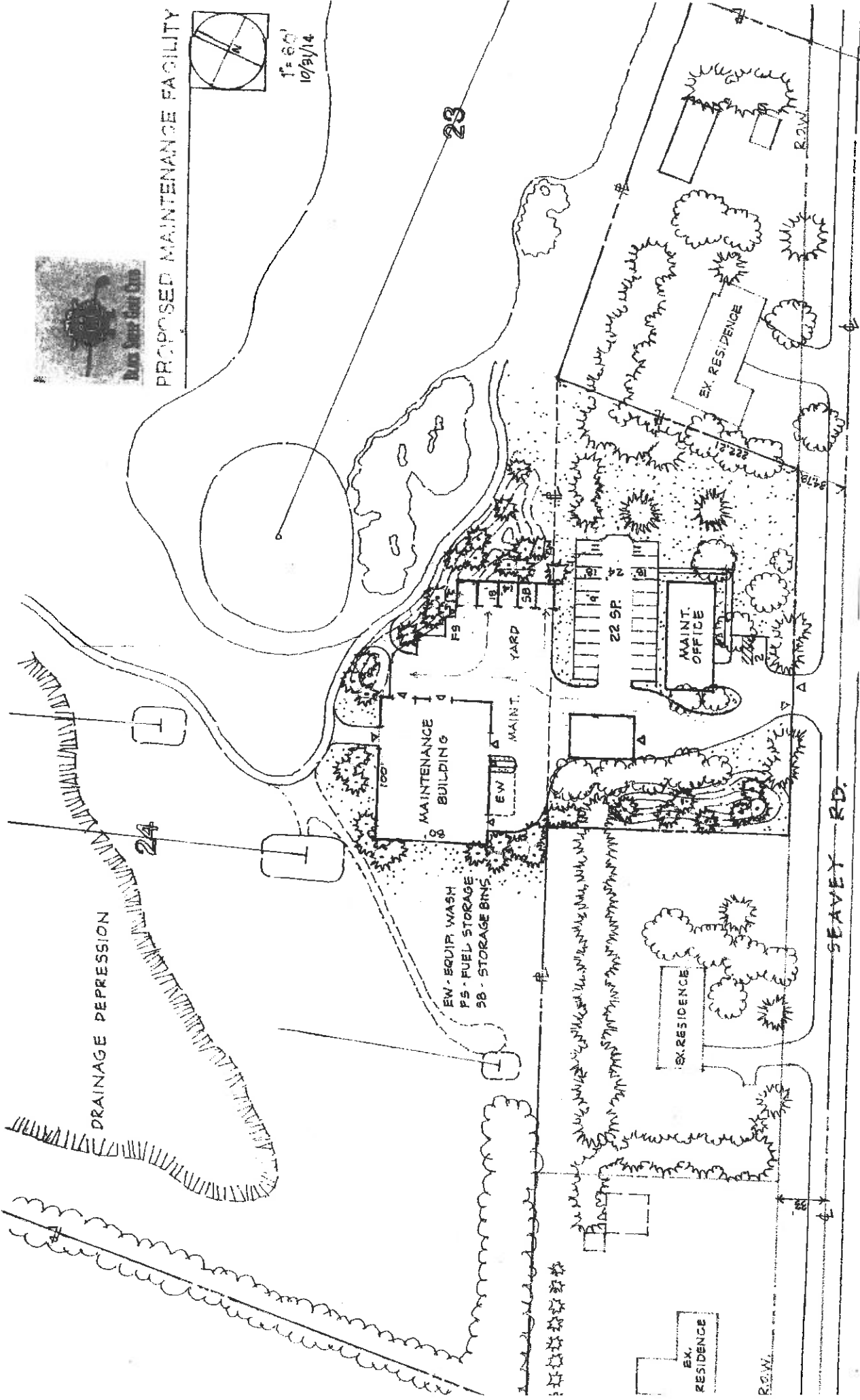
ORDERED BY: ROBIN HILL



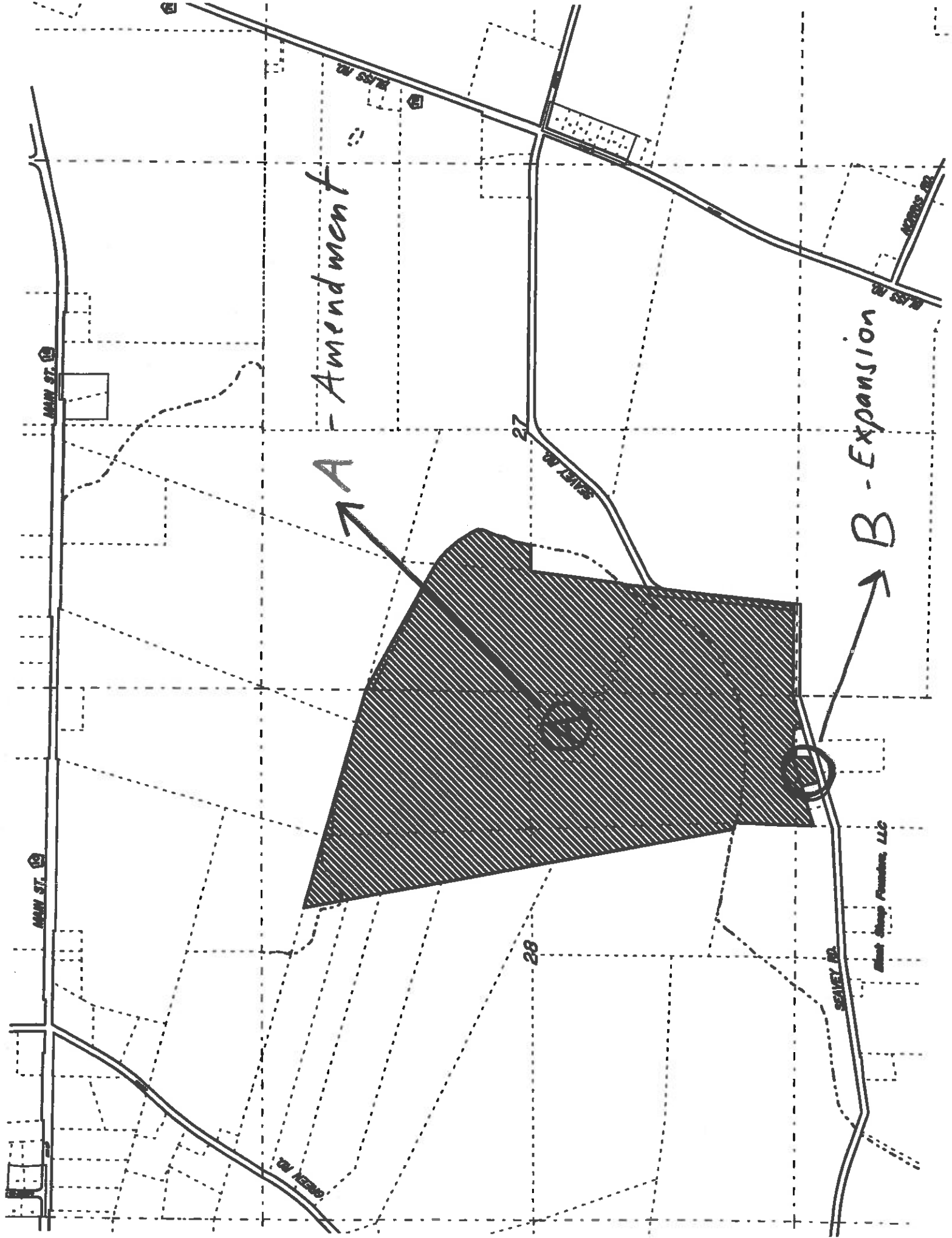
PROPOSED MAINTENANCE FACILITY



1" = 60'
10/31/14



(B)



A - Amendment

B - Expansion

MAIN ST.

27

28

Plant Group Facilities, LLC



BLACKBERRY TWP.
T.39N - R.7E

map 11

