



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 2015-4341 **Date** 02/25/2015

GENERAL INFORMATION

APPLICANT: NESS, RON & JULIE REVOC LIVING TRS,
RON & JULIE NESS, TRUSTEES
12340 HINCKLEY RD
HINCKLEY 605206061

PURPOSE: REZONE THE RESIDENTIAL PORTION OF THE PROPERTY NOT UNDER THE
AGRICULTURAL PROTECTION EASEMENT TO ALLOW IT TO BE SOLD OFF
SEPARATELY

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 1.85 ACRES

LOCATION: ON THE EAST OF COUNTY LINE ROAD, APPROX. 1/2 MILE NORTH OF OWENS ROAD,
SECTION 19, KANEVILLE TOWNSHIP (1S511 COUNTY LINE ROAD) (10-19-300-001)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	DEKALB COUNTY	AGRICULTURAL;

EXISTING LAND USE: AGRICULTURAL; RESIDENTIAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

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

February 25, 2015

Ronald Ness, et ux
Rezoning a portion of property from F to F-1

Special Information: Most of the 138 acres of the original farm was sold into the Kane County Farmland Conservation program in 2004. The farmette was excluded from the program and the owner would like to rezone it so it can be sold off separately. Per Kaneville Township Assessor records the farmette has been there since 1909.

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.

Findings of Fact:

1. The residential use will not intensify.
2. The rezoning will allow the farmette to be sold off separately from the surrounding farmland.

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.

Ronald Ness
Name of Development/Applicant

11-30-14
Date

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

no change in use - residential

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

Farming

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

It is a farmstead with residence and will continue to be a residence

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

none - farming

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

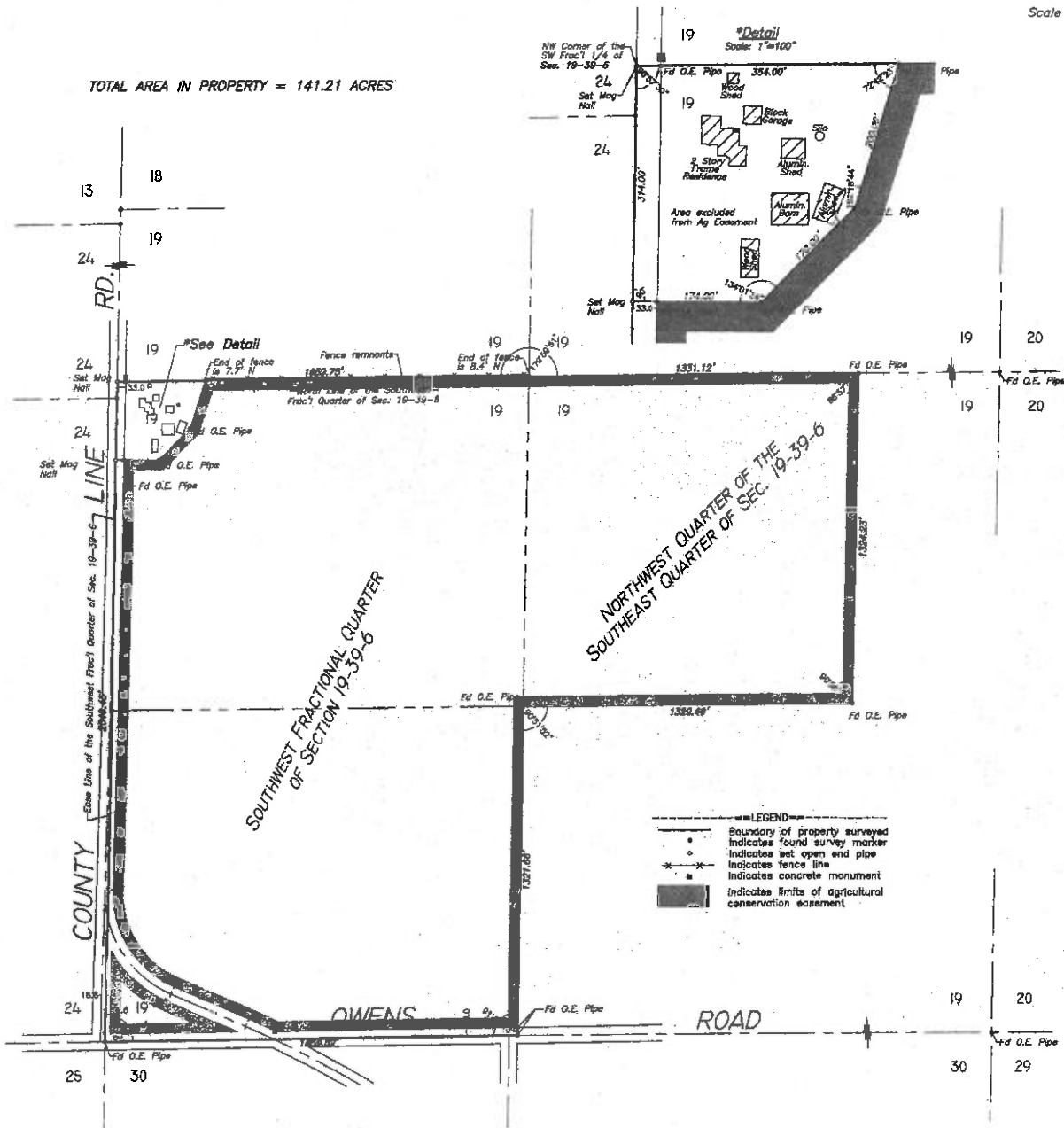
The preservation of farmette is in keeping with the intent of 2040 Land Use Plan

PLAT AND CERTIFICATE OF SURVEY

DESCRIPTION OF PROPERTY SURVEYED:

THE SOUTHWEST FRACTIONAL QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.

TOTAL AREA IN PROPERTY = 141.21 ACRES



- LEGEND**
- Boundary of property surveyed
 - Indicates found survey marker
 - Indicates set open end pipe
 - Indicates fence line
 - Indicates concrete monument
 - ▨ Indicates limits of agricultural conservation easement

STATE OF ILLINOIS }
 COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 FIELD WORK COMPLETED OCTOBER 8TH, 2014. DATED AT DEKALB, ILLINOIS THIS 9TH DAY OF OCTOBER, 2014.

Shawn R. VanKampen
 SHAWN R. VANKAMPEN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2014



Prepared by:
 William E. Hanna Surveyors
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 Fax 748-2532
 hannaesurv@aol.com

FOR: ALBURG AUCTIONEERS
 JOB NO. WES 13017

COUNTY LI.

PERRY RD.

4

1

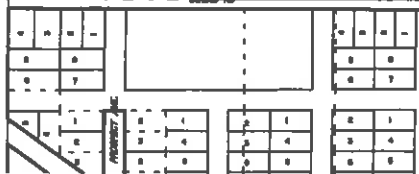
COUNTY LINE RD.

19



OWENS RD.

1

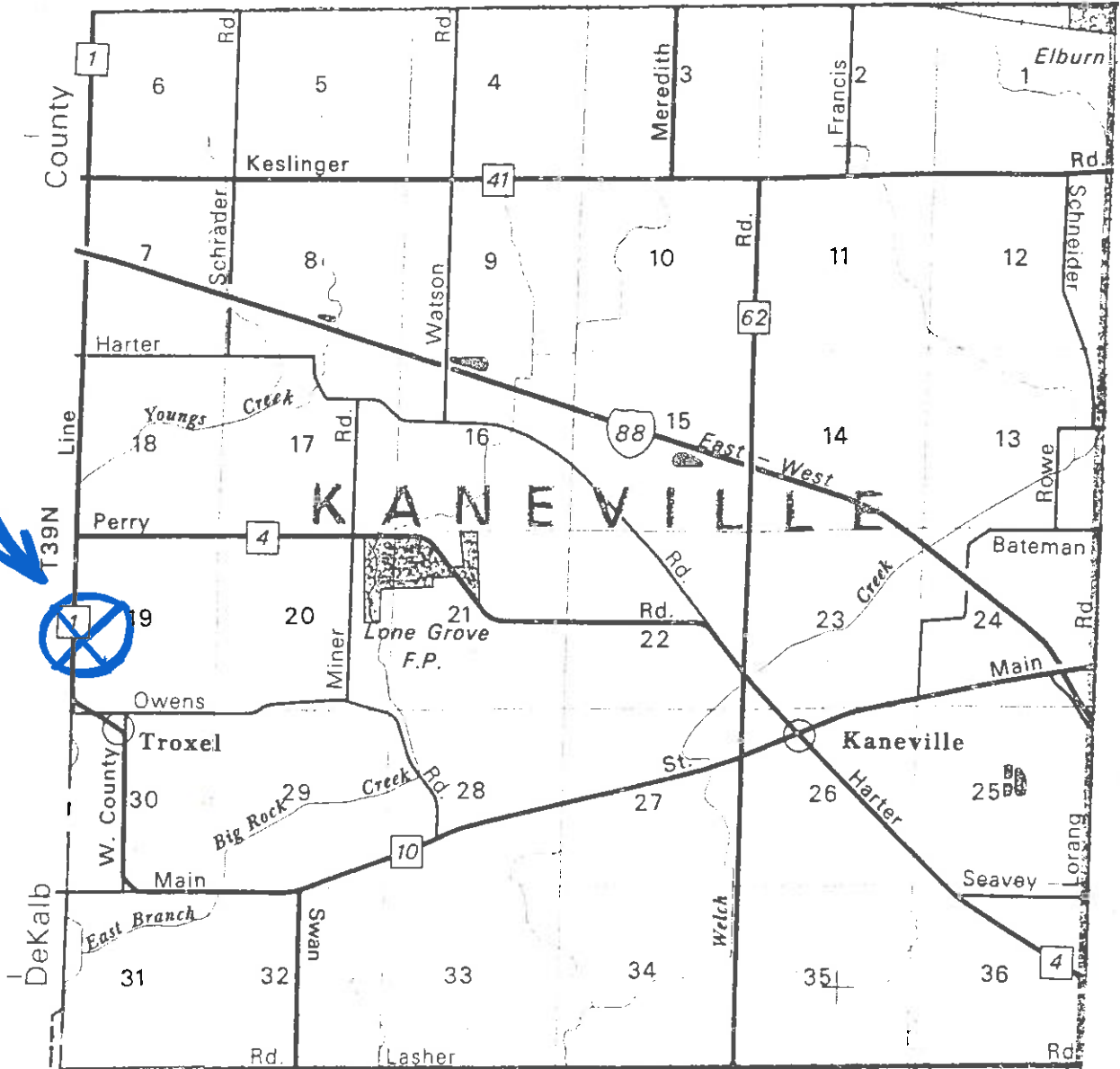


Ronald Ness

KANEVILLE TWP.

T.39N - R.6E

map 10



1 MILE