

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

4543

<i>Received Date</i>
JAN 10 2020

**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.

1. Property Information:	Parcel Number (s): 13-18-400-005
	Street Address (or common location if no address is assigned): 6S865 Shaw Road, Big Rock, IL

2. Applicant Information:	Name Fitzgerald's Real Estate Holdings, LLC	Phone 630-556-3000
	Address 49W745 Hinckley Rd	Fax 630-556-3087
	Big Rock, IL. 60511	Email mrobertson@fitzec.com

3. Owner of record information:	Name Fitzgerald's Real Estate Holdings, LLC	Phone 630-556-3000
	Address 49W745 Hinckley Rd	Fax 630-556-3087
	Big Rock, IL. 60511	Email mrobertson@fitzec.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Countryside / Farm

Current zoning of the property: F District Farming / RB - Restricted Business

Current use of the property: 630-556-3087

Proposed zoning of the property: Expansion of existing RB zoning

Proposed use of the property: Farm / ~~Special Use~~ (Professional Office)

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

To build a number of office spaces within a portion of the exiting building.

Attachment Checklist

X

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (Available in pdf form at www.kanedupageswed.org/luo.pdf), 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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

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  Date 11-8-19
Applicant or Authorized Agent _____ Date _____

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.*

Fitzgerald's Real Estate Holdings, LLC

11/08/19

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 proposed would maintain the exiting use of the building as farm/storage, but with office space as a special use professional building

2. What are the zoning classifications of properties in the general area of the property in question?
Farm, open space, floodplain and special use

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

4. What is the trend of development, if any, in the general area of the property in question?
This area is being slowly developed as countryside estates.
This is the beginning of the main corridor to the Village of Big Rock.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
It is shown as Countryside/Residential. The modifications within this building would fit the countryside aspect of the plan.

Findings of Fact Sheet – Special Use

Fitzgerald's Real Estate Holdings, LLC

11/08/19

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.

~~The property will maintain its farm classification. The special use portion will allow for a professional office space that will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.~~

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

~~Nothing will be done to the existing structure that would adversely affect other property in the immediate vicinity.~~

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

~~The structure is existing and limited exterior modifications will be made to it.~~

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

~~Yes, All of the above are now present.~~

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

Yes, this is the only building on Shaw Road.

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

Yes, the existing structure will have no/minimal exterior changes in the district.

February 26, 2020

Fitzgerald Real Estate Holdings
Expansion of an existing RB – Restricted Business zoning to allow for additional professional
offices and indoor storage

Special Information: The petitioner was granted the first RB-Restricted Business zoning in Kane County for his electrical contracting business in 2007. As part of the original petition the existing home, which dates back to the 1860's and was once a stage coach stop, was extensively remodeled to be used for offices. The petitioner is now requesting to enlarge the area of the permitted business use so a portion of the barn to the east of the house can be used for professional offices and indoor storage.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The gross density should not generally exceed an average of one dwelling unit per four acres of land

Staff recommended Findings of Fact:

1. The expansion of the RB – Restricted Business zoning will allow for a portion of the barn to the east of the home to be used for professional offices and indoor storage.

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



FITZGERALD'S
ELECTRICAL CONTRACTING INC.

6S865 Shaw Road
Big Rock, IL 60511

January 24, 2020

RE: Notification of Special Use Request

Fitzgerald's Real Estate Holding, LLC has submitted an application for a revision to the existing special use zoning located at 6s865 Shaw Road, Big Rock, IL. We are proposing converting approximately 1/2 of the existing farm storage facility at this address to office space.

This space will utilize existing utilities and include interior renovations to create offices. These offices will service a business as well as the owner's farming operation. Minimal exterior renovations consisting mainly of adding windows and "filling in" some of the overhead doors are currently planned. The replacement of the existing siding is being considered with a similar but updated product to correct a deficiency in the existing siding system.

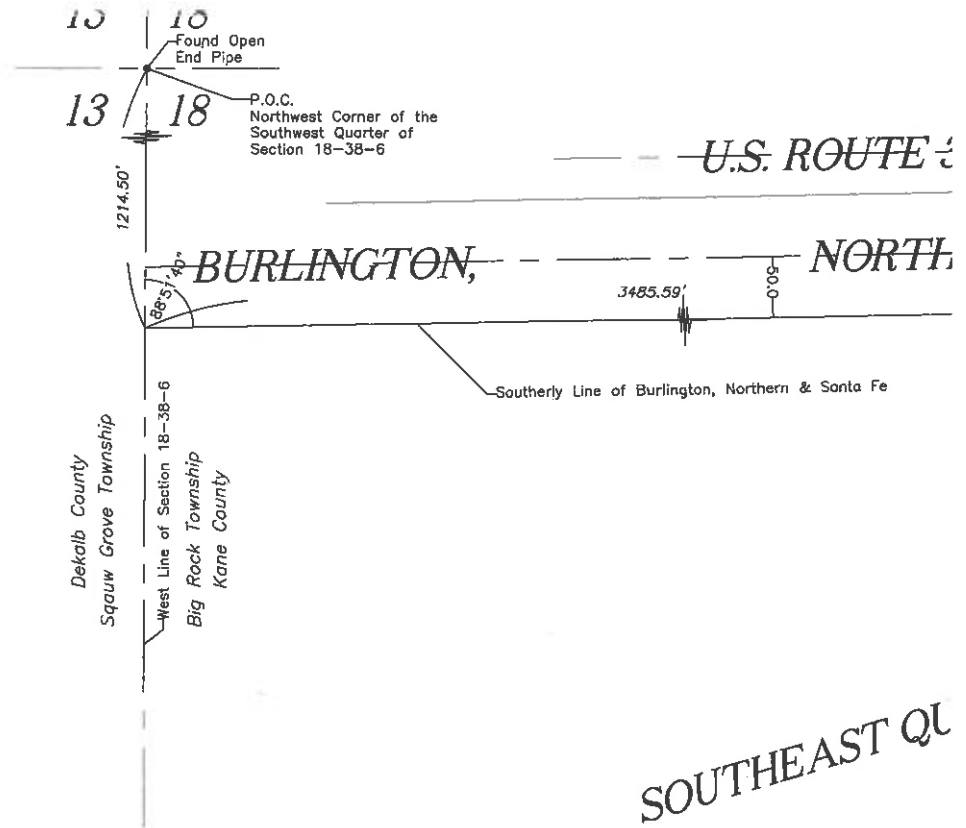
This additional special use space is to be incorporated into the existing special use request that was approved in 2006- 2007. This change is not expected to create additional traffic or add any additional personnel at this time.

Sincerely,



Keith Fitzgerald
Owner

(630) 556-3000 Telephone
(630) 556-3087 Fax
www.fitzec.com



THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1214.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON, NORTHERN AND SANTA FE RAILROAD; THENCE EASTERLY AT AN ANGLE OF 88 DEGREES 51 MINUTES 40 SECONDS MEASURED CLOCKWISE, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 3485.59 FEET TO THE CENTERLINE OF SHAW ROAD; THENCE SOUTHERLY AT AN ANGLE OF 98 DEGREES 17 MINUTES 53 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTHERLY RIGHT OF WAY LINE, ALONG SAID CENTERLINE, 430.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID CENTERLINE, 350.00 FEET; THENCE EASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 490.00 FEET; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 350.00 FEET; THENCE WESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 490.00 FEET TO THE POINT OF BEGINNING, ALL IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

PROPERTY ADDRESS: 6S865 SHAW ROAD,
BIG ROCK, ILLINOIS
PIN: PART OF 13-18-400-005
CONTAINS 3.94 ACRES

LEGEND

- Boundary of property surveyed
- Indicates found survey marker
- Indicates set open end pipe
- *—*—*— Indicates fence line
- Indicates well cap
- Indicates gate post
- P.O.C. Indicates point of commencement
- P.O.B. Indicates point of beginning

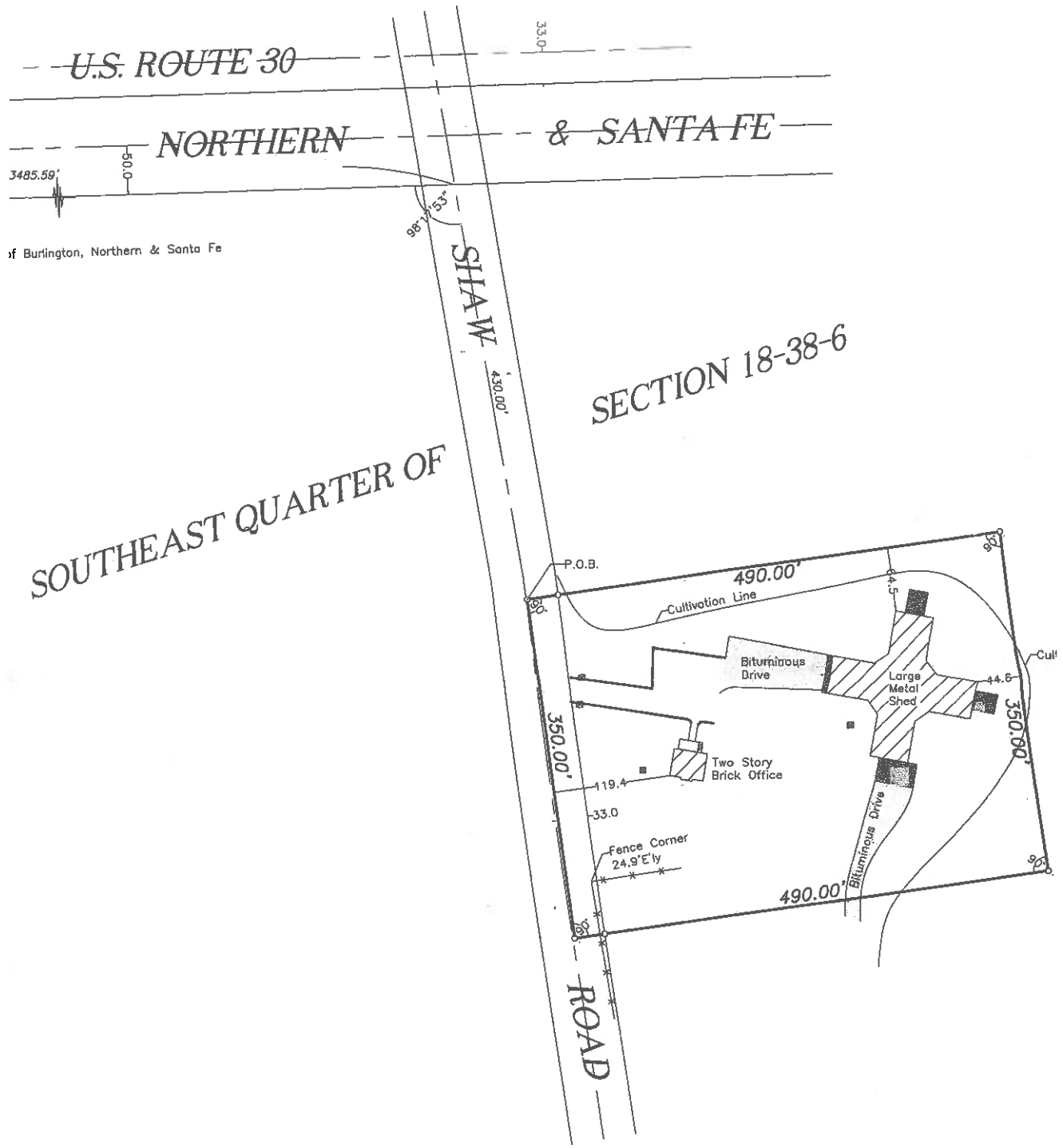
STATE OF ILLINOIS
COUNTY OF KENDAL

THIS IS TO C
REPRESENTATION OF
DESCRIBED. ALL DIS
PROFESSIONAL SERV
STANDARDS FOR A
FIELD WORK
AND SEAL AT OSWE

FOR: FITZGERALD ELECTRIC
JOB NO. WES 15098

ILLINOIS
LICENSURE

AT AND CERTIFICATE OF SURVEY

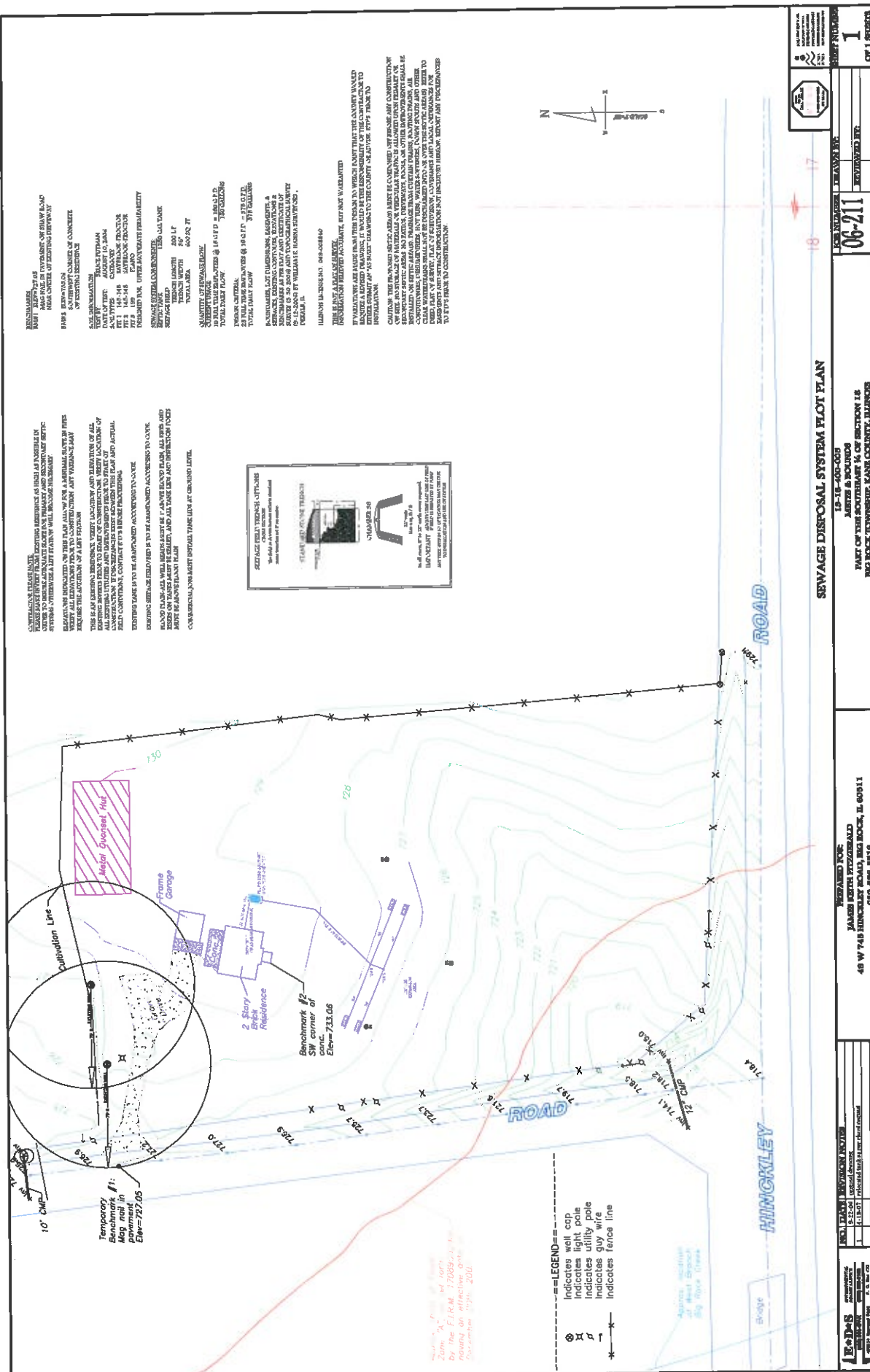


STATE OF ILLINOIS)
)SS
 COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED DECEMBER 9TH, 2019. WITNESS MY HAND AND SEAL AT OSWEGO, ILLINOIS THIS 16TH DAY OF DECEMBER, 2019.

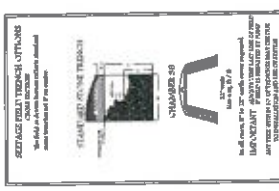
LESLIE AARON DOOGS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020



CONTRACTOR'S RESPONSIBILITIES:
 THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AS SHOWN ON THIS PLAN AND AS NOTED BY THE FIELD SURVEYOR. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AS SHOWN ON THIS PLAN AND AS NOTED BY THE FIELD SURVEYOR. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AS SHOWN ON THIS PLAN AND AS NOTED BY THE FIELD SURVEYOR.

QUANTITY OF SEWAGE BLOCK:
 TOTAL LENGTH OF SEWAGE BLOCK @ 18" DIA. = 1000 FT.
 TOTAL WEIGHT OF SEWAGE BLOCK @ 18" DIA. = 1000 FT.
 TOTAL VOLUME OF SEWAGE BLOCK @ 18" DIA. = 1000 FT.
 TOTAL AREA OF SEWAGE BLOCK @ 18" DIA. = 1000 FT.
 TOTAL PERIMETER OF SEWAGE BLOCK @ 18" DIA. = 1000 FT.

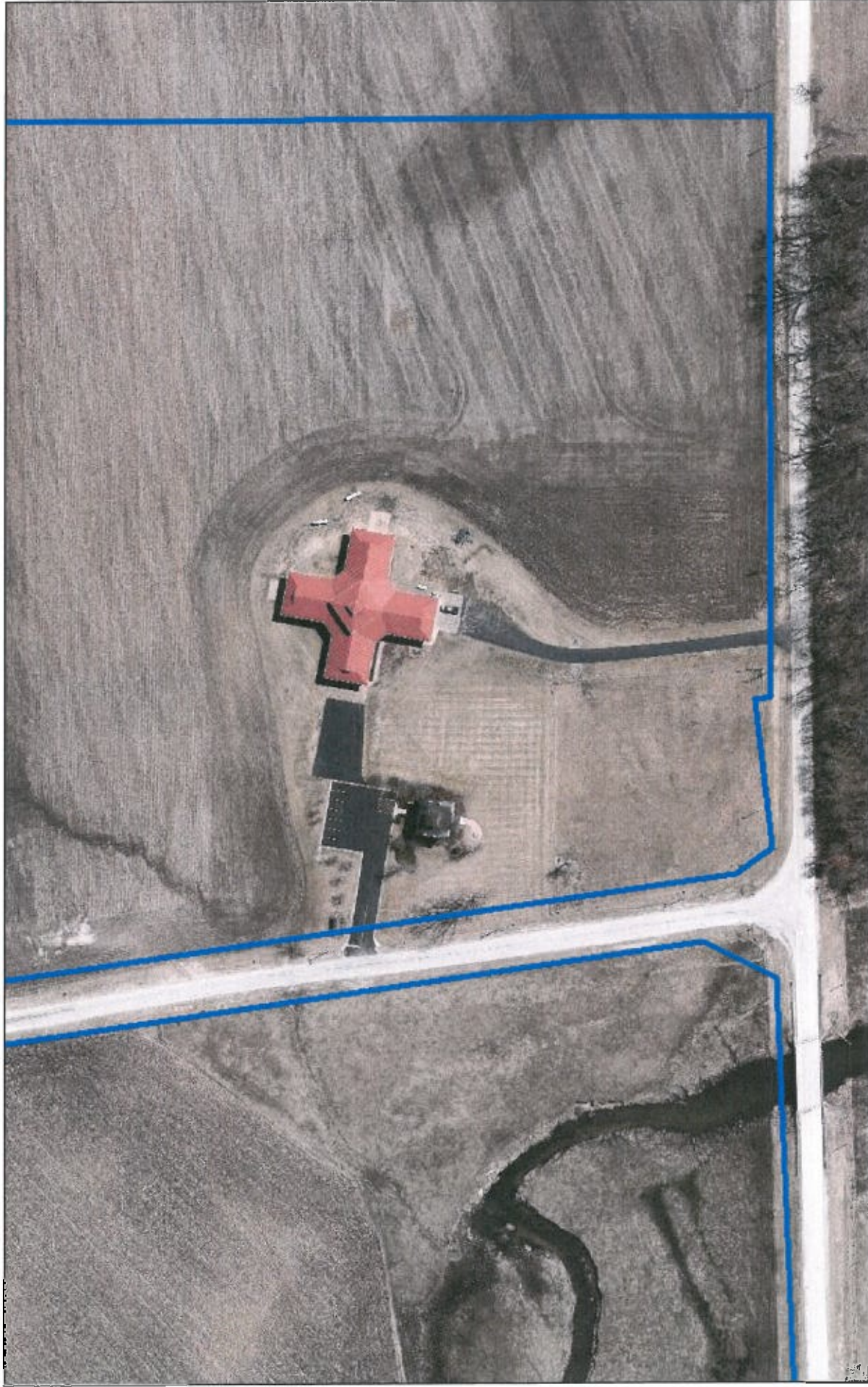
THIS IS NOT A DESIGN DRAWING.
 IT IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AS SHOWN ON THIS PLAN AND AS NOTED BY THE FIELD SURVEYOR. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AS SHOWN ON THIS PLAN AND AS NOTED BY THE FIELD SURVEYOR.



SEWAGE TRENCH UTILITIES:
 THE TRENCH SHALL BE 24" DEEP AND 18" WIDE. THE TRENCH SHALL BE 24" DEEP AND 18" WIDE. THE TRENCH SHALL BE 24" DEEP AND 18" WIDE. THE TRENCH SHALL BE 24" DEEP AND 18" WIDE.

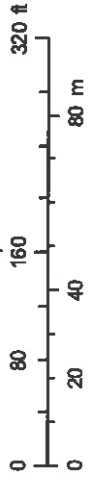
REVISIONS		DATE	BY	REASON
PROJECT INFORMATION		PROJECT NO.	DATE	SCALE
CLIENT INFORMATION		CLIENT NAME	CLIENT ADDRESS	CLIENT CITY
DESIGNER INFORMATION		DESIGNER NAME	DESIGNER ADDRESS	DESIGNER CITY
APPROVALS		DESIGNER SIGNATURE	DATE	SCALE
NOTES		DESIGNER SIGNATURE	DATE	SCALE

Map Title



February 11, 2020

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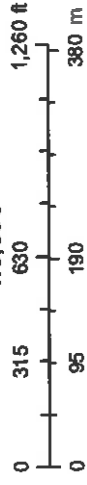
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Map Title



February 11, 2020

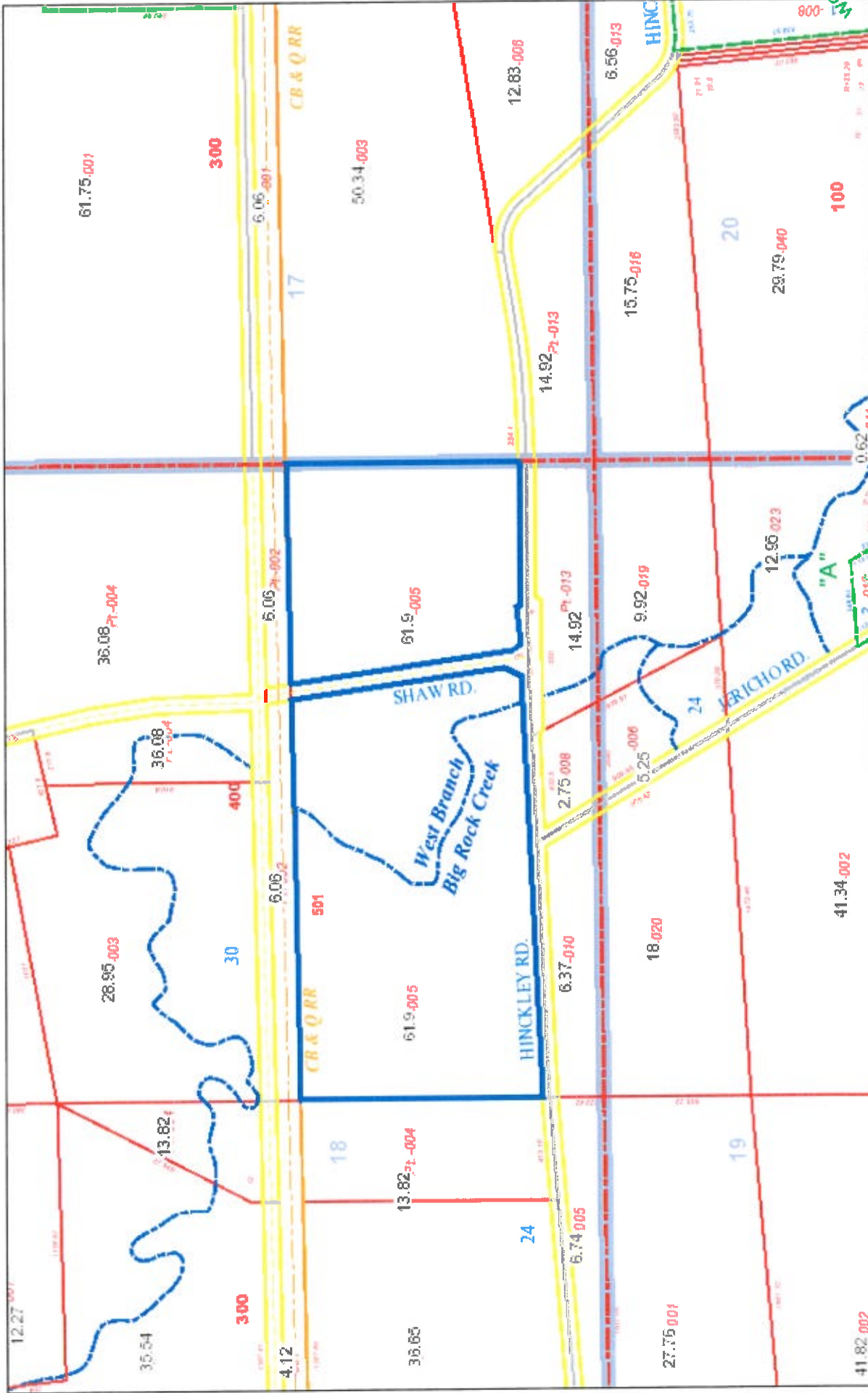
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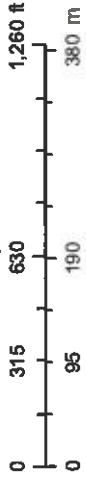
GIS-Technologies
Kane County Illinois

Map Title



February 11, 2020

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GIS-Technologies

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Kane County Illinois