



**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** 2016-4387 **Date** 07/25/2016

GENERAL INFORMATION

**APPLICANT:** J AND J DILL, LLC  
JAMES GOEBBERT  
16018 RT. 176  
UNION 60180

**PURPOSE:** TO DIVIDE THE FARMS TEAD FROM THE FARMLAND

**EXISTING ZONING:** F - FARMING;

**REQUESTED ACTION:** F-1 - RURAL RESIDENTIAL;

**SIZE:** 7.90 ACRES

**LOCATION:** NORTH SIDE OF LENSCHOW RD., APPROXIMATELY 1/2 MILE EAST OF GETZELMAN RD., SECTION 34, HAMPSHIRE TOWNSHIP. (46W516 LENSCHOW RD.) (01-34-300-002 & 01-34-300-003)

<b>SURROUNDING</b>	<b>ZONING</b>	<b>USE</b>
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING;	AGRICULTURAL;

**EXISTING LAND USE:** AGRICULTURAL; RESIDENTIAL;

**LAND USE PLAN DESIGNATION:** AGRICULTURAL

**ZONING HISTORY:** NO PREVIOUS REQUESTS FOR THIS PROPERTY

**APPLICABLE LAND USE REGULATION:** ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE

J and J Dill, LLC  
F to F-1

**Special Information:** James Goebbert (J & J Dill, LLC) purchased this 100 acre farm for the farmland. He is proposing to sell off the farmstead and buildings on 7.92 acres. J & J Dill will continue to own and farm the remaining 92 acres.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. The F-1 will preserve a farmstead and will not increase the density in the area. The proposed F-1 has been squared off for a uniform parcel shape. By keeping a 5 acre parcel, the owner will be able to maintain or add farm buildings.

**Staff recommended Finding of Facts:**

1. The proposed rezoning is not increasing the density in the area.
2. The rezoning will preserve an existing rural residence.

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

# 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.

J and J Dill, LLC - James P. Goebbert  
Name of Development/Applicant

6-26-16  
Date

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

No change - sub-dividing.

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

F-1

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

Same no change just sub-dividing.

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

Agriculture. No new development.

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

We are changing nothing. only sub-dividing property will stay the same.

## F-1 Legal

That part of the southwest quarter of Section 34, Township 42 North, Range 6 East of the 3<sup>rd</sup> Principal Meridian, described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 89 degrees 59 minutes, 58 seconds east along the south line thereof, 2228.21 feet to the point of beginning; thence continuing North 89 degrees 59 minutes 58 seconds east along the South line, 361.98 feet to the southeast corner of the southwest quarter; thence north 0 degrees 05 minutes 53 seconds east along the east line of said southwest quarter, a distance of 957 ft; thence south 89 degrees 59 minutes 58 seconds west and parallel with the south line of said southwest quarter, a distance of 361.98 ft; thence south 0 degrees 05 minutes 53 seconds west and parallel with the east line of said southwest quarter, a distance of 957 feet to the point of beginning in Kane County II.

# Map Title



July 12, 2016

1:7,157



Source : GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

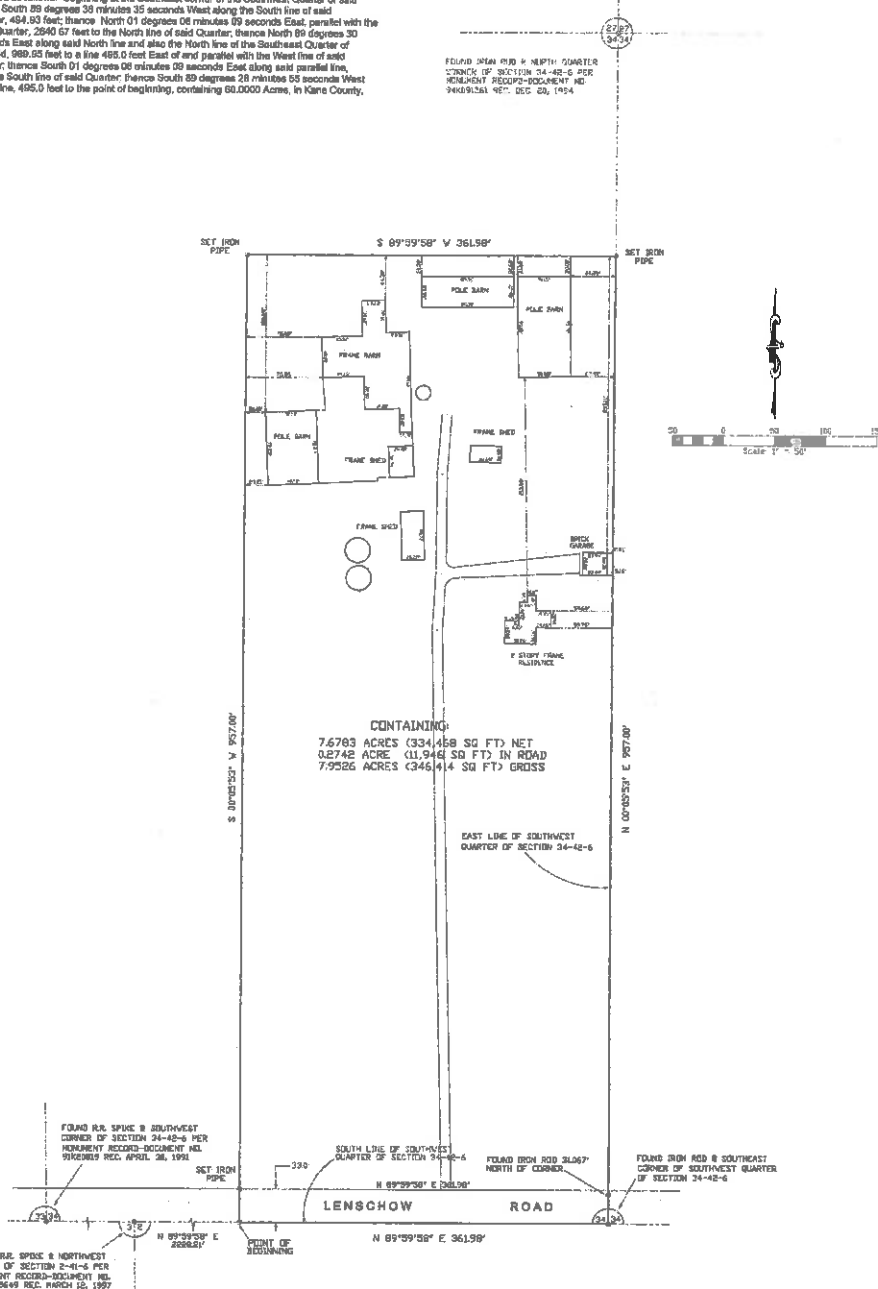
GIS-Technologies  
Kane County Illinois

# Alan J. Coulson, P.C. PROFESSIONAL LAND SURVEYORS PLAT OF SURVEY

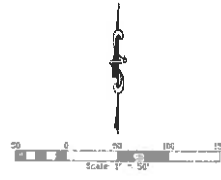
**OF PROPERTY DESCRIBED AS FOLLOWS:**

That part of the South Half of Section 2, Township 41 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 2; thence South 89 degrees 35 minutes 35 seconds West along the South line of said Southwest Quarter, 494.83 feet; thence North 01 degree 08 minutes 09 seconds East, parallel with the East line of said Quarter, 2540.57 feet to the North line of said Quarter; thence North 89 degrees 30 minutes 57 seconds East along said North line and also the North line of the Southwest Quarter of Section 2 aforesaid, 989.05 feet to a line 485.0 feet East and parallel with the West line of said Southwest Quarter; thence South 01 degree 08 minutes 09 seconds East along said parallel line, 2541.18 feet to the South line of said Quarter; thence South 89 degrees 28 minutes 05 seconds West along said South line, 485.0 feet to the point of beginning, containing 60.0000 Acres, in Kane County, Illinois.

FOUND IRON PIPE IN NORTH QUARTER CORNER OF SECTION 34-42-6 PER KANSAS RECORD DOCUMENT NO. 948093A1 REC. DEC. 29, 1954



CONTAINING:  
7.6783 ACRES (334,458 SQ FT) NET  
0.2742 ACRE (11,946 SQ FT) IN ROAD  
7.9525 ACRES (346,414 SQ FT) GROSS



FOUND IRON SPIKE IN SOUTHWEST CORNER OF SECTION 34-42-6 PER KANSAS RECORD DOCUMENT NO. 919289 REC. APRIL 26, 1951

FOUND IRON SPIKE IN NORTHWEST CORNER OF SECTION 2-41-6 PER KANSAS RECORD DOCUMENT NO. 5783025649 REC. MARCH 12, 1957

FOUND IRON ROD 3/4\"/>

STATE OF ILLINOIS }  
COUNTY OF KANE }                     

I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat hereon and correct representation of said survey.

*Charles J. Pelt*  
Charles J. Pelt, Professional Land Surveyor No. 36-8700  
My License Expires 1/1/2014

Any discrepancies in measurement should be promptly reported to the surveyor for explanation or correction.  
WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

FIELD WORK COMPLETED: July 13, 2014

THIS SURVEY IS VALID ONLY WITH UNRECORDED MAIL.

This professional survey conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm Land Surveying Corporation, License No. 184-002825

**Alan J. Coulson, P.C.**  
PROFESSIONAL LAND SURVEYORS  
645 S. 8th St., (Rm. 31) West Dundee, IL 60118  
Phone: (847)-428-2911 Fax: (847)-428-8074  
E-Mail: SIRVAYR@AOL.COM

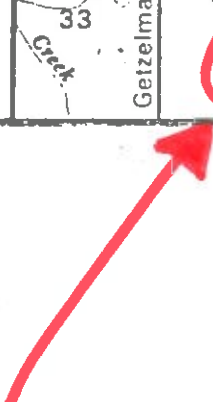
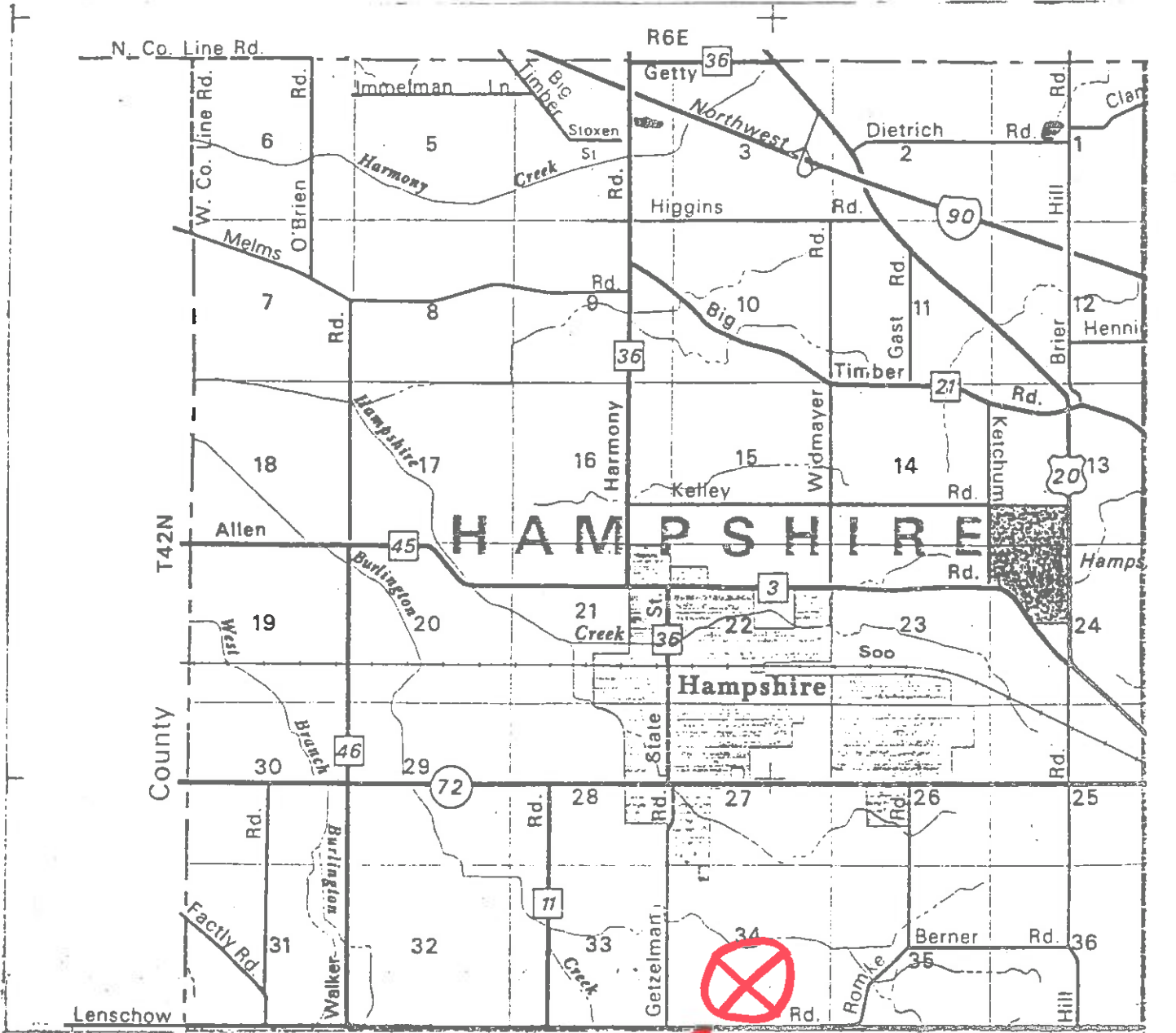
Notes:  
1.                       
2.                       
3.                       
4.                       
5.                       
6.                       
7.                     

Compare the description on this plat with deed. Refer to deed for easements and building lines.

# HAMPSHIRE twp.

T.42 N. - R.6 E

map 1



## Biewer, Brooke

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**From:** John Whitehouse <jwhitehouse@eeiweb.com>  
**Sent:** Tuesday, July 19, 2016 9:32 AM  
**To:** Biewer, Brooke  
**Cc:** Kimberly Tatu; Bob Walsh  
**Subject:** J and J Dill, LLC Re-Zoning Request  
**Attachments:** J AND J DILL, LLC.PDF; Jurisdiction Map (36x48).pdf

Good morning Brooke:

The attached re-zoning packet was received by the Village of Burlington last Thursday, July 14<sup>th</sup>.

The subject parcel is within the Village of Hampshire jurisdiction by boundary agreement.

I have also attached the Village's Jurisdiction Exhibit which discloses Burlington's jurisdictional boundaries based on our surrounding 6 boundary agreements.

Please contact me at your convenience if you have any questions.

Thank you and have a great day,

John

*Respect the Workplace of Others*  
*OBEY Work Zone Speed Limits*

**John T. Whitehouse, P.E., P.L.S.**

Village Engineer and  
Zoning Enforcement Officer  
Village of Burlington

**Engineering Enterprises, Inc.**

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