**Zoning Request Report**  
*County of Kane*

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

<table>
<thead>
<tr>
<th>PETITION NUMBER</th>
<th>2015-4342</th>
<th>Date</th>
<th>02/25/2015</th>
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**GENERAL INFORMATION**

**APPLICANT:** DEVELOPMENT PROPERTIES, INC  
JOHN THORNHILL  
44 WHITE OAK CIRCLE  
ST. CHARLES 60174

**PURPOSE:** REZONE A PORTION OF PROPERTY FROM F TO E-1 TO ALLOW FOR A NEW SINGLE FAMILY HOME TO BE CONSTRUCTED

**EXISTING ZONING:** F - FARMING;

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

**SIZE:** 6.78 ACRES

**LOCATION:** LOCATED ON THE SOUTH SIDE OF BIG TIMBER ROAD, APPROX 1/2 MILE WEST OF WIDMAYER ROAD, SECTION 10, HAMPSHIRE TOWNSHIP (01-10-300-009)

**SURROUNDING ZONING USE**

<table>
<thead>
<tr>
<th>NORTH</th>
<th>ZONING</th>
<th>USE</th>
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</thead>
<tbody>
<tr>
<td>F - FARMING; F-2 - AGRICULTURAL RELATED SALES, SERVICE, PROCESSING, RESEARCH, VILLAGE OF HAMPSHIRE</td>
<td>AGRICULTURAL; RESIDENTIAL;</td>
<td></td>
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<tr>
<td>SOUTH</td>
<td>AGRICULTURAL;</td>
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<tr>
<td>EAST</td>
<td>VILLAGE OF HAMPSHIRE</td>
<td>AGRICULTURAL;</td>
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<tr>
<td>WEST</td>
<td>F - FARMING;</td>
<td>AGRICULTURAL;</td>
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**EXISTING LAND USE:** AGRICULTURAL;

**LAND USE PLAN DESIGNATION:** AGRICULTURAL

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

**APPLICABLE LAND USE REGULATION:** ARTICLE IX, SECTION 9.1 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.

George and Joyce Bean Rezoning
Name of Development/Applicant

December 29, 2014
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?
Through annexation of surrounding property into the Village of Hampshire, rezoning of the subject property will result in one of the largest single-family lots in the immediate area.

2. What are the zoning classifications of properties in the general area of the property in question?
F District-Farming; F2 District-Agricultural related, with Special Use for horticultural sales; remaining contiguous property is in the Village of Hampshire with large lot densities of 0.8 to 1.25 dwelling units/acre.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
The subject property is suitable for and is currently being use for agriculture.

4. What is the trend of development, if any, in the general area of the property in question?
The Village of Hampshire has annexed land south of Big Timber Road contiguous to the subject property on 2 sides to be used for higher density residential development.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
The proposed re-classification and use was not originally consistent with the 2040 Land Use Plan. However, due to the proximity of the subject property to the Village of Hampshire and the proposed land use through the village, the Regional Plan Commission approved a re-designation of the subject property on the Plan to Rural Residential on November 12, 2014; the Plan is now consistent with the proposed re-classification to E1 District-Estate.
5.378
(5.000 Acres Exclusive of Big Timber Road)