# Zoning Request Report

**County of Kane**

**TO:** Kane County Zoning Board Of Appeals  
Kane County Development Committee  
County Board Member District  
Janice Hill  
Carl Schoedel  
Mark VanKerkhoff  
Monica Meyers

**Petitioner**

**PETITION NUMBER** 2014-4334  
**Date** 12/22/2014

## GENERAL INFORMATION

**APPLICANT:** STEVE BOLLINGER  
45W425 PLANK RD.  
HAMPShIRE  
60140

**PURPOSE:** TO REZONE THE PROPERTY TO ALLOW A NEW SINGLE FAMILY HOUSE TO BE BUILT.

**EXISTING ZONING:** F - FARMING;

**REQUESTED ACTION:** E-1 - ESTATE RESIDENTIAL;

**SIZE:** 7.48 ACRES

**LOCATION:** SOUTH SIDE OF KELLY RD., 1/4 MILE EAST OF KETCHUM RD., SECTION 14, HAMPshIRE TOWNSHIP, (45W297 KELLY RD.)

## SURROUNDING ZONING

**NORTH**  
VILLAGE OF HAMPShIRE  
USE  
AGRICULTURAL;

**SOUTH**  
E-3 - ESTATE RESIDENTIAL;  
RESIDENTIAL;

**EAST**  
E-1 - ESTATE RESIDENTIAL;  
RESIDENTIAL; AGRICULTURAL;

**WEST**  
F - FARMING;  
AGRICULTURAL; RESIDENTIAL;

**EXISTING LAND USE:** RESIDENTIAL; AGRICULTURAL;

**LAND USE PLAN DESIGNATION:** COUNTRYSIDE ESTATE RESIDENTIAL

**ZONING HISTORY:** NO PREVIOUS REQUEST FOR THIS PROPERTY

**APPLICABLE LAND USE REGULATION:** ARTICLE IX, SECTION 9.1 OF THE KANE COUNTY ZONING ORDINANCE
KANE COUNTY DEVELOPMENT DEPARTMENT  
Zoning Division, Kane County Government Center  
719 Batavia Avenue  
Geneva, Illinois 60134  
Office (630) 232-3492  Fax: (630) 232-3411

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.

<table>
<thead>
<tr>
<th>1. Property Information:</th>
<th>Parcel Number(s):</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>01-14-400-030</td>
</tr>
<tr>
<td>Street Address (or common location if no address is assigned):</td>
<td></td>
</tr>
<tr>
<td>45W 29 7 KELLY ROAD</td>
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<tr>
<td>HAMPSHIRE, IL 60146</td>
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<thead>
<tr>
<th>2. Applicant Information:</th>
<th>Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td></td>
<td>STEVEN R BOLLINGER</td>
<td>847-683-9267</td>
</tr>
<tr>
<td>Address</td>
<td>45W 425 FLANK ROAD</td>
<td></td>
</tr>
<tr>
<td>HAMPSHIRE, IL 60140</td>
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<tr>
<th>3. Owner of record information:</th>
<th>Name</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>JERG &amp; PAT BAEDER</td>
<td>847-207-2236</td>
</tr>
<tr>
<td>Address</td>
<td>218 GREGORY STREET</td>
<td></td>
</tr>
<tr>
<td>GILBERTS, IL 60136</td>
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Received Date: 12-2014-0024
Zoning and Use Information:

2030 Plan Land Use Designation of the property: **E1 - ESTATE RESIDENTIAL**

Current zoning of the property: **F-1**

Current use of the property: **SINGLE-FAMILY RESIDENTIAL**

Proposed zoning of the property: **E1 - ESTATE RESIDENTIAL**

Proposed use of the property: **SINGLE-FAMILY RESIDENCE**

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

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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](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
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

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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.

**Jill Bacler, Dany Baeau** 10/10/14

Record Owner

**Jill Bailey** 5OCT14

Applicant or Authorized Agent
Jeffery Baeder, et ux
Rezoning from F to E-1

Special Information: The Baeder’s purchased this property in June. They intend to demolish the existing house and build a new one. However, the property was divided in 2006, when the previous owner conveyed several feet of property to the next door neighbor. Because of that conveyance, rezoning is needed before the Baeder’s can start construction on their new house.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The E-1 District meets the minimum lot size called for in the Countryside Estate District. The property is also adjacent to E-1 and E-3 zoning.

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

Staff recommended Finding of Facts:

1. The rezoning will allow the owners to build a new house.
2. The existing residential use will not intensify.
3. The rezoning meets the requirements of the 2040 Plan.

Attachments: Location Map
             Township Map
             Petitioner’s finding of fact sheet
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.

[Signature]
Name of Development/Applicant

[Signature]
Date

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

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

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

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

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

I have reviewed the rezoning request for the Baeder property. Water Resources has no objection to this request.

Scott

Scott R. Hajek, P.E., CFM
Water Resources Manager
Kane County Water Resources Division
630-232-3496
HajekScott@co.kane.il.us
November 20, 2014

Brooke Biewer
Building & Zoning Division
County Government Center
719 Batavia Ave
Geneva, IL 60134

Dear Brooke Biewer,

The Hampshire Township Board of Trustees met on November 18, 2014, and reviewed the petition request for rezoning the property located at 45W297 Kelly Road, Hampshire Township (01-14-400-030), dated November 10th. They have requested I advise you that we officially have no objections to the request.

Sincerely,

Lori Marwig
Hampshire Township Clerk
Existing well and septic system are located within the lot boundaries. Therefore the health department has no other comments.

Julie Wiegel, LEHP
Assistant Director for Environmental Health
Kane County Health Department
1240 N. Highland Ave. Suite 5
Aurora, IL 60506
Ph - 630-208-5131
Fax - 243-888-6958