

**KANE COUNTY DEVELOPMENT DEPARTMENT**  
 Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date
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**APPLICATION FOR ZONING MAP AMENDMENT  
 AND/OR SPECIAL USE**

**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.

<b>1. Property Information:</b>	Parcel Number (s): 01-31-300- <del>003</del> 042
	Street Address (or common location if no address is assigned): 14N281 FACTLY Rd SYCAMORE IL 60178

<b>2. Applicant Information:</b>	Name	Phone
	Address	Fax
		Email
	ED BROTSCHNEIDER	847 3775 802 601-3775
	46W431 PRAMPOSE PATH	
	HAMPDEN IL 60140	BZG-HORSE 1 @ PEOPLE PC. com

<b>3. Owner of record information:</b>	Name	Phone
	Address	Fax
		Email
	SAMMIS	

# Findings of Fact Sheet – Map Amendment and/or Special Use

- 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.

ED BRETSCHWITZER  
Name of Development/Applicant

3/16/17  
Date

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

Similar Single Family Homes in area, and Properties have been there for 50+ years.

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

predominately F and some R1

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

not changing anything - Everything Has been there for 40+ years - things in area the same also

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

scattered Residential and Farming

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

July 31, 2017

Irene Hageman Trust  
Rezoning from F to E-3 and R-5

**Special Information:** In the early 1970's several homes were constructed on the property, consisting of two single family homes and a duplex. As it is now, the property in non-conforming as one of the single family homes and the duplex do not have the correct zoning. The rezoning will allow the property to be divided so that each of the homes and the duplex can be on their own separate parcels with the property zoning.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. 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.

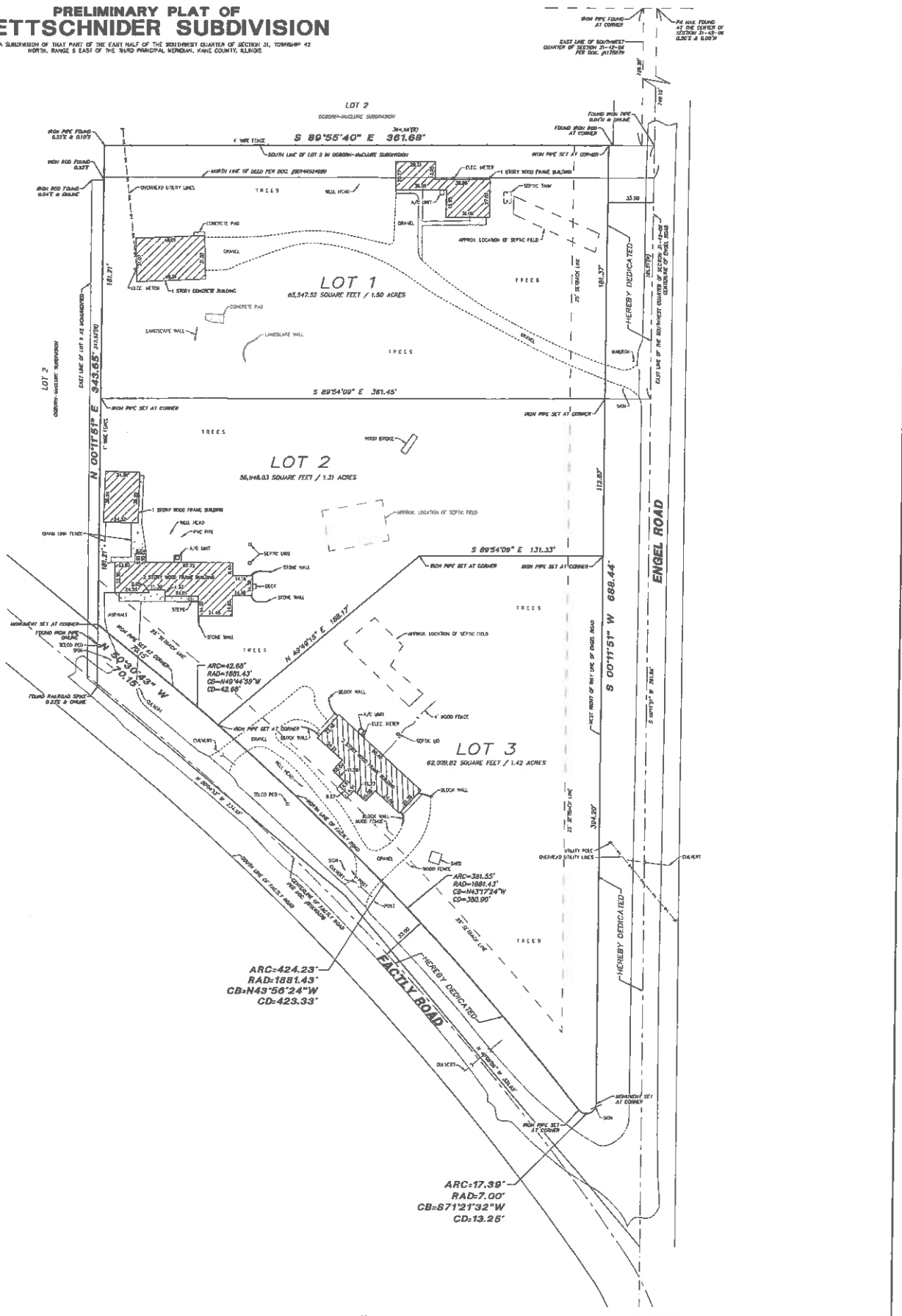
**Staff recommended Finding of Fact:**

1. The existing residential use will not intensify.
2. The rezoning will bring all the homes into conformance with the Kane County Zoning Ordinance.

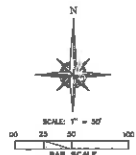
Attachments:      Location Map  
                         Township Map  
                         Petitioner's finding of fact sheet

# PRELIMINARY PLAT OF BRETTSCHEINER SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, PANE COUNTY, ILLINOIS



NOTES REGARDING SURROUNDING JURISDICTIONS:  
THE CITY OF SYCAMORE AND THE VILLAGE OF EURLINGTON ARE WITHIN 1.5 MILES OF THE PROPOSED SUBDIVISION, BUT HAVE CHOSEN NOT TO EXERCISE THEIR RESPECTIVE ORDINANCES.



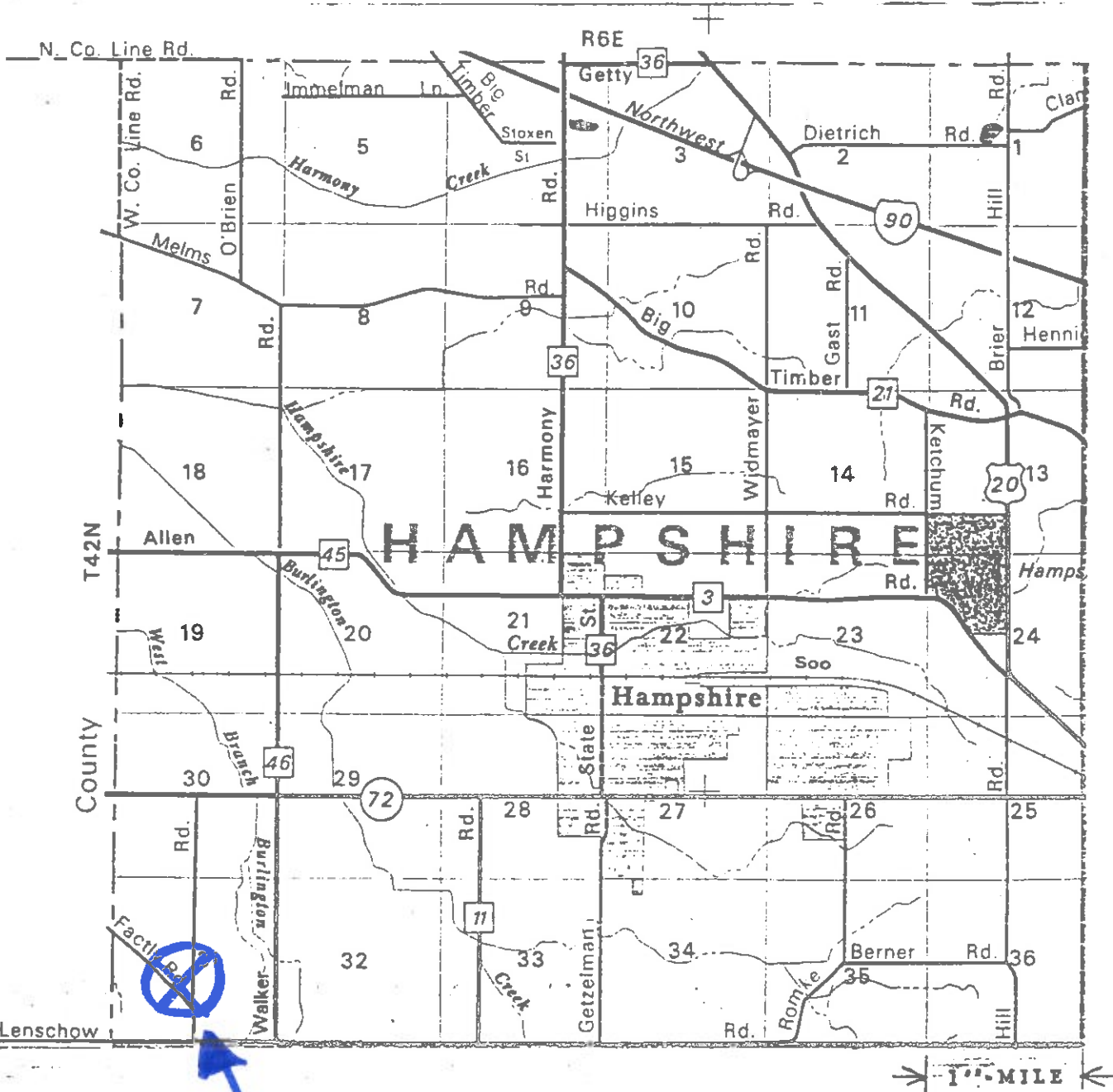
- LEGEND**
- SUBDIVISION BOUNDARY
  - PROPOSED LOT LINES
  - UNDERLYING LOT LINES
  - - - PROPOSED EASEMENT LINES
  - EXISTING EASEMENT LINES
  - EXISTING PROPERTY LINES
  - EXISTING ROADWAY CENTER LINE
  - (REL. XX) RECORD BEARINGS & DISTANCES

SITE ADDRESS: 14N28T FACILITY ROAD SYCAMORE, ILLINOIS		SCALE: 1"=30'
DRAWN: KCH		BOUNDARY: FMI
FIELD WORK: BSA		CHECK: FMI
JOB: S15201		SHEET
S-1		OF TWO SHEETS

PREPARED BY: **W-T LAND SURVEYING, INC.**  
 1475 Parkway Avenue  
 Sycamore, Illinois 60178  
 Phone: 815/398-8800 Fax: 815/398-8804  
 www.wtland.com  
 L. Thomas H. Land Surveying, Inc. 04/20/17

HAMPSHIRE twp.  
T.42N. - R.6E

map 1



## STAFF REPORT

TO: Kane County Regional Planning Commission

FROM: Mark VanKerkhoff, AIA, Director

DATE: June 14, 2017

RE: Brettschneider Property Minor Subdivision & Land Use Reclassification –  
PIN: 01-31-300-003; Hampshire Township

### Overview

The subject of this staff report is the proposed Minor Subdivision Plan and consideration of a land use reclassification for a 4.23-acre parcel in Hampshire Township (see Attachment 1). The property is located on Factly Road, immediately northwest of the intersection with Engel Road and less than one half mile north of Burlington's northwestern corporate boundary. The owner, Ed Brettschneider, has submitted an application to subdivide the property into three parcels sized 1.5 acres, 1.31 acres, and 1.42 acres; and is also requesting a land use reclassification. The owner/petitioner is not proposing any structural improvements or changes to the property in conjunction with the request for subdivision and land use reclassification. Additionally, the owner/petitioner has requested that the property be rezoned from E3 District Estate and F District Farming to E3 District Estate and R5 District Two-Family Residential respectively. The site currently consists of two single-family homes and a duplex (see Attachment 2). Lots one and two would be zoned E3, and lot 3 would be zoned R5.

The Regional Planning Commission has been asked to review the proposed subdivision and land use reclassification for consistency with the Kane County 2040 Plan. The following Staff Report has been prepared by Kane County Development Department staff. Information summarized in this report is intended to provide Regional Planning Commissioners with all relevant background information and site context with respect to the County's current and long range planning policies.

### Background

**PURPOSE:** Subdivision of the subject property into three parcels at 1.5 acres, 1.31 acres and 1.42 acres; as well as a land use change from Countryside Estate Residential to Rural Residential.

LOCATION: The site is located on the northwest side of the intersection of Factly Rd. and Engel Rd., on the Southwest Quarter of Section 31, Township 42 North, Range 6 East (Hampshire Township).

ACREAGE: 4.23

EXISTING LAND USE: The existing land use at the site is Residential. The subject property includes three residential structures – two single family residences and a duplex. The northern third of the property is zoned E3 District Estate and the southern two-thirds zoned F District Farming (see Attachment 3). *not included*

FUTURE LAND USE: The 2040 Land Use Map indicates that the site area should remain as Countryside Estate Residential (see Attachment 4). *not included*

SURROUNDING LAND USES: Properties adjacent to the subject site include Agricultural and Residential land uses. The adjoining properties to the east are zoned F District Farming; with properties to the northwest and south zoned R1 District One Family Residential and E3 District Estate respectively.

## Staff Review

### KANE COUNTY 2040 PLAN

The Kane County 2040 Land Use Plan and Map identifies the area of the subject property as a Countryside Estate Residential land use. These areas typically consist of natural features including moraine hills and woodlands or other native vegetation. Such areas are commonly adjacent to existing low-density residential areas and often serve as a transitional land use to agricultural lands and green infrastructure resources. The 2040 Plan calls for low density criteria to ensure that development within these areas “preserve the character, wildlife base, and natural features of these areas.” The Plan further advises that the gross density of such areas should generally not exceed an average of one dwelling unit per four acres of land.

Additionally, the subject property falls within the westernmost corridor of the County’s Conceptual Land Use Strategy Map: the Agricultural / Food, Farm and Small Town Area (see Attachment 5). The Conceptual Land Use Strategy Map recognizes this corridor as principally agricultural, emphasizing the protection of productive agricultural lands, while preserving the small-town character of incorporated municipalities in the western region of the county.

The following objectives from applicable chapters of the 2040 Plan should be considered in issuing a recommendation for the subject property:

***Land Use and Built Environment:***

Objective 1: To encourage compact, mixed-use, multi-modal development that will increase travel options within existing urbanized areas, employment centers, and along transit nodes and corridors as a means to accommodate new population growth, reduce land consumption, preserve valuable open space, conserve ecosystem functions, protect water quality, and improve community health.

Objective 3: To promote reinvestment in underutilized vacant properties, opportunities for compact, mixed-use development, and possibilities for suburban retrofits as preferred alternatives to new development that consumes more farmland and open space.

Objective 4: To support a countywide open space and green infrastructure network by prioritizing its protection, restoration, and enhancement through careful evaluation of natural resources prior to new development and utilizing techniques such as conservation design and low impact development.

Objective 7: To capitalize on existing investments in infrastructure by encouraging development in areas in where infrastructure is being underutilized or planned for expansion without straining fiscal budgets or creating new environmental impacts.

***Housing:***

Objective 1: To promote a balanced supply of housing types and prices countywide in order to meet the profound changes and shifts in the socio-demographic profile of Kane County residents.

Objective 4: To maintain and create a diverse and affordable housing stock in communities that have existing or planned infrastructure.

Objective 5: To encourage the removal of barriers in regulations that unnecessarily increase housing costs and discourage housing diversity.

Objective 6: To maintain, enhance, and create neighborhoods that are safe, free from environmental and public health hazards, provide a sense of community, and offer a choice of housing.

***Agriculture: Food and Farm:***

Objective 1: To protect farmland as a valuable natural resource and economically productive land use through land use policy in both municipal and County land use and transportation decisions.



Objective 2: To discourage projects that will have a detrimental impact on the preservation of agricultural lands and discourage the use of public funds for such projects.

***Open Space and Green Infrastructure:***

Objective 1: To preserve and protect Kane County open space and green infrastructure as the cornerstone of natural resource protection and community well-being.

Objective 5: To continue enhancing the County's visual identity and community character by preserving natural areas, landscapes, scenic vistas, and rustic roads and their historic, cultural and archaeological resources.

**MUNICIPAL PLANNING JURISDICTION**

The subject property does not fall within the extraterritorial planning jurisdiction of any Kane County municipalities.

**WATER RESOURCES**

Water Resources staff does not have any comments at this time.

**KANE COUNTY 2040 GREEN INFRASTRUCTURE PLAN**

Kane County's Green Infrastructure Plan establishes priorities and recommendations for protecting the County's natural resources, and includes a detailed inventory of resources incorporated into the County's Green Infrastructure Map. According to the Kane County Green Infrastructure Map, the subject property resides within a designated Environmental Resource Area, which includes Remnant Oak Woodlands and ADID Wetland features ([see Attachment 6](#)). The Environmental Resource Area designation is intended to assist residents and organizations in the identification and protection of high quality resource areas. The Green Infrastructure Plan includes references for landowners and developers on appropriate courses of action when considering site improvements that may disturb high quality resource areas.

**Staff Recommendation**

Kane County Planning Division staff recommends approval of the petitioner's request to subdivide the subject property as indicated in [Attachment 1](#) for the reasons below:

The petitioner's request to subdivide the property is intended to bring the lot into compliance with Kane County's Zoning Ordinance and long range Land Use Plan. The property has already been developed for residential use by way of two single family homes and a duplex. The

proposed subdivision and land use reclassification would not intensify or otherwise alter the current use of the property.

In the future, the Regional Planning Commission might consider reclassifying the land use of the subject property with revisions to be included in the next edition of Kane County's long range Land Use Map. The current use designation, Countryside Estate Residential, is an appropriate classification for the landscape and vegetative features of the property, which are predominantly woodlands with some grassy areas. However, this land use classification is typified by large lots with single family housing, and a recommended average density of one dwelling unit per four acres of land. Between two single-family homes and a duplex, the 4-acre site currently has a density of roughly one dwelling unit per one acre.

The Rural Residential use designation is more closely aligned with the current use and proposed subdivision of the subject property. The Rural Residential land use is similar to Countryside Estate Residential in that it recognizes areas of lower density residential development patterns on lands that are not well suited for agricultural production (see [Attachment 7](#)). But Rural Residential recommends a higher density threshold of one-acre minimum lot sizes and gross density of roughly two acres per dwelling unit.

#### Attachments

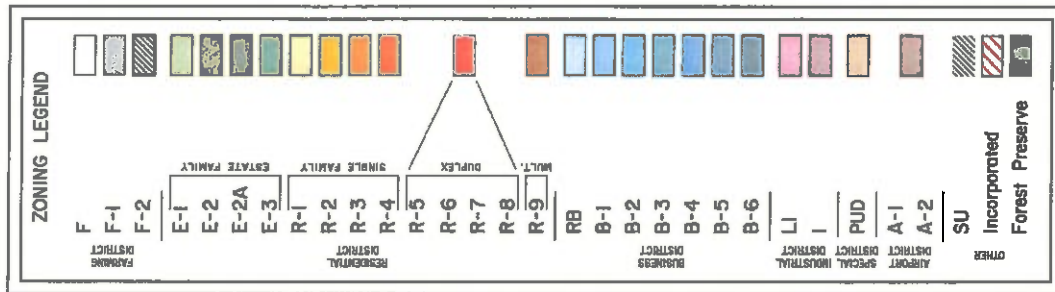
1. Proposed Site Plan
2. Zoning Ordinance – F, E3, R5
3. Zoning Map (area)
4. 2040 Land Use Map (area)
5. Conceptual Land Use Strategy
6. Green Infrastructure Map (area)
7. 2040 Land Use Descriptions

**Attachment 3**

ZONING MAPS  
OF  
KANE COUNTY, ILLINOIS  
MAP NO. HA-31



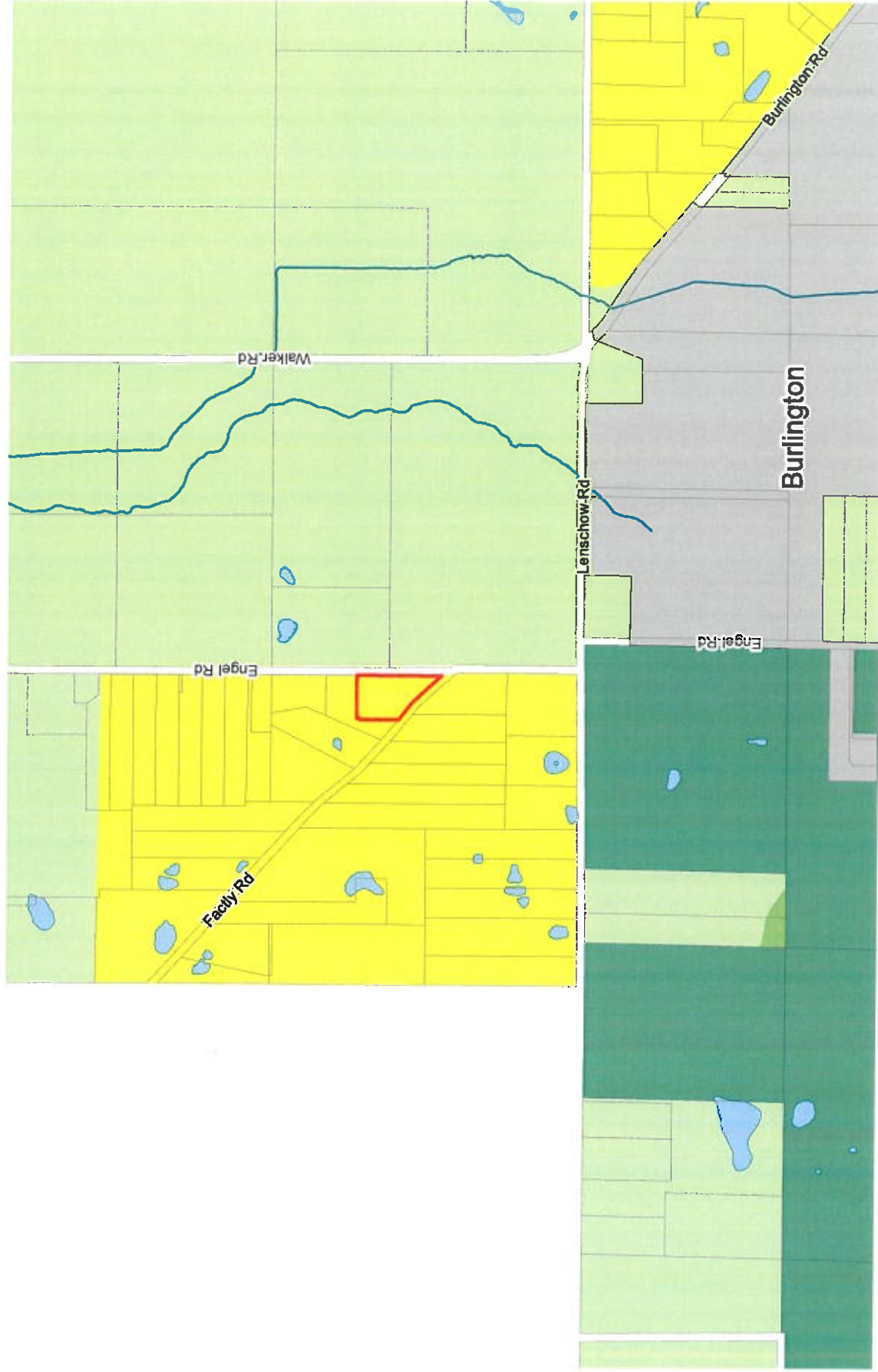
**Kane County, Illinois**  
**Building and Zoning Division**  
**Mark D. VanKerkhoff, AIA**  
**Zoning Enforcing Officer**  
**Kane County**  
**Government Center**  
**719 S. Batavia Ave., Bldg. A**  
**Geneva, IL 60134**  
**Phone: 630-232-3492**



SECTION 31  
HARRISON TOWNSHIP

North ↑  
HA-31 ZONING


# Kane County 2040 Land Use



# Attachment 5

## SECTION III. STRATEGY RECOMMENDATIONS (CONT.)

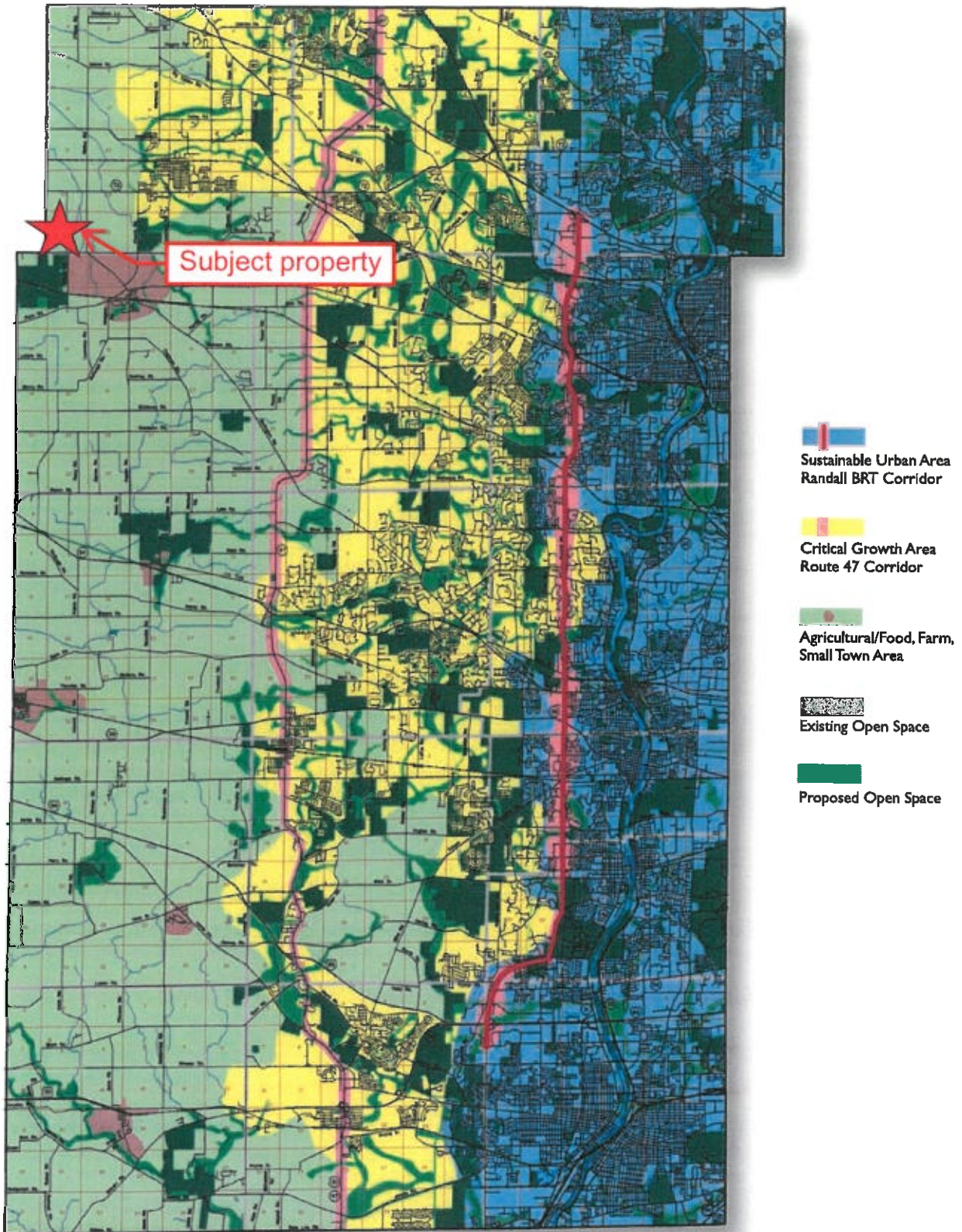


FIGURE I. 2040 CONCEPTUAL LAND USE STRATEGY MAP

# Kane County 2040 Green Infrastructure



### **Countryside Estate Residential**

The areas indicated on the 2040 Land Use Map in this category are generally those which are characterized by rolling, moraine hills separated by wetlands or small creeks and with large areas of woodlands and other native vegetation. These areas are often adjacent to existing low-density residential areas, may already have a limited degree of scattered, estate-type development, and sometimes include land used for equestrian activities or serve as a low density transition to important agricultural and green infrastructure resources.

The plan recommends establishing low-density criteria for future developments to preserve the character, wildlife base, and natural features of these areas. The density and lot size of each individual development should be determined by the physical characteristics previously stated, the trend and character of development in the surrounding area, soil suitability for septic systems, and significant open space and green infrastructure preservation. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

### **Rural Residential**

Rural Residential areas designated on the map encourage an infill strategy between and adjacent to existing rural residential developments where prime agricultural lands will not be taken out of production. Extensive areas of rural Kane County have been approved for residential use with a one-acre minimum lot size and gross density of generally about two acres per dwelling unit.

Densities of any new proposed subdivisions in the areas planned for rural residential development should be based on prevailing County standards and regulations, surrounding densities, soil suitability for septic systems, as well as preservation of natural features, preservation of healthy, native trees and the character of the area. County review of subdivision proposals in these areas should also consider the rate of development to ensure that it is consistent with the ability of the townships and other local taxing bodies to provide an adequate level of service to new residents.

### **Resource Management**

Resource Management is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources. The Resource Management category applies primarily to land within the Critical Growth Area. Planned land uses within the Resource Management category can accomplish the goals of both municipal and County land use plans. It is important to emphasize that much of the growth in the Resource Management category will be the result of municipal