



Zoning Request Report
 County of Kane

Kane County Development
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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 2013-4311 Date 12/23/2013

GENERAL INFORMATION

APPLICANT: DEAN, JEFFREY J & PAMELA J
 12N137 PELOW RD
 HAMPSHIRE 60140

PURPOSE: THIS PARCEL WAS SOLD OFF FROM THE SURROUNDING FARMLAND IN VIOLATION OF THE ZONING ORDINANCE IN 1986. A REZONING WILL BRING THE RESIDENTIAL USE INTO CONFORMANCE WITH THE ZONING ORDINANCE.

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 1.64 ACRES

LOCATION: ON THE EAST SIDE OF PELOW ROAD, SOUTH OF THE VILLAGE LIMITS OF BURLINGTON, SECTION 10, BURLINGTON TOWNSHIP (12N137 PELOW ROAD) (04-10-351-003)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING; F-1 - RURAL RESIDENTIAL;	AGRICULTURAL; RESIDENTIAL;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PARCEL

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

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.

Jeffrey & Pamela Dean
Name of Development/Applicant

11-26-13
Date

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

This rezoning request is to conform to the existing/current zoning ordinances (F to F-1)

This proposed use is to preserve an old farmstead of a residence, barn, shed, silo, etc.

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

F and scattered & surrounding F-1

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

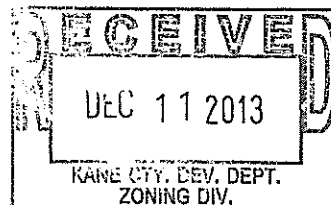
The property is a well established farmstead that existed for many years. This rezoning request will not take any farmland out of production.

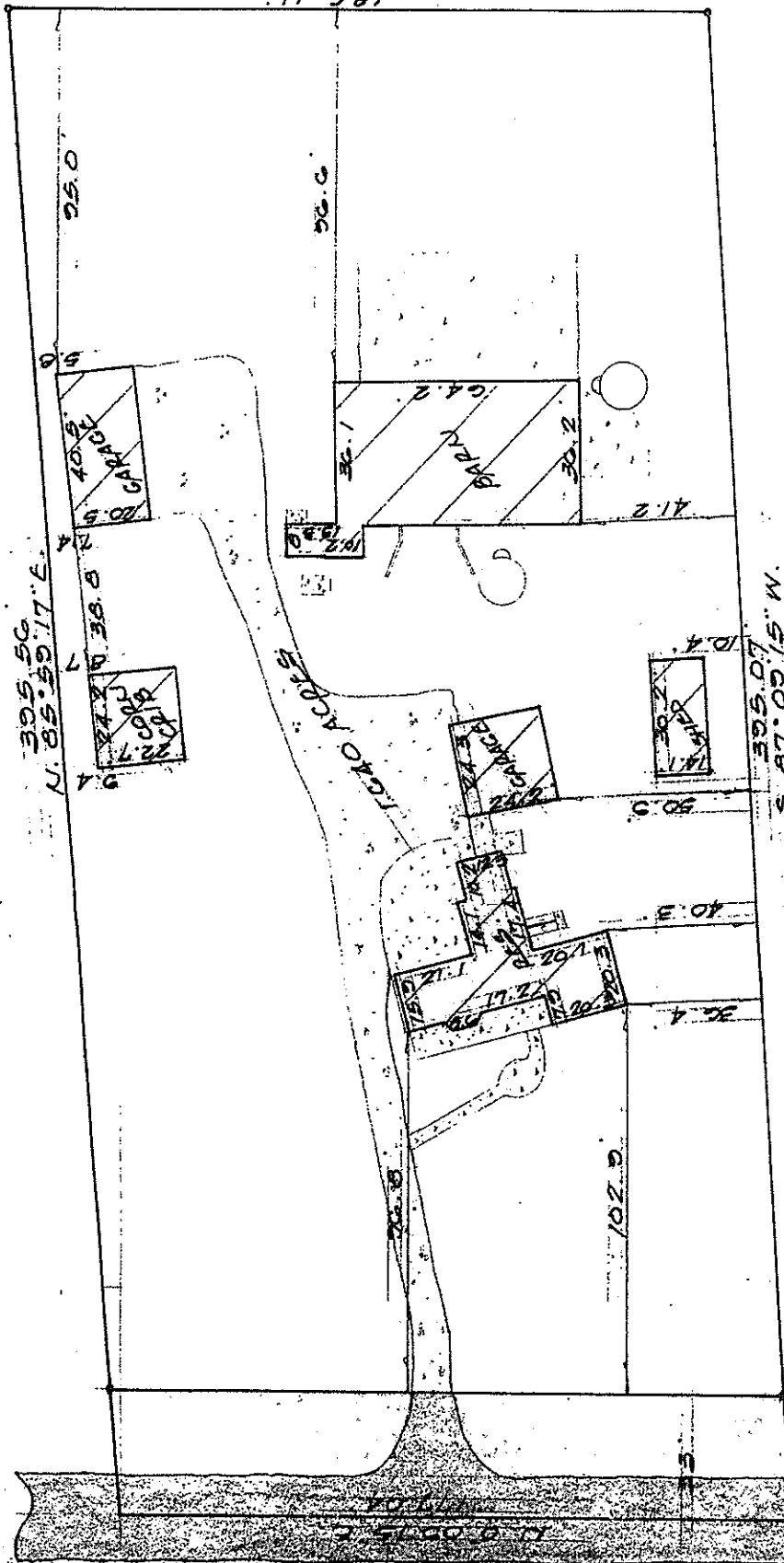
4. What is the trend of development, if any, in the general area of the property in question?

Predominately farming and rural scattered and similar farmettes.

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

This re-zoning petition keeps the agricultural designation and conforms to the existing ordinance regarding farmettes.





PEPLDOW ROAD

POINT OF BEGINNING

2 OF SECTION 10, 41, 6

01-87

185.11



Jeffery Dean, et ux

