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**KANE COUNTY DEVELOPMENT DEPARTMENT**  
**Subdivision and Zoning Division, Kane County Government Center**  
**719 Batavia Avenue**  
**Geneva, Illinois 60134**  
**Office (630) 232-3492 Fax: (630) 232-3411**

Received Date
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## 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 Numbers:</b> 05-18-200-014; 05-18-200-004
	<b>Street Address (or common location if no address is assigned):</b>  44W180 Rohrsen Road Hampshire, IL 60140-8884

<b>2. Applicant Information:</b>	<b>Name</b> Development Properties, Inc. John A. Thornhill, President	<b>Phone</b> 630-584-3303
	<b>Address</b> 44 White Oak Circle, St. Charles, IL 60174-4165	<b>Fax</b> 630-584-3303
		<b>Email</b> JATLDC@sbcglobal.net

<b>3. Owners of record information:</b>	<b>Name</b> Juan S. and Rosa M. Perez	<b>Phone</b> 847-271-9107 (M)
	<b>Address</b> 44W180 Rohrsen Road Hampshire, IL 60140	<b>Fax</b>
		<b>E mail</b>

July 17, 2018

Juan S. Perez, et ux  
Rezoning F-Farming District to F-1 District Rural Residential

**Special Information:** The petitioner is seeking a rezoning on two properties. The first, at 44W200 Rohrsen Road, is vacant farmed parcel with an existing cell tower. The rezoning on this parcel would create a buildable parcel on the southern portion of the property near the road. The second property, at 44W180 Rohrsen Road, has an existing home. The petitioners are seeking a rezoning to update the zoning from F-District Farming to F-1 District Rural Residential.

**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 Findings of Fact:**

1. The rezoning will result in one new buildable parcel on the western property.

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

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Agriculture.

Current zoning of the property: F District-Farming.

Current use of the property: Cell tower and baseball field on vacant parcel, and residence.

Proposed zoning of the property: F1 District-Rural Residential

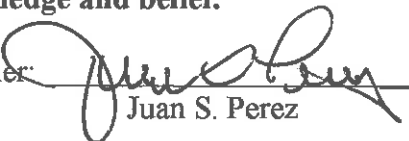
Proposed use of the property: Single-family residence for family members; cell tower will continue.

If the proposed Map Amendment is approved, what improvements or construction is planned?  
One single-family residence.

**Attachment Checklist**

- Site Development Plan (See Exhibit "B" attached).
- Legal descriptions (See Exhibit "A" attached).
- 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
- Aerial (air photo) with property clearly highlighted contact: (See Exhibit "C" attached) The Sidwell Co., 2570 Foxfield Road, Ste. 300, Saint Charles, IL 60174 - (630) 549-1080
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)= \$900

**I certify that this application and the documents submitted with it are true and correct to the best of my knowledge and belief.**

Record Owner:   
Juan S. Perez

  
Rosa M. Perez

03/27/2018  
Date

Applicant and/or authorized agent: \_\_\_\_\_  
John A. Thornhill

\_\_\_\_\_  
Date

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## 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.*

Perez Rezoning to F1 District  
Name of Development/Applicant

March 19, 2018  
Date

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

One additional residence would not be inconsistent with the present or surrounding land uses.

2. What are the zoning classifications of properties in the general area of the property in question?  
F District-Farming predominates in the area with three F1 District parcels within ¼ mile to the east and a Special Use for a stable within ¼ mile to the west.

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

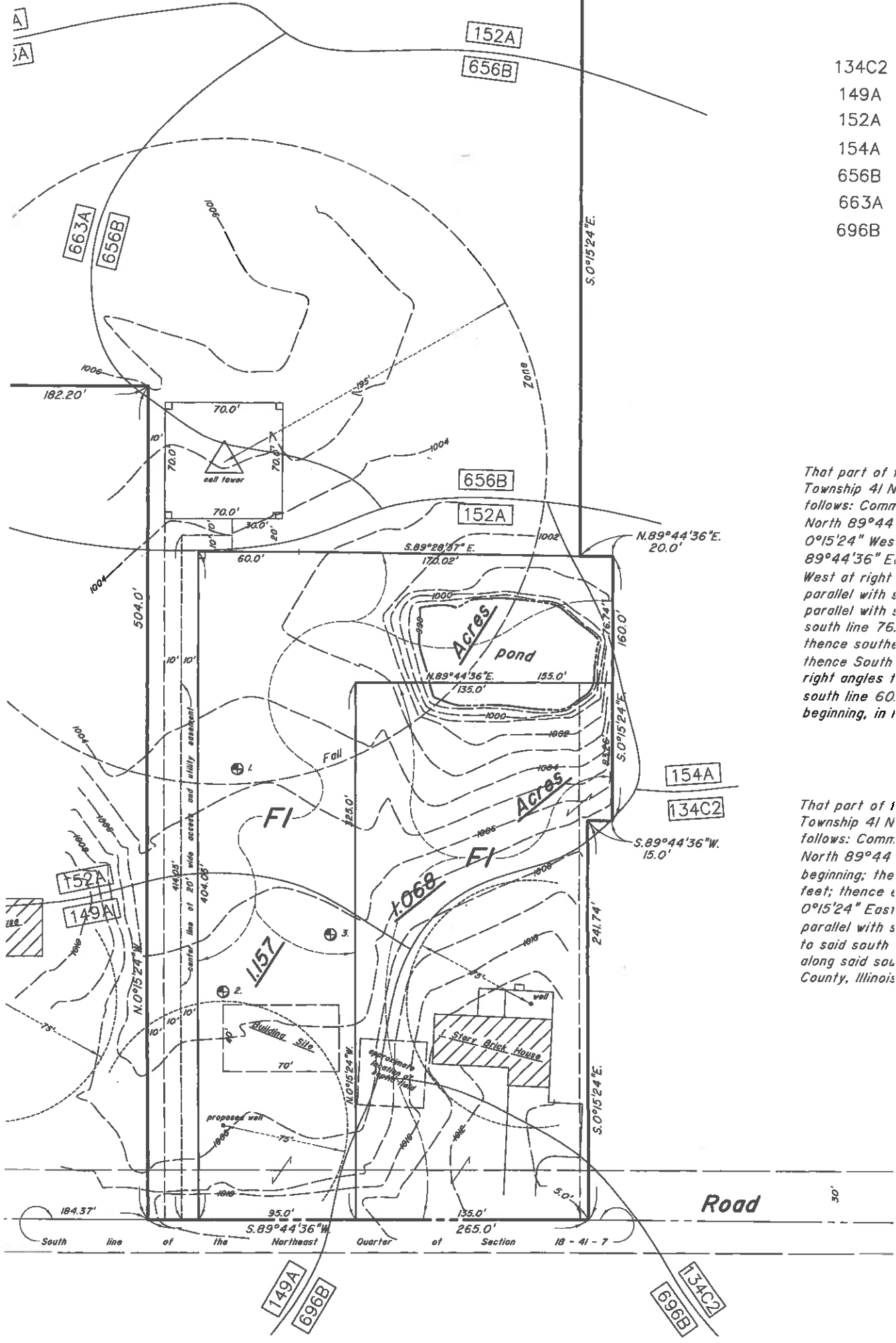
The vacant portion of the subject property has been used for a baseball field for many years, and is also too small to conduct a traditional agricultural enterprise for which the F District is intended. The petitioners’ residence exists on the other parcel. No land will be taken out of production as a result of the rezoning to F1.

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

There has been no perceptible development in the immediate area, except for occasional F1 parcels and construction of the riding stable a few years ago within ¾ mile of the subject property.

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

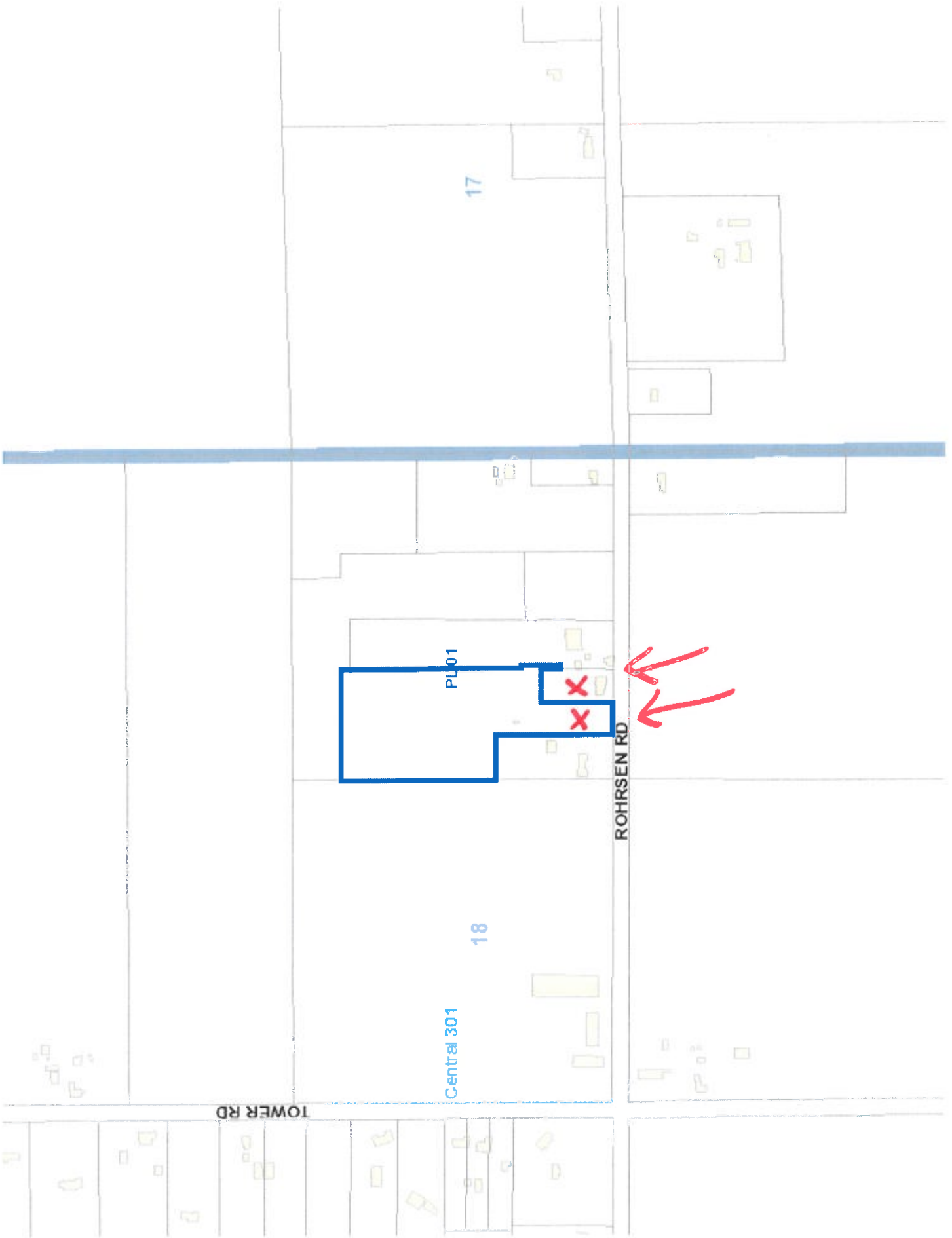
The proposed re-classification and use is compatible with the 2040 Plan since it will take no land out of production. The 2040 Plan advocates F1 District-Rural residential classification in such cases.



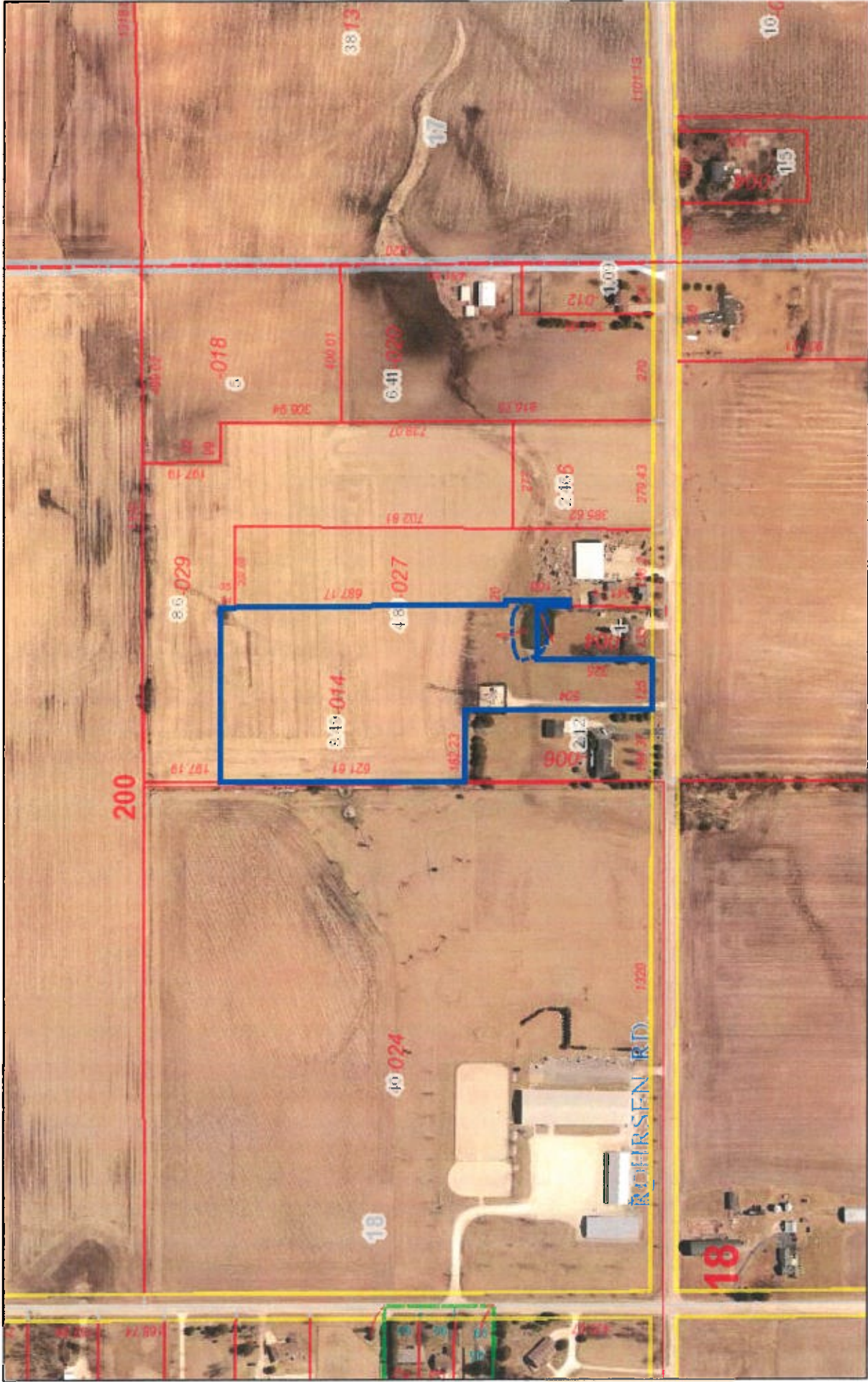
- 134C2
- 149A
- 152A
- 154A
- 656B
- 663A
- 696B

That part of Township 41 N follows: Comm North  $89^{\circ}44'00''$  East  $15'24''$  West  $89^{\circ}44'36''$  East, West at right angles to said south line 76. thence south  $15.0'$  thence South at right angles to said south line 60. beginning, in 1

That part of Township 41 N follows: Comm. North  $89^{\circ}44'$  beginning; the feet; thence  $15.0'$  East parallel with said south line to said south line along said south line County, Illinois

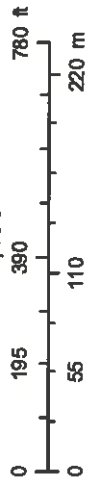


# Map Title



June 21, 2018

1:4,190



Source : GIS-Technologies

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GIS-Technologies  
Kane County Illinois

# Map Title



June 21, 2018

1:2,244  
0 105 210 420 ft  
0 30 60 120 m

Source : GIS-Technologies

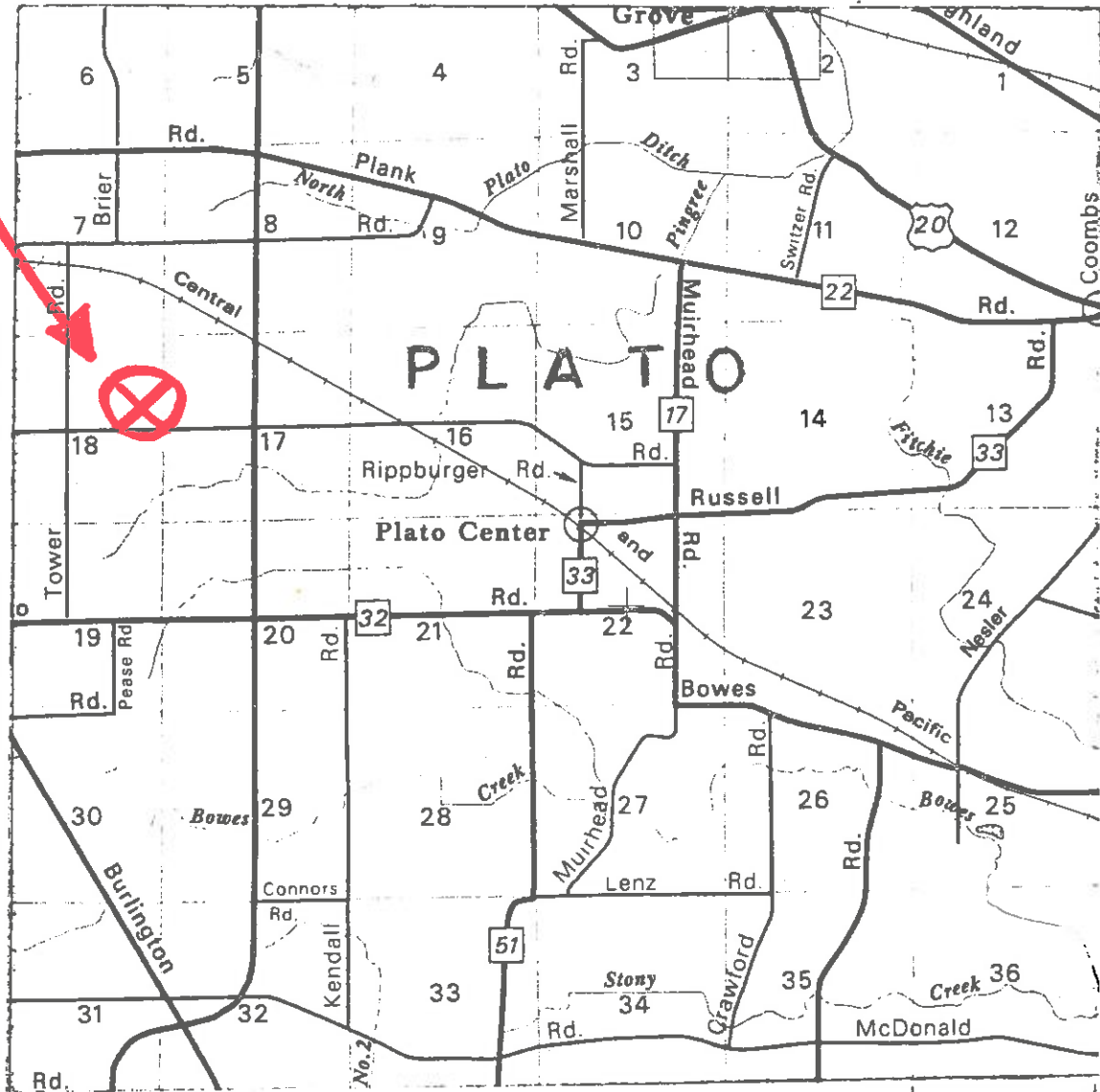
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GIS-Technologies  
Kane County Illinois



PLATO twp.  
T. 41N. - R. 7E

map 5



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