

**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

**4591**

<p><i>Received Date</i></p>  <p><b>MAR 09 2022</b></p> <p>Kane Co. Dev. Dept. Zoning Division</p>
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**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.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b>  Part of 04-14-200-003 ( <u>1.39</u> acre(s))
	<b>Street Address (or common location if no address is assigned):</b>  11N575 Burlington Road, Hampshire, IL 60140

<b>2. Applicant Information:</b>	<b>Name</b> Brian R. Lenschow	<b>Phone</b> 847-683-3609 847-489-5671
	<b>Address</b> 12N244 Romke Road, Hampshire, IL 60140	<b>Fax</b>
		<b>Email</b> brucyle@aol.com

<b>3. Owner of record information:</b>	<b>Name</b> Brian R. Lenschow, Trustee of the Brian Lenschow Farm Trust dated August 4, 2014	<b>Phone</b> 847-683-3609 847-489-5671
	<b>Address</b> 12N244 Romke Road, Hampshire, IL 60140	<b>Fax</b>
		<b>Email</b> brucyle@aol.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: Kane County F District

Current use of the property: Rental Residential

Proposed zoning of the property: Kane County F-1 District

Proposed use of the property: Residential - Applicant/Owner plans to sell subject property

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

No construction or improvements are planned.

**Attachment Checklist**

- 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](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 <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.

Brian R. Lenschow 2-21-22  
 Record Owner Brian R. Lenschow Date

Brian R. Lenschow 2-21-22  
 Applicant or Authorized Agent Brian R. Lenschow 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.*

Brian R. Lenschow  
Name of Development/Applicant

February 21, 2022  
Date

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

There is one (1) parcel zoned F-1 adjacent to the subject property and three (3) others within 1/2 mile to the west on Burlington and Romke Roads.

2. What are the zoning classifications of properties in the general area of the property in question?  
County F District and County F-1 District

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

The subject property consists of 1.39 acres and consists of a one-family dwelling and mowed yard.

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

There is no current development in the general area of the subject property.

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

The projected use of the subject property as a one-family dwelling is the same as its current use and pre-dated the 2040 Land Use Plan.

Brian Lenschow Family Trust

Rezoning from F-District Farming to F-1 District Rural Resident

**Special Information:** The petitioner is seeking a rezoning to allow the existing home to be split off and sold from the remaining farmland. No additional homes are planned and the farmland will remain in agricultural production

**Analysis:** The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

**Staff recommended findings of fact:**

1. The rezoning will allow the existing home to be sold off separately from the remaining farmland.

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

# Untitled Map

Write a description for your map.

## Legend

- V-BLDG
- V-PROP



Google Earth

200 ft

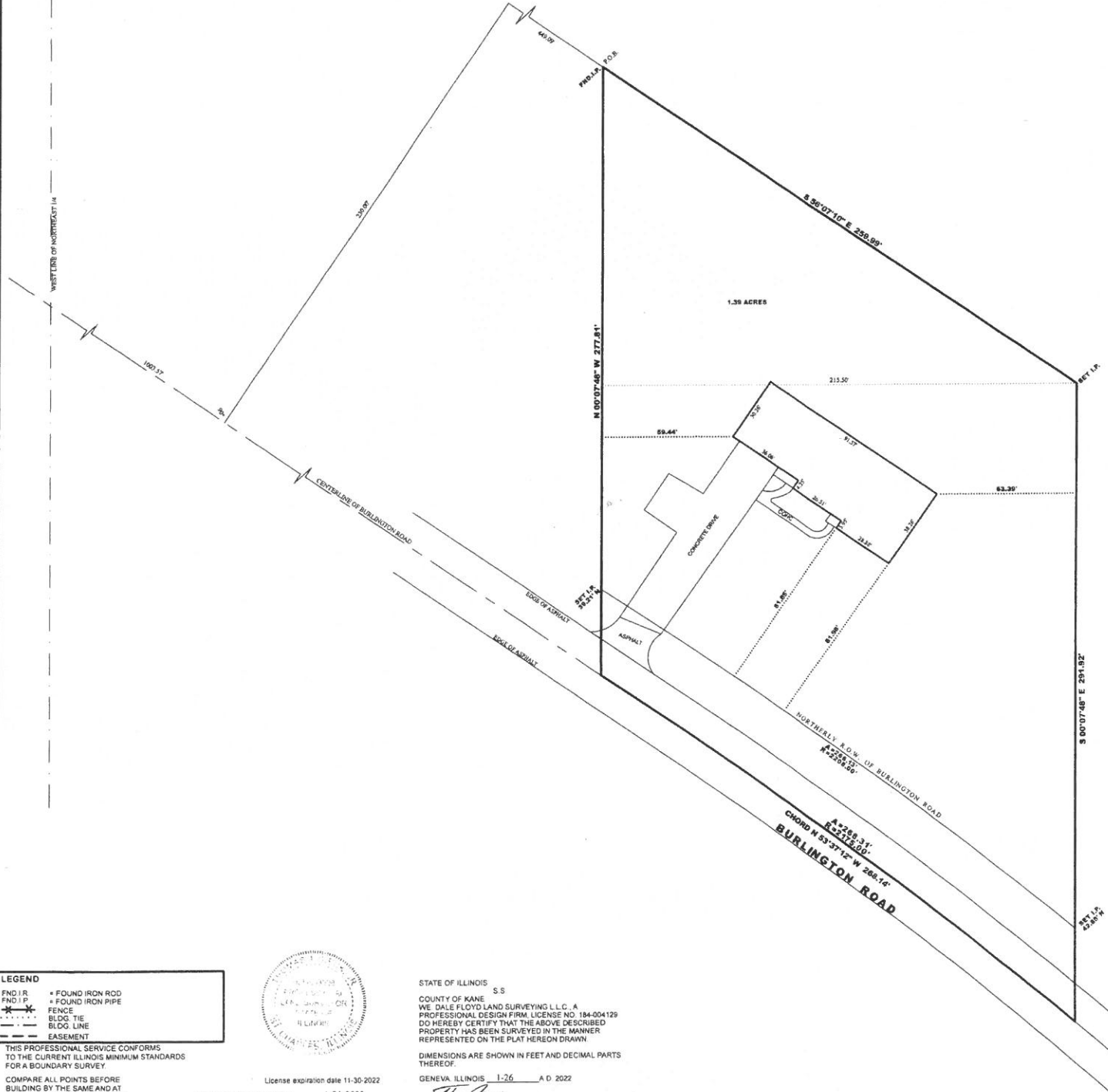
# PLAT OF SURVEY

D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.  
 2600 KESLINGER ROAD SUITE A  
 GENEVA, ILLINOIS 60134  
 PHONE: 630-232-7705 FAX: 630-232-7725  
 E-MAIL: DFLS@SBCGLOBAL.NET



THAT PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHEAST ¼ WITH THE CENTER LINE OF BURLINGTON ROAD, THENCE SOUTH 56 DEGREES 07 MINUTES 10 SECONDS EAST ALONG SAID CENTER LINE 1003.57 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 230.00 FEET; THENCE SOUTH 56 DEGREES 07 MINUTES 10 SECONDS EAST PARALLEL WITH SAID CENTERLINE 448.05 FEET TO THE EAST LINE OF THE WEST ½ OF THE NORTHEAST ¼ FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 259.99 FEET, TO A POINT THAT IS 215.50 FEET PERPENDICULAR TO SAID EAST LINE, THENCE SOUTH 0 DEGREES 07 MINUTES 48 SECONDS EAST, PARALLEL TO SAID EAST LINE, 291.92 FEET TO THE CENTER LINE OF BURLINGTON ROAD AS PRESENTLY LOCATED; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING AN ARC LENGTH OF 268.31 FEET, RADIUS OF 2175.00 FEET AND A CHORD BEARING NORTH 53 DEGREES 37 MINUTES 12 SECONDS WEST 268.14 FEET, TO SAID EAST LINE OF THE WEST ½ OF THE NORTHEAST ¼, 277.81 FEET SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 07 MINUTES 48 SECONDS WEST ALONG SAID EAST LINE 277.81 FEET TO THE POINT OF BEGINNING, IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS  
 COMMONLY KNOWN AS: 11N575 BURLINGTON ROAD, HAMPSHIRE, ILLINOIS



**LEGEND**

FND I.R.	• FOUND IRON ROD
FND I.P.	• FOUND IRON PIPE
— X —	FENCE
.....	BLDG. TIE
— — —	BLDG. LINE
---	EASEMENT



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE

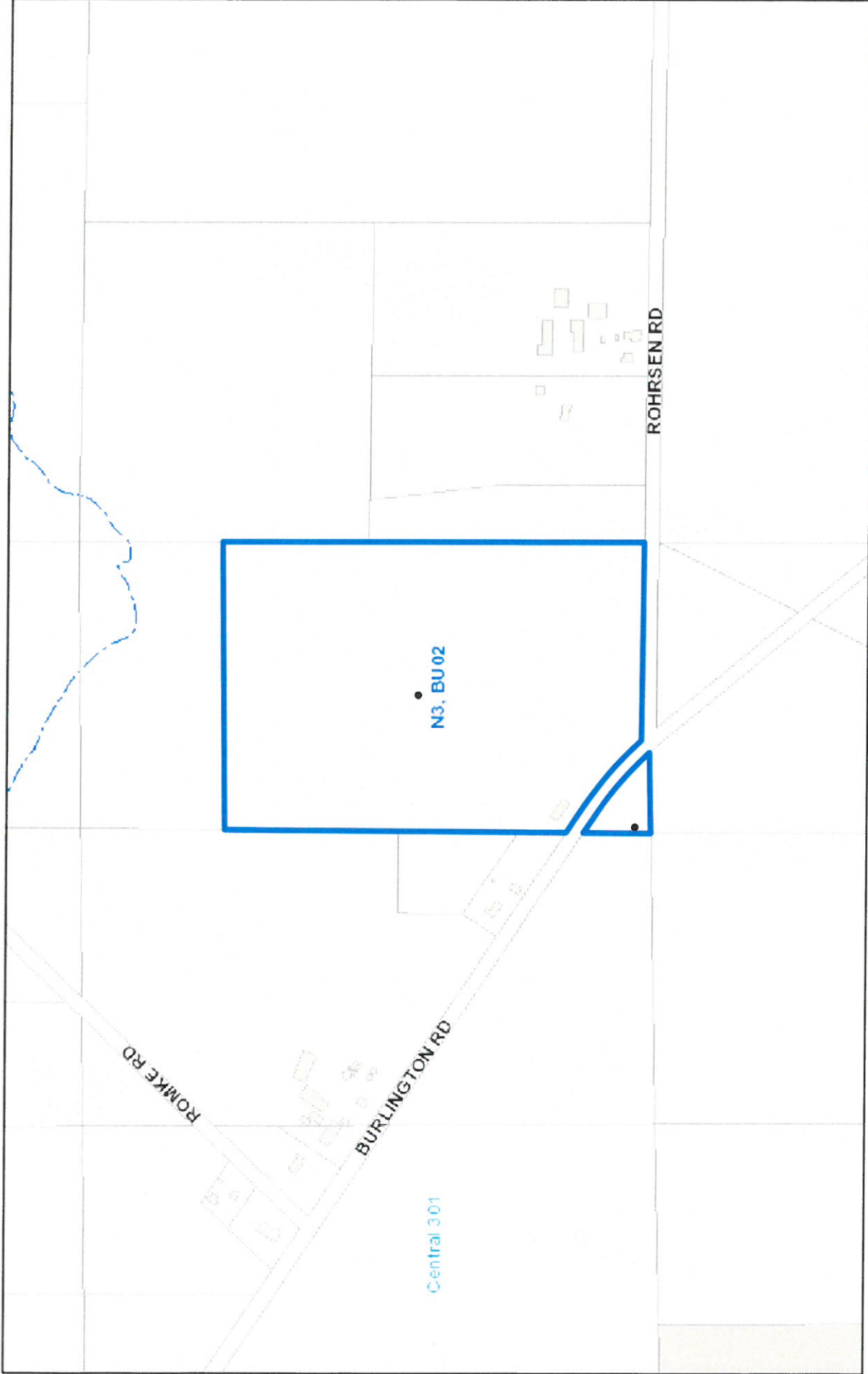
License expiration date 11-30-2022  
 FIELD WORK COMPLETED 1-21-2022  
 PREPARED FOR ATTY. RICHARD HEIMBERG

STATE OF ILLINOIS S.S.  
 COUNTY OF KANE  
 WE DALE FLOYD LAND SURVEYING L.L.C. A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-004129 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
 GENEVA, ILLINOIS 1-26 A D 2022  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 NO. 035-003908

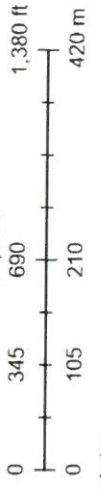
JOB NO. 1121-92

# Map Title



April 25, 2022

1:7,556



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