



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
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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 2015-4350 **Date** 05/26/2015

GENERAL INFORMATION

APPLICANT:	ZIMBEROFF, JASON J & JODY C	
	1217 BECKMAN LN	
	BATAVIA	605103389
PURPOSE:	REZONE THE EXISTING RESIDENTIAL PROPERTY TO BRING IT INTO CONFORMANCE WITH THE KANE COUNTY ZONING ORDINANCE	
EXISTING ZONING:	F - FARMING;	
REQUESTED ACTION:	R-1 - ONE-FAMILY RESIDENTIAL;	
SIZE:	2.50 ACRES	
LOCATION:	2S483 RADDANT ROAD, SECTION 26, BATAVIA TOWNSHIP (12-26-278-030, 12-26-426-031)	
SURROUNDING	ZONING	USE
NORTH	CITY OF BATAVIA	RESIDENTIAL;
SOUTH	F - FARMING;	RESIDENTIAL;
EAST	CITY OF BATAVIA	RESIDENTIAL;
WEST	CITY OF BATAVIA	RESIDENTIAL;
EXISTING LAND USE:	RESIDENTIAL;	
LAND USE PLAN DESIGNATION:	URBAN NEIGHBORHOODS/MIXED USE INFILL	
ZONING HISTORY:	NO PREVIOUS REQUESTS FOR THIS PROPERTY	
APPLICABLE LAND USE REGULATION:	ARTICLE IX, SECTION 9.5 OF THE KANE COUNTY ZONING ORDINANCE	

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.

Jason & Jody Zimberoff
Name of Development/Applicant

March 11, 2015
Date

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

The property has been, and will continue to be used as a residence.
The surrounding area should not notice any change.

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

Most of surrounding area is either annexed into Batavia already, or unincorporated residential property.

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

Property is currently zoned Farm but is too small to be used as a farm.

Change to R1 residential zoning will bring it into conformance with how it is already being used.

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

Development has mostly ceased, as most land in the area is already developed as residential property.

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

We are asking zoning to be changed to residential, and plan calls for land to be used as “rural residential.” This should agree with the plan.

May 26, 2015

Jason Zimberoff
Rezoning from F to E2-A

Special Information: The existing home was constructed in 1958. The previous owner sold off the eastern third of the property in 1995 which was annexed into the City of Batavia and developed into residential parcels. This sale of property rendered the property in violation of the F-Farming District for residential use. The petitioner and current owner of the property lives in one of the three “new” parcels that were created in the annexation. He brought the property to fix up and rent out. Since his current home backs to this property he was interested in owning the property to make sure it was properly restored and maintained.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhood/Mixed Use Infill. **Estate zoning is not typically recommended in this jurisdiction. However, to eliminate the concerns of the City of Batavia about the potential for a second home to someday be constructed on the property, the original rezoning request was amended from R-1 District One Family Residential to E2-A District Estate Residential. * It should be noted the current owner has stated he never had any plans for a second home, he just wanted to bring the property into conformance so he could apply for building permits to restore the home.**

Findings of Fact:

1. The rezoning would bring the existing residential use into conformance with the Kane County Zoning Ordinance.

Attachments: Location Map
Township Map



