



**Zoning Request Report**  
County of Kane

Kane County Development  
719 Batavia Ave  
Geneva, IL 60134  
Phone: (630) 232-3492  
Fax: (630) 232-3411

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** 2014-4334 **Date** 12/22/2014

GENERAL INFORMATION

<b>APPLICANT:</b>	STEVE BOLLINGER	
	45W425 PLANK RD.	
	HAMPSHIRE	60140
<b>PURPOSE:</b>	TO REZONE THE PROPERTY TO ALLOW A NEW SINGLE FAMILY HOUSE TO BE BUILT.	
<b>EXISTING ZONING:</b>	F - FARMING;	
<b>REQUESTED ACTION:</b>	E-1 - ESTATE RESIDENTIAL;	
<b>SIZE:</b>	7.48 ACRES	
<b>LOCATION:</b>	SOUTH SIDE OF KELLY RD., 1/4 MILE EAST OF KETCHUM RD., SECTION 14, HAMPSHIRE TOWNSHIP. (45W297 KELLY RD.)	
<b>SURROUNDING</b>	<b>ZONING</b>	<b>USE</b>
NORTH	VILLAGE OF HAMPSHIRE	AGRICULTURAL;
SOUTH	E-3 - ESTATE RESIDENTIAL;	RESIDENTIAL;
EAST	E-1 - ESTATE RESIDENTIAL;	RESIDENTIAL; AGRICULTURAL;
WEST	F - FARMING;	AGRICULTURAL; RESIDENTIAL;
<b>EXISTING LAND USE:</b>	RESIDENTIAL; AGRICULTURAL;	
<b>LAND USE PLAN DESIGNATION:</b>	COUNTRYSIDE ESTATE RESIDENTIAL	
<b>ZONING HISTORY:</b>	NO PREVIOUS REQUEST FOR THIS PROPERTY	
<b>APPLICABLE LAND USE REGULATION:</b>	ARTICLE IX, SECTION 9.1 OF THE KANE COUNTY ZONING ORDINANCE	

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

719 Batavia Avenue

Geneva, Illinois 60134

Office (630) 232-3492 Fax: (630) 232-3411

Received Date

D2-2014-0024

**ZONING MAP AMENDMENT APPLICATION**

**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>	<b>Parcel Number (s):</b> 01-14-400-030
	<b>Street Address (or common location if no address is assigned):</b> 45 W 297 KELLY ROAD HAMPSHIRE, IL 60146

<b>2. Applicant Information:</b>	<b>Name</b> STEVEN R BOLLINGER	<b>Phone</b> 847-683-9207
	<b>Address</b> 45W425 PLANK ROAD	<b>Fax</b> SAME
	<b>Address</b> HAMPSHIRE, IL 60140	<b>Email</b> STEVENR.BOLLINGER@CCMAIL-CC

<b>3. Owner of record information:</b>	<b>Name</b> JEFF & PAT BAEDER	<b>Phone</b> 847-207-2236
	<b>Address</b> 218 GREGORY STREET GILBERTS, IL 60136	<b>Fax</b>
		<b>Email</b> JBAEDER@CC.ATT.NET

PATRICIA BAEDER  
BENSON BOTSFORD.COM

**Zoning and Use Information:**

2030 Plan Land Use Designation of the property: E1 - ESTATE RESIDENTIAL

Current zoning of the property: F-1

Current use of the property: SINGLE-FAMILY RESIDENTIAL

Proposed zoning of the property: E1 - ESTATE RESIDENTIAL

Proposed use of the property: SINGLE-FAMILY RESIDENTIAL

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

SINGLE-FAMILY RESIDENCE

**Attachment Checklist**

Plat of Survey prepared by an Illinois Registered Land Surveyor.

Legal description

Completed Land Use Opinion application (Available in pdf form at [www.kanedupageswed.org/luo.pdf](http://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 [www.dnr.state.il.us/orep/nrrc/aar.htm](http://www.dnr.state.il.us/orep/nrrc/aar.htm)) to be filed with the Illinois Department of Natural Resources.

List of record owners of all property adjacent & adjoining to 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.**

*Patricia Baeder* 10/10/14  
Record Owner Date

*Stacy Bailey* 5 OCT 14  
Applicant or Authorized Agent Date

Jeffery Baeder, et ux  
Rezoning from F to E-1

**Special Information:** The Baeder's purchased this property in June. They intend to demolish the existing house and build a new one. However, the property was divided in 2006, when the previous owner conveyed several feet of property to the next door neighbor. Because of that conveyance, rezoning is needed before the Baeder's can start construction on their new house.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The E-1 District meets the minimum lot size called for in the Countryside Estate District. The property is also adjacent to E-1 and E-3 zoning.

**Staff recommendation:** The Kane County Technical Staff recommends approval of the rezoning request.

**Staff recommended Finding of Facts:**

1. The rezoning will allow the owners to build a new house.
2. The existing residential use will not intensify.
3. The rezoning meets the requirements of the 2040 Plan.

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

# 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.

STEVEN R BOLLINGER

Name of Development/Applicant

5/01/19

Date

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

SAME

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

E1

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

NON-CONFORMING SINGLE-FAMILY

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

RESIDENTIAL

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

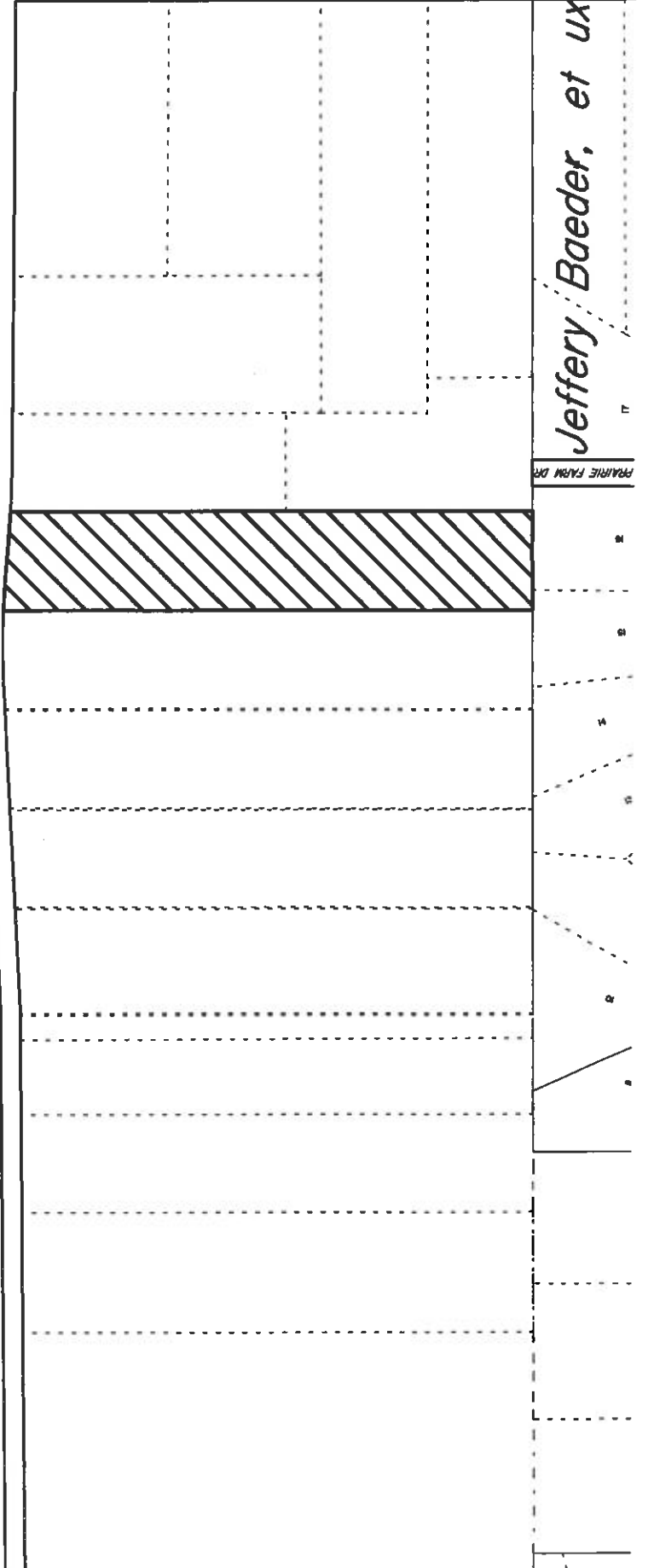
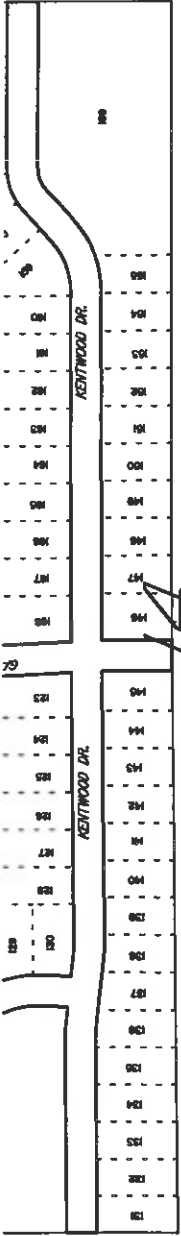
EXISTING 7.5 ACRE SIDE FOR HOUSE.

KETCHUM RD.

Jeffery Baeder, et ux

PRAIRIE FARM DR

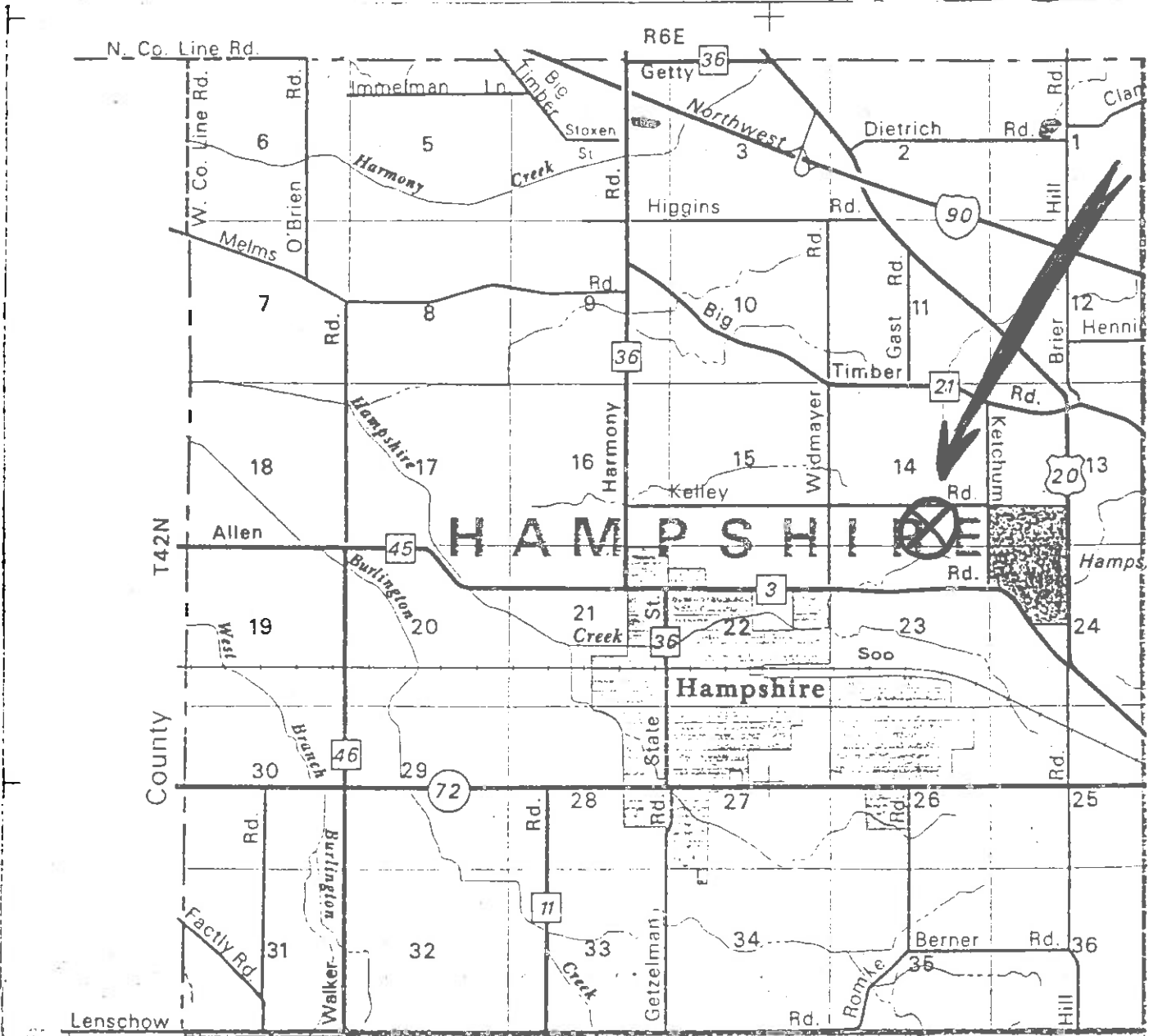
KELLEY RD.



# HAMPSHIRE twp.

T. 42 N. - R. 6 E

map 1



1 MILE

**Biewer, Brooke**

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**From:** Hajek, Scott  
**Sent:** Friday, November 14, 2014 9:11 AM  
**To:** Biewer, Brooke  
**Subject:** Zoning Petition - Jeffery Baeder, Et Ux

Brooke,

I have reviewed the rezoning request for the Baeder property. Water Resources has no objection to this request.

Scott

***Scott R. Hajek, P.E., CFM***  
Water Resources Manager  
Kane County Water Resources Division  
630-232-3496  
[HajekScott@co.kane.il.us](mailto:HajekScott@co.kane.il.us)





# Township of Hampshire

County Of Kane State Of Illinois

170 Mill Ave.  
Hampshire, IL 60140  
847-683-9464

Jody Remakel  
Township Supervisor

Stan Walker  
Highway Commissioner

Rose Letheby  
Township Assessor

Lori Marwig  
Township Clerk

Evelyn Bicknese  
Trustee

Carl Brooks  
Trustee

Steven Gustafson  
Trustee

Roger Paddock  
Trustee

November 20, 2014

Brooke Biewer  
Building & Zoning Division  
County Government Center  
719 Batavia Ave  
Geneva, IL 60134

Dear Brooke Biewer,

The Hampshire Township Board of Trustees met on November 18, 2014, and reviewed the petition request for rezoning the property located at 45W297 Kelly Road, Hampshire Township (01-14-400-030), dated November 10th. They have requested I advise you that we officially have no objections to the request.

Sincerely,

Lori Marwig  
Hampshire Township Clerk



## **Biewer, Brooke**

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**From:** Wiegel, Julie  
**Sent:** Wednesday, November 19, 2014 11:46 AM  
**To:** Biewer, Brooke  
**Subject:** zoning petition 2014-0024

Existing well and septic system are located within the lot boundaries. Therefore the health department has no other comments.

*Julie Wiegel, LEHP  
Assistant Director for Environmental Health  
Kane County Health Department  
1240 N. Highland Ave. Suite 5  
Aurora, IL 60506  
Ph - 630-208-5131  
Fax - 847-888-6458*