

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

**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): 01-07-300-001 01-04-400-008	CORRECTION: JGS JMS ADW PLS (P) MEO
	Street Address (or common location if no address is assigned): 19N045 Harmony Road Hampshire, IL	

2. Applicant Information:	Name See attached.	Phone 815-784-5411
	Address 13578 Poplar Road	Fax
	Genoa, IL 60135	Email

3. Owner of record information:	Name Same as above.	Phone
	Address Same as above.	Fax
		Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Farm

Current zoning of the property: F

Current use of the property: Farm residence and vacant.

Proposed zoning of the property: F-1

Proposed use of the property: Farm residence.

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

Proposed rezoning to allow existing residence to exist on separate F-1 site and to permit two additional F-1 residences.

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), 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) 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.

<u>Record Owner</u>	<u>Date</u>
	
<u>Applicant or Authorized Agent</u>	<u>Date</u>

November 7, 2018

JM Stoxen
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is requesting a rezoning to create a new parcel for the existing farmette as well as two additional residential parcels to the east.

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 create two additional residential parcels in addition to a parcel to accommodate the existing farmette.

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.*

See attached.

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 zoning is consistent with the surrounding use of the property which is primarily farm and small farmstead homesites.

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

F zoning to the north and west, F and F-1 to the south, and F and F-1 to the east.

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

The subject property is suitable for the existing farm zoning as well as the proposed farmstead zoning.

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

Trend of development is commercial closer to the tollway interchange, however, in the immediate area of the property, the trend remains farm and F-1 parcels.

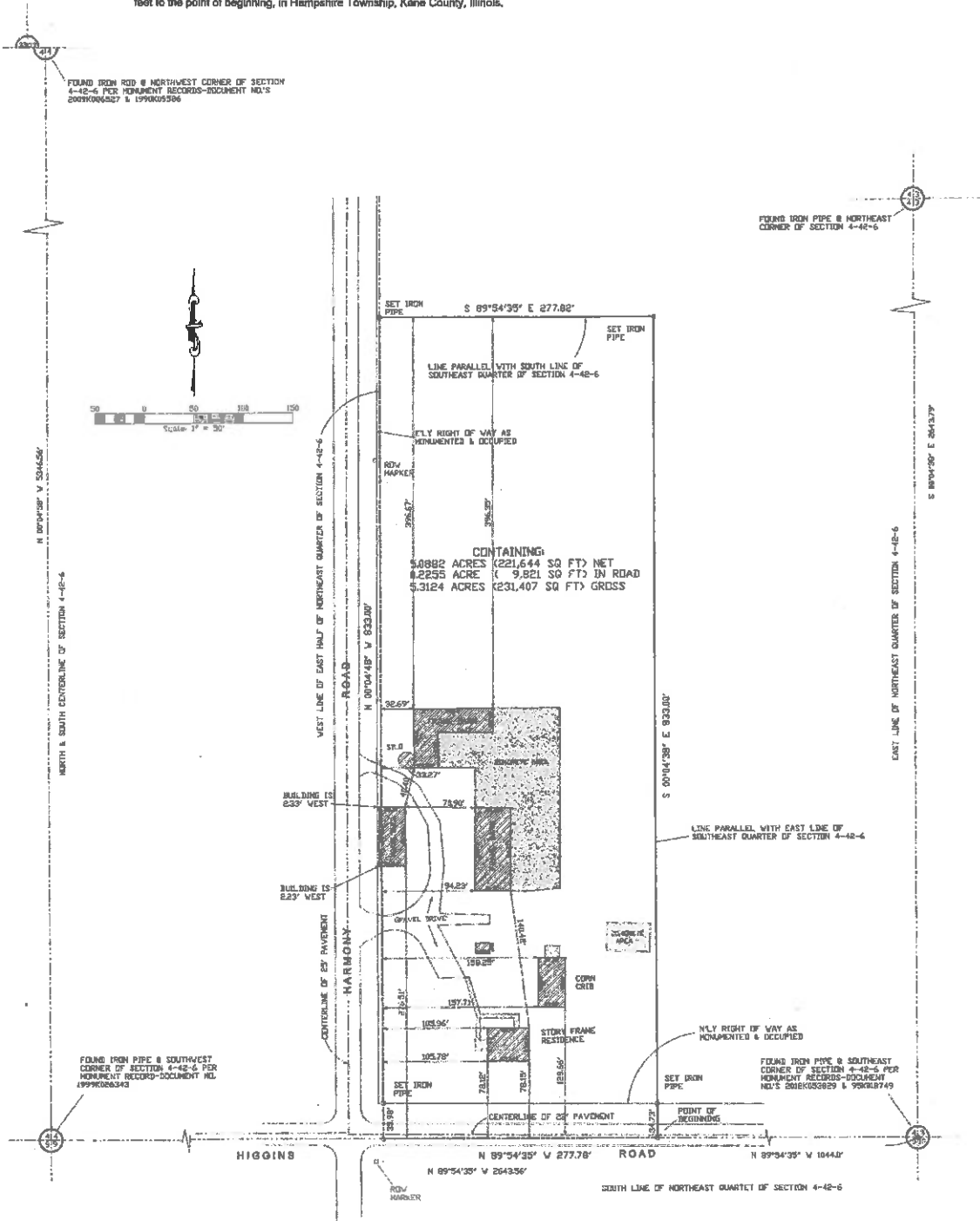
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

The projected use is compatible with the Kane County 2040 Land Use Plan.

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

OF PROPERTY DESCRIBED AS FOLLOWS:

That part of the East Half of the Southeast Quarter of Section 4, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows:
Commencing at the Southeast corner of said Southeast Quarter of said Section 4; thence North 89 degrees 54 minutes 35 seconds West along the South line of said Southeast Quarter, 1044.0 feet for the point of beginning; thence continuing North 89 degrees 54 minutes 35 seconds West along said South line, a distance of 277.78 feet to the Southwest corner of the East Half of the Southeast Quarter aforesaid; thence North 00 degrees 04 minutes 38 seconds East and parallel with the South line of said Southeast Quarter, 833.0 feet; thence South 00 degrees 04 minutes 38 seconds East and parallel with the East line of said Southeast Quarter, 833.0 feet to the point of beginning, in Hampshire Township, Kane County, Illinois.



STATE OF ILLINOIS }
COUNTY OF KANE } *Done 13, 2018*

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

[Signature]
Charles J. Hill, Professional Land Surveyor No. 26-2700
By License expires 1/30/18

Any discrepancy 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: *April 12, 2018*

THIS SURVEY IS FIELD ONLY WITH FINISHED-BUILD.

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

Professional Design Firm Land Surveying Corporation, License No. 154-022882

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

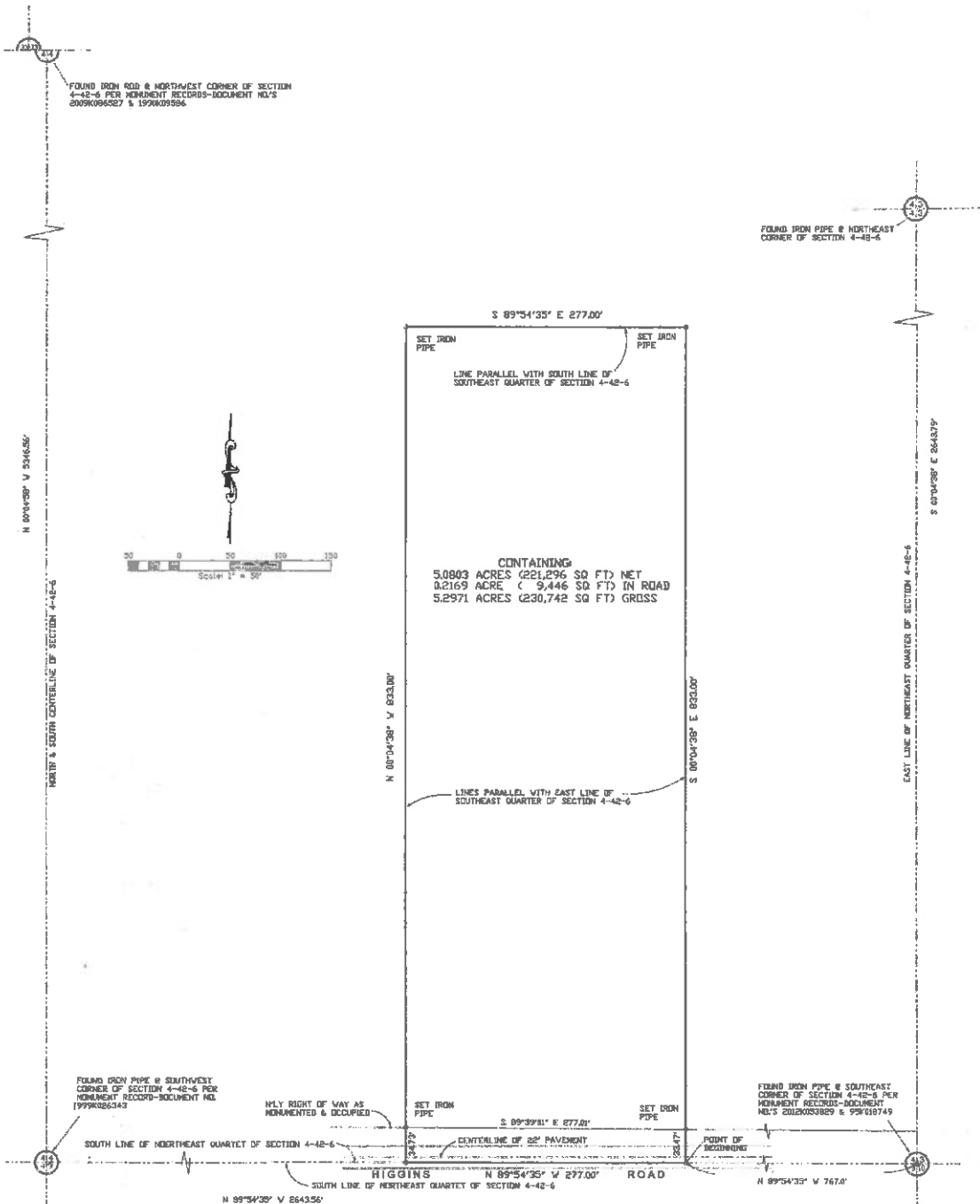
Compare the description on this plat with deed. Refer to deed for easements and building lines.

Scale: 1" = 30'
N 00°04'38" V 833.00'
S 00°04'38" V 833.00'
N 89°54'35" V 277.78'
S 89°54'35" V 277.78'
N 00°04'48" V 833.00'
S 00°04'38" V 833.00'
N 89°54'35" V 277.78'
S 89°54'35" V 277.78'
N 00°04'38" V 833.00'
S 00°04'38" V 833.00'
N 89°54'35" V 277.78'
S 89°54'35" V 277.78'

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

OF PROPERTY DESCRIBED AS FOLLOWS:

That part of the East Half of the Southeast Quarter of Section 4, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows:
Commencing at the Southeast corner of said Southeast Quarter of said Section 4; thence North 89 degrees 54 minutes 35 seconds West along the South line of said Southeast Quarter, 767.0 feet for the point of beginning; thence continuing North 89 degrees 54 minutes 35 seconds West along said South line, a distance of 277.0 feet; thence North 00 degrees 04 minutes 38 seconds West and parallel with the East line of said Southeast Quarter, 833.0 feet; thence South 89 degrees 54 minutes 35 seconds East and parallel with the South line of said Southeast Quarter, 277.0 feet; thence South 00 degrees 04 minutes 38 seconds East and parallel with the East line of said Southeast Quarter, 833.0 feet to the point of beginning, in Hampshire Township, Kane County, Illinois.



Date: 4-12-08
 Drawn: W. B. ...
 Plotted: ...
 Made: ...
 City: ...

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 is a true and correct representation of said survey.
 Charles J. Hill, Professional Land Surveyor No. 35-3708
 My License expires 1/30/11
 Any discrepancy 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.

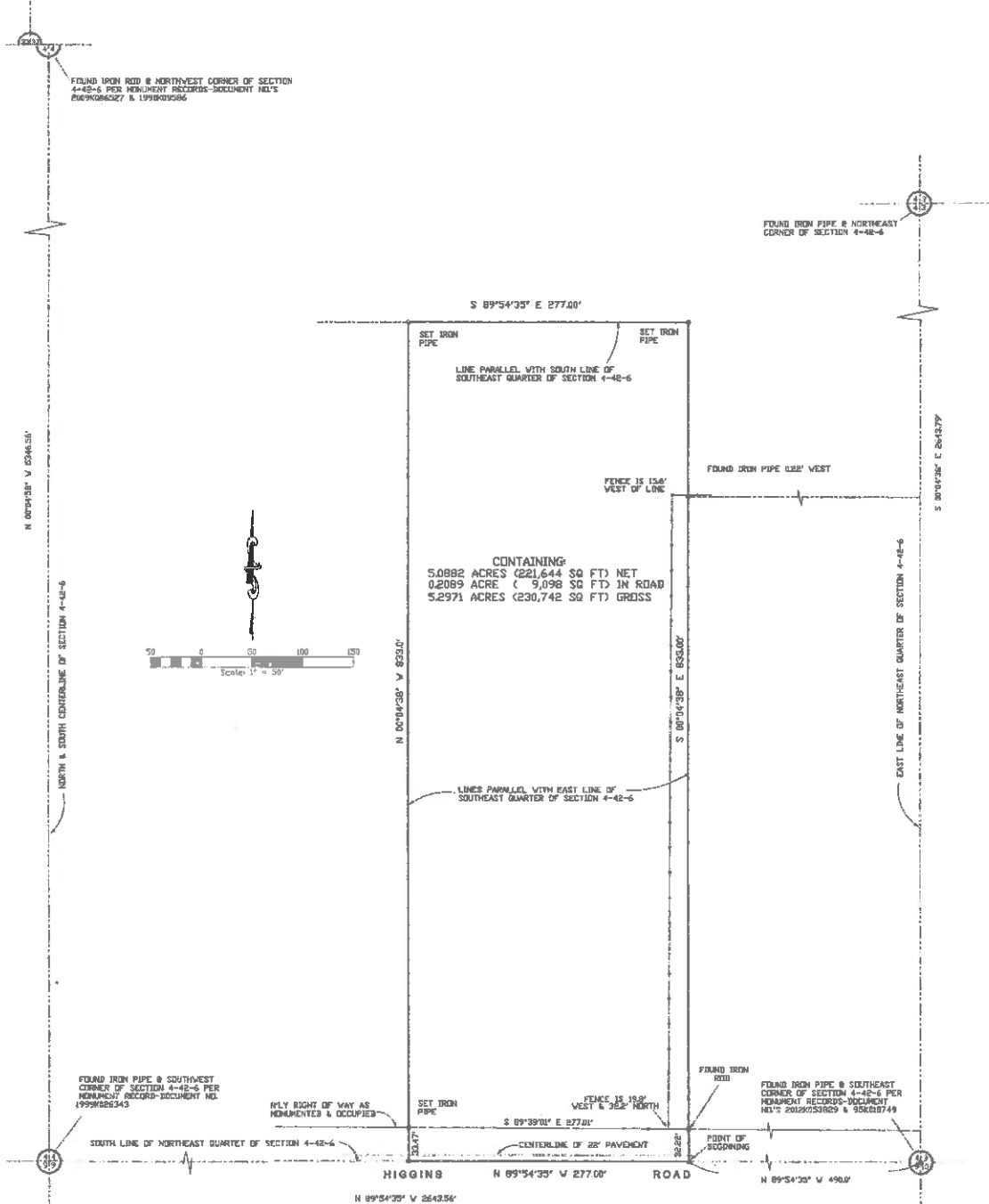
FIELD WORK COMPLETED: April 12, 2008
 THIS SURVEY IS VALID ONLY WITH THIS OFFICIAL SEAL.
 This professional services conforms to the current Illinois minimum standards for a boundary survey.
 Professional Design Firm Land Surveying Corporation, License No. 194-022853
Alan J. Coulson, P.C.
 PROFESSIONAL LAND SURVEYORS
 645 S. 8th St., (Rte. 31) West Dundee, IL 60118
 Phone: (847)-428-2811 Fax: (847)-428-8074
 E-MAIL: SIRVAVR@ALANJCOULSON.COM

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

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

OF PROPERTY DESCRIBED AS FOLLOWS:

That part of the East Half of the Southeast Quarter of Section 4, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows:
Commencing at the Southeast corner of said Southeast Quarter of said Section 4; thence North 89 degrees 54 minutes 36 seconds West along the South line of said Southeast Quarter, 490.0 feet for the point of beginning; thence continuing North 89 degrees 54 minutes 36 seconds West along said South line, a distance of 277.0 feet; thence North 00 degrees 04 minutes 38 seconds West and parallel with the East line of said Southeast Quarter, 833.0 feet; thence South 89 degrees 54 minutes 36 seconds East and parallel with the South line of said Southeast Quarter, 277.0 feet; thence South 00 degrees 04 minutes 38 seconds East and parallel with the East line of said Southeast Quarter, 833.0 feet to the point of beginning, in Hampshire Township, Kane County, Illinois.



STATE OF ILLINOIS)
COUNTY OF KANE)
I hereby certify that I have surveyed the property described in the above caption according to the official records, and that the above plat is a true and correct representation of said survey.

[Signature]
Alan J. Hill, Professional Land Surveyor No. 35-2706
My License expires 11/30/16

Any discrepancy 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 UNRECORDED IMPROVEMENTS.

FIELD WORK COMPLETED: April 13, 2012

THIS SURVEY IS VALID ONLY WITH ENCLOSED SEAL.

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

Date: 12/20/12
Cadastral: WISCONSIN/STREETS
Fence: ---
Map: ---
Asst: ---
City: Hampshire

Alan J. Coulson, P.C.
PROFESSIONAL LAND SURVEYORS
645 S. 8th St., (Rm. 311) West Dundee, IL 60118
Phone: (847) 428-2811 Fax: (847) 428-8074
E-MAIL: SRVAYR@ALAN.COULSON.COM

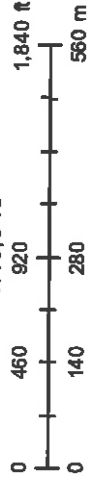
Compare the description on this plat with deed. Refer to deed for easements and building lines.

Map Title



October 16, 2018

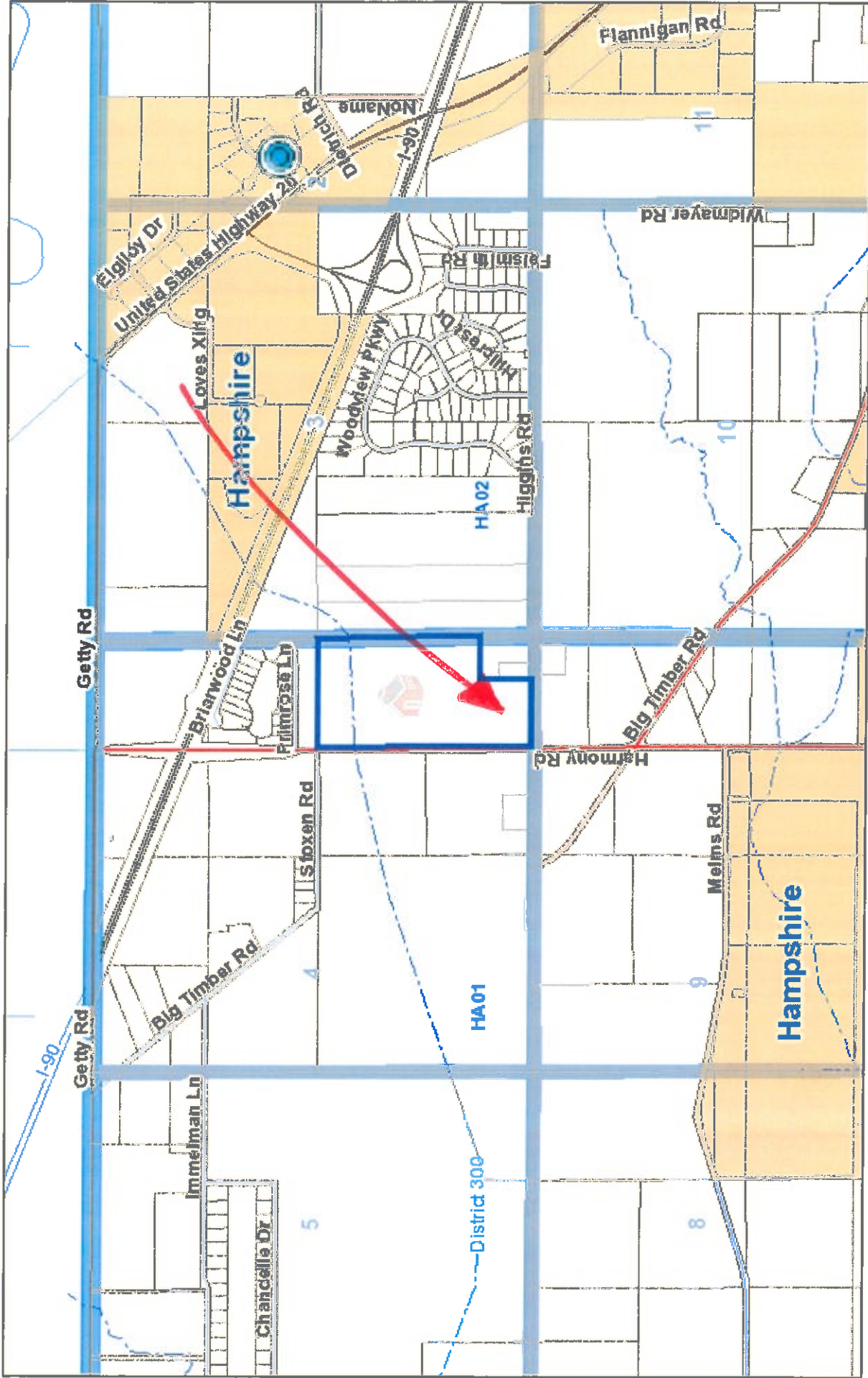
1:10,046



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.

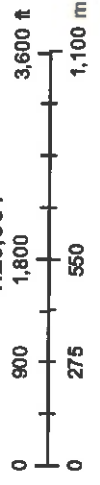
GIS-Technologies
Kane County Illinois

Map Title



November 5, 2018

1:20,091



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