



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 2014-4323 **Date** 08/22/2014

GENERAL INFORMATION

APPLICANT: TIM KELLOGG

2250 SOUTHWIND BLVD.
BARTLETT 60103

PURPOSE: CREATE 2 PARCELS FOR 2 EXISTING HOMES. THE PROPERTIES ARE CURRENTLY IN VIOLATION OF THE ZONING ORDINANCE FOR RESIDENTIAL USE

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 8.12 ACRES

LOCATION: ON THE EAST SIDE OF DAUBERMAN ROAD, 1/2 MILE SOUTH OF THE VILLAGE OF KANEVILLE, SECTIONS 26, 35, KANEVILLE TOWNSHIP (3S015 & 2S919 DAUBERMAN ROAD)

SURROUNDING	ZONING	USE
NORTH	E-3 - ESTATE RESIDENTIAL;	AGRICULTURAL; VACANT;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	E-3 - ESTATE RESIDENTIAL; F - FARMING;	AGRICULTURAL;
WEST	F - FARMING;	AGRICULTURAL;

EXISTING LAND USE: RESIDENTIAL; AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.2-1 OF THE KANE COUNTY ZONING ORDINANCE

August 20, 2014

The Dennis Long Trust #101
Rezoning from F to F-1

Special Information: The rezoning request is to accommodate two existing homes. Per the Kaneville Township Assessor's office, the homes were built in 1880 (northern house) and 1921 (southern house). The northern property is a remainder piece from 2006 when a portion was sold off as part of the subdivision to the north. The southern property, 39.75 acres, was the result of division of property between the Long siblings as part of settling the Estate. The petitioner is requesting a rezoning which will allow separate parcels to be created for each home, thereby bringing the residential use into conformance with current Zoning Ordinance requirements. The petitioners will then be able sell off the remaining farmland and keep it in agricultural production.

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.

Recommendation: The Kane County Technical Staff recommends approval of the rezoning request.

Findings of Fact:

1. The existing residential use will not intensify.
2. The rezoning will bring both homes into conformance with the Kane County Zoning Ordinance.

Attachments: Location Map
Township Map

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.

TR Kellogg
Name of Development/Applicant

8/8/14
Date

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

NO ANTICIPATED CHANGE IN USE OF PROPERTY.

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

F, E-3, E-2A, R-1

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

CONFORMS.

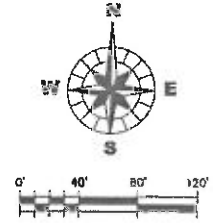
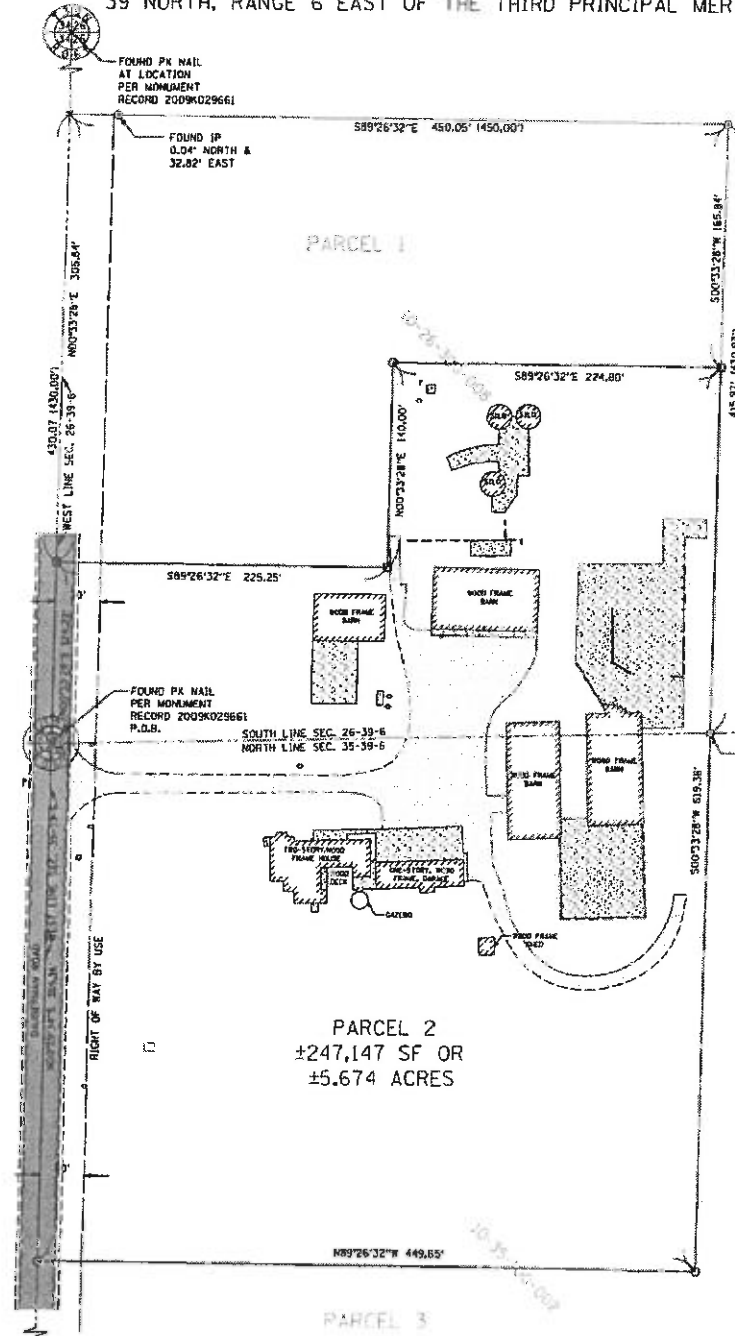
4. What is the trend of development, if any, in the general area of the property in question?

THE ADJACENT PROPERTY TO THE NORTH WAS ZONED E-3 AND HAS BEEN PARTIALLY DEVELOPED. WITH THE SUBSEQUENT RECESSION AND REDUCED DEMAND FOR NEW HOUSING, THE TIMING FOR A RETURNED DEMAND FOR DEVELOPED LOTS IS DIFFICULT TO PREDICT.

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

CONFORMS.

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - SURVEYED PROPERTY
 - RIGHT OF WAY LINE
 - - - SECTION LINE
 - 400.00' MEASURED OR CALCD SURVEY DATA
 - 1400.00' RECORD OR PRIOR SURVEY DATA
 - ⊗ FOUND IRON PIPE
 - × FOUND MAG NAIL
 - ⊙ SET MAG NAIL
 - ⊙ SET 1/2" X 2" IRON PIPE
 - ⊙ SECTION CORNER
 - EX. BUILDING
 - EX. PAVEMENT
 - EX. CONCRETE
 - EX. GRAVEL
 - POWER POLE
 - P MAILBOX
 - D DRAINAGE STRUCTURE

LEGAL DESCRIPTION PARCEL 2

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°33'28" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1422 FEET; THENCE SOUTH 83°26'32" EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 225.25 FEET; THENCE NORTH 00°33'28" EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 140.00 FEET; THENCE SOUTH 89°26'32" EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 224.80 FEET; THENCE SOUTH 00°33'28" WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 618.38 FEET; THENCE NORTH 89°26'32" WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 449.65 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°23'34" EAST ALONG SAID WEST LINE, 355.16 FEET TO THE POINT OF BEGINNING.

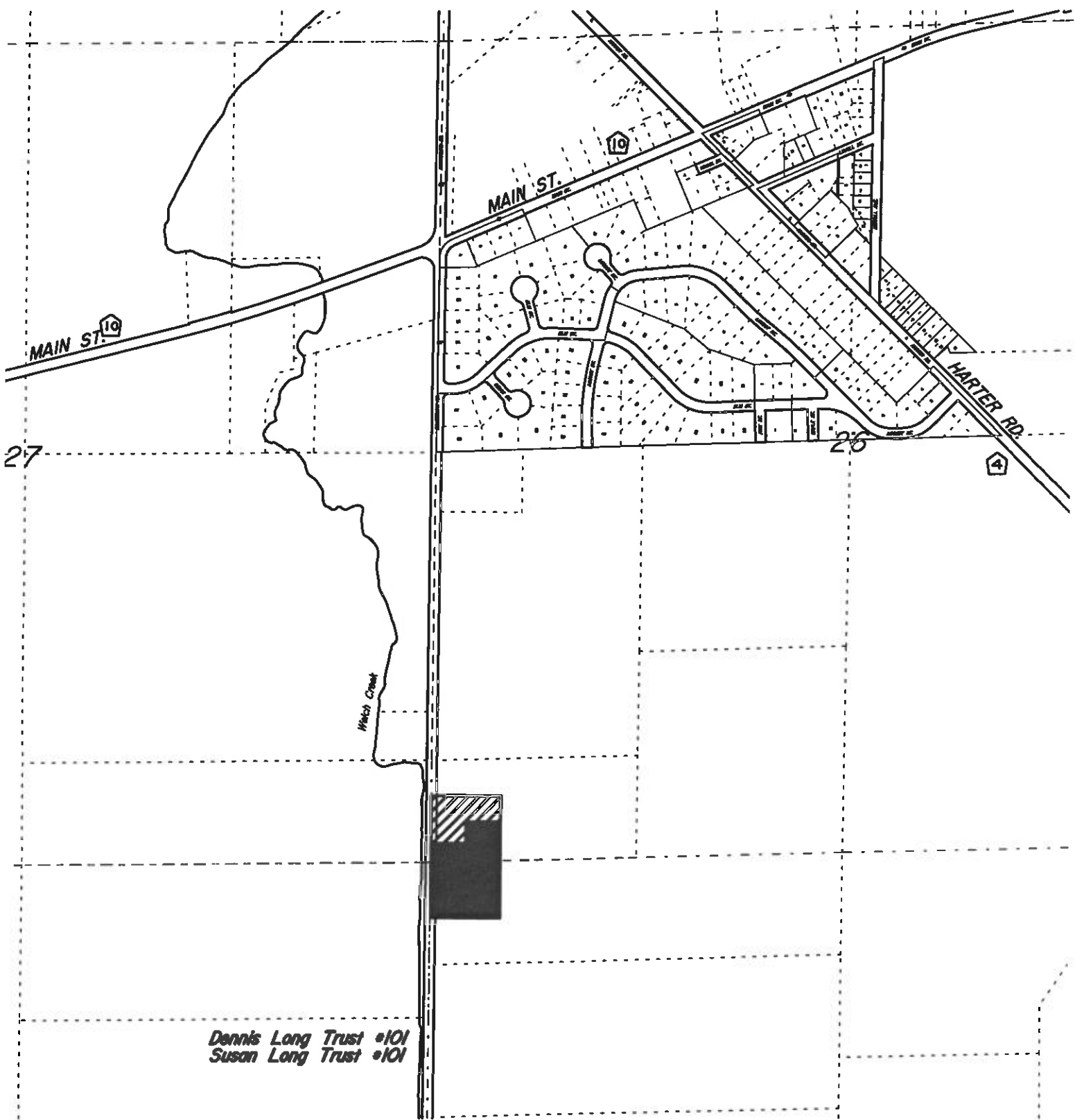
SAID PARCEL CONTAINING 247,147 SQUARE FEET, MORE OR LESS, OR 5.674 ACRES, MORE OR LESS.

- NOTES**
- THE BASIS FOR THIS SURVEY IS GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON MULTIPLE AVERAGED RTK GPS OBSERVATIONS REFERENCE TO THE LEICA REAL-NET NETWORK.
 - FIELD WORK WAS COMPLETED 8/20/14.
 - IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING SETBACK LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

STATE OF ILLINOIS)
 COUNTY OF KANE) SS
 I, WILLS BURKE KELSEY ASSOCIATES, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002037, DO HEREBY DECLARE THAT WE HAVE SURVEYED PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, AND THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF AUGUST, 2014 AT ST. CHARLES, ILLINOIS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 RUDY P. DYKON
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3832
 MY LICENSE EXPIRES NOVEMBER 30, 2014
 DESIGN FIRM LICENSE EXPIRES APRIL 30, 2015

	WILLS BURKE KELSEY ASSOCIATES LTD. 118 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	CLIENT: SUSAN LONG 38815 LAUBERMAN ROAD ELBURN, IL 60119	1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12	DATE: _____ SURVEYOR: _____	DRGN: _____ DRGN: 2/10 CADD: 7/10 SCALE: 1"=40' TITLE: LONG FARMS PARCEL 2 PLAT OF SURVEY
	1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12



MAIN ST. 10

MAIN ST. 10

HARTER RD. 4

27

26

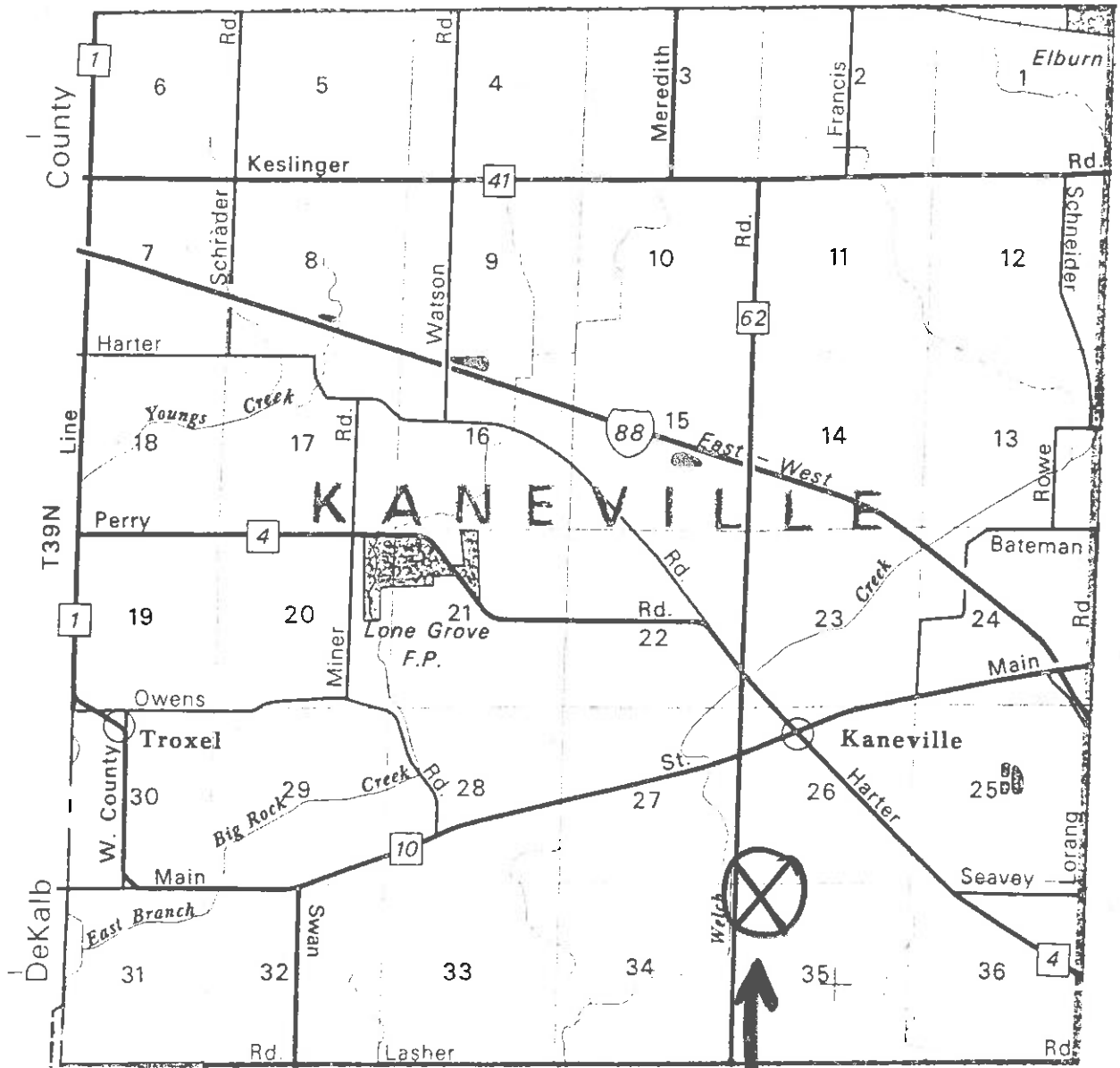
Witch Creek

Dennis Long Trust #101
Susan Long Trust #101

KANEVILLE TWP.

T.39N - R.6E

map 10



1" = MILE