



**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  
Petitioner

Carl Scheodel

Mark VanKerkhoff

Monica Meyers

**PETITION NUMBER** 2016-4381

**Date** 06/02/2016

GENERAL INFORMATION

**APPLICANT:** SMITH, JAMES WILLIAM REVOC TR, TRUSTEE,  
JIM SMITH  
743 W JOLIET RD  
HOBART 463427086

**PURPOSE:** TO DIVIDE THE FARMSTEAD FROM THE FARMLAND

**EXISTING ZONING:** F - FARMING;

**REQUESTED ACTION:** F-1 - RURAL RESIDENTIAL;

**SIZE:** 5.00 ACRES

**LOCATION:** SOUTH SIDE OF PERRY RD, EAST OF COUNTY LINE RD., SECTION 19, KANEVILLE TOWNSHIP (50W381 PERRY RD.)

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

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

**LAND USE PLAN DESIGNATION:** AGRICULTURE

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

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

James William Smith Revocable Trust  
F to F-1

**Special Information:** Jim Smith is requesting to rezone 5 acres with a house and farm buildings from F to F-1. The farmer currently farming the land for Mr. Smith wants to purchase this farmstead. He plans to demo the home and build a new one.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. The F-1 will preserve a farmstead and will not increase the density in the area. The proposed F-1 has been squared off for a uniform parcel shape. By keeping a 5 acre parcel, the owner will be able to maintain or add farm buildings.

**Staff recommended Finding of Facts:**

1. The proposed rezoning is not increasing the density in the area.

Attachments:      Location Map  
                         Township Map  
                         Petitioner's finding of fact sheet

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F

Current use of the property: Farming with 5 acre homestead

Proposed zoning of the property: 75 acres to be F and 5 acre homestead to be ~~F-1~~

Proposed use of the property: ~~Farming~~ Farming with 5 acre homestead - separate parcels

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

Five acre homestead will be sold for single family ownership and occupancy.

**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)

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.

James William Smith 3-3-2016  
Record Owner Date

James William Smith 3-3-2016  
Applicant or Authorized Agent Date

## Findings of Fact Sheet – Map Amendment and/or Special Use

- 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.

James William Smith  
Name of Development/Applicant

3-3-2016  
Date

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

The proposed use will be the same as existing uses of property in the area.

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

F and F1

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

Well suited.

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

No new trends of development in this area.

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

Currently Agricultural use and projected use is agricultural use. No change planned.

# Site Map



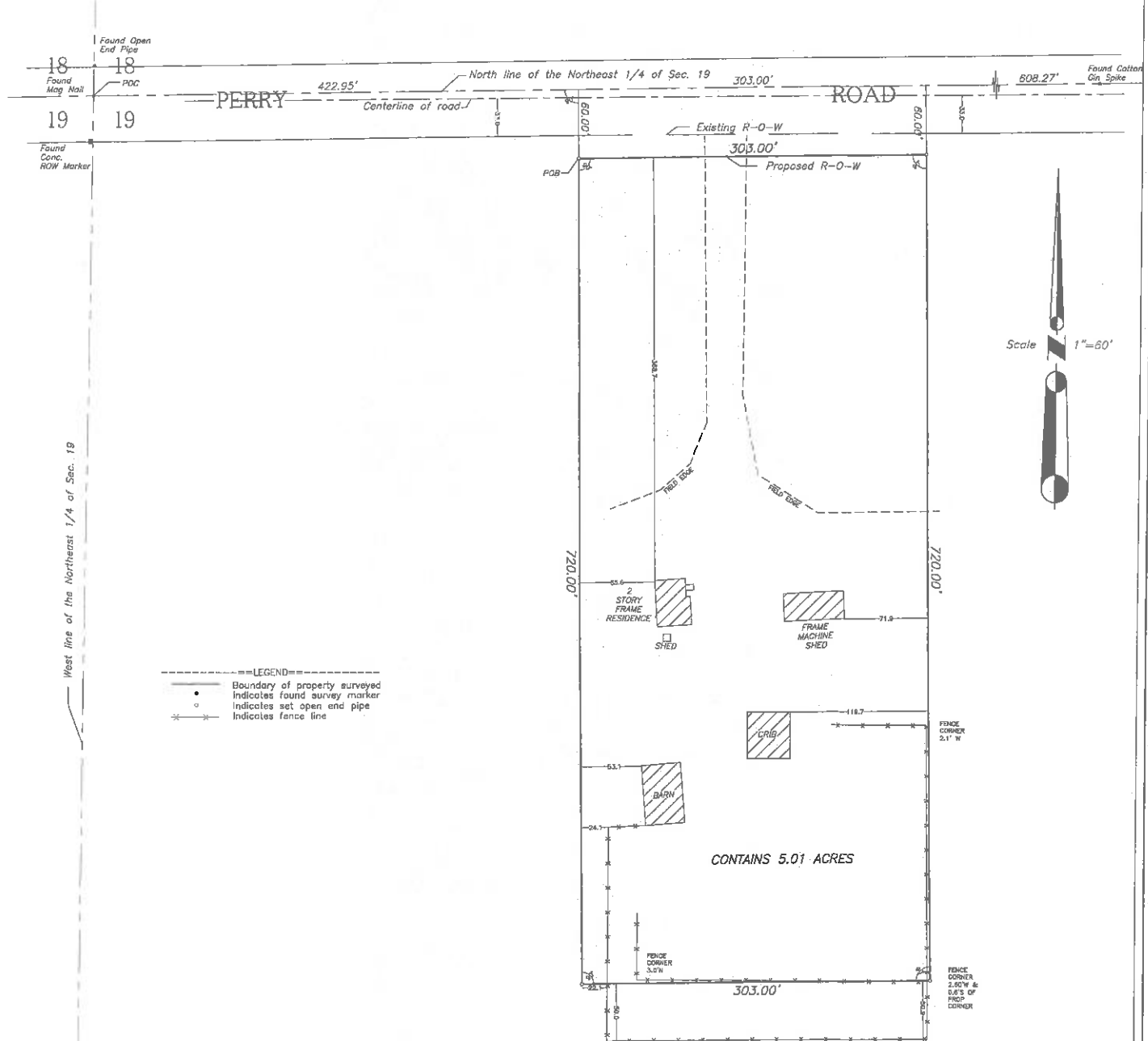
Parcel Number 10-19-200-001 at 50 W 381 Perry Road, Maple Park, IL. 60151

Red Area is 5.01 acres proposed to be Zoning map amended from F to F-1.

Red Area is currently used as single family residence/homestead and is proposed to be used as single family residence/homestead.

# PLAT AND CERTIFICATE OF SURVEY

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 422.95 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO SAID NORTH LINE, 60.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG THE LAST DESCRIBED COURSE, 720.0 FEET, THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID NORTH LINE, 303.0 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 720.0 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID NORTH LINE, 303.0 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.



====LEGEND====  
 - - - - - Boundary of property surveyed  
 • Indicates found survey marker  
 o Indicates set open end pipe  
 x x x x x Indicates fence line

STATE OF ILLINOIS )  
 )SS  
 COUNTY OF DEKALB )

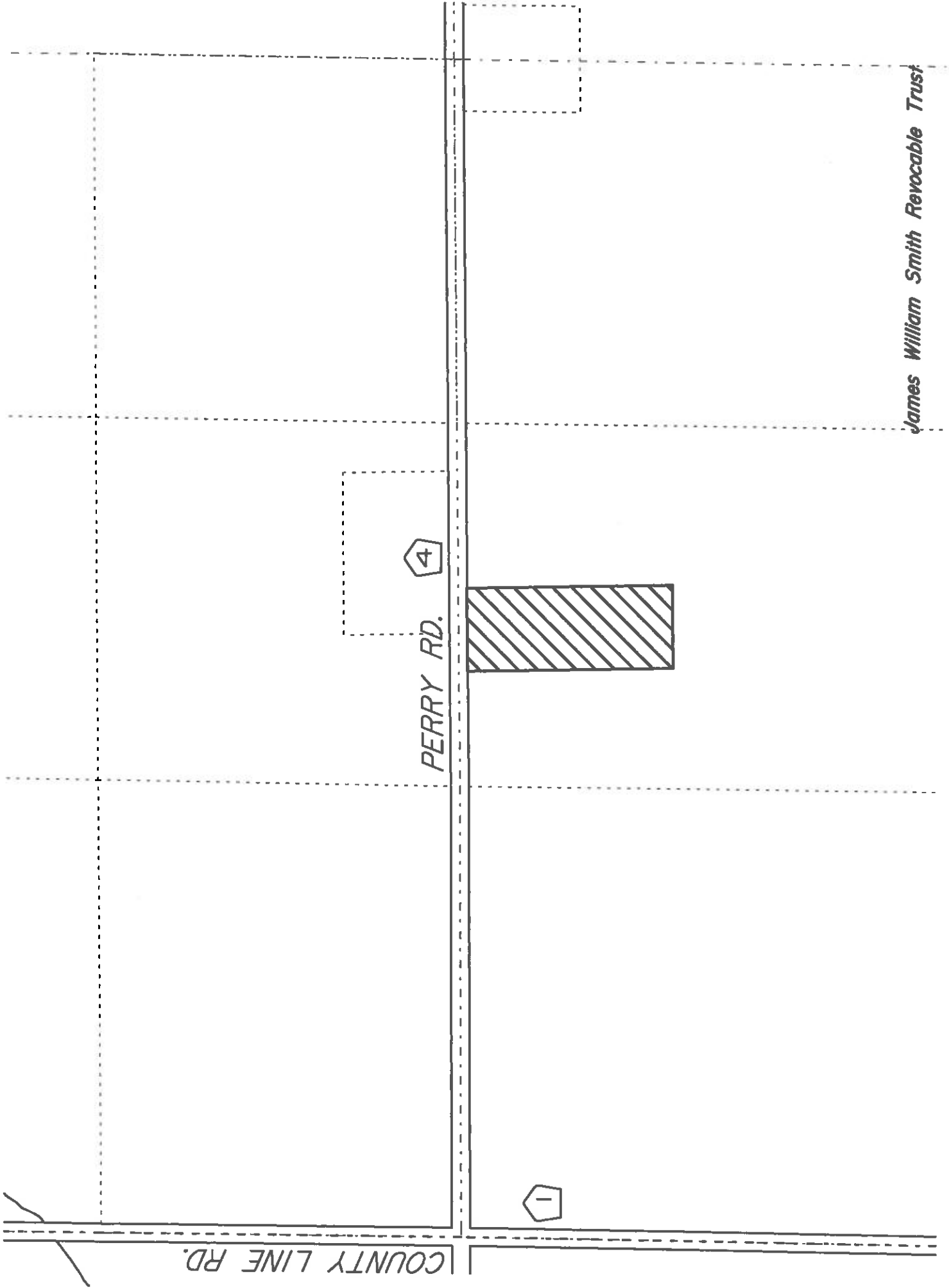
THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED APRIL 27TH, 2016. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 28TH DAY OF APRIL, 2016.

SHAWN R. VanKAMPEN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710  
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2016

Prepared by:  
 William E. Hanna Surveyors  
 License No. 1842807  
 508 Pine Street  
 DeKalb, Illinois 60115  
 (815) 756-2189  
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 info@hannasurveyors.com

FOR: JIM SMITH  
 JOB NO. WES 13605



4

PERRY RD.

1

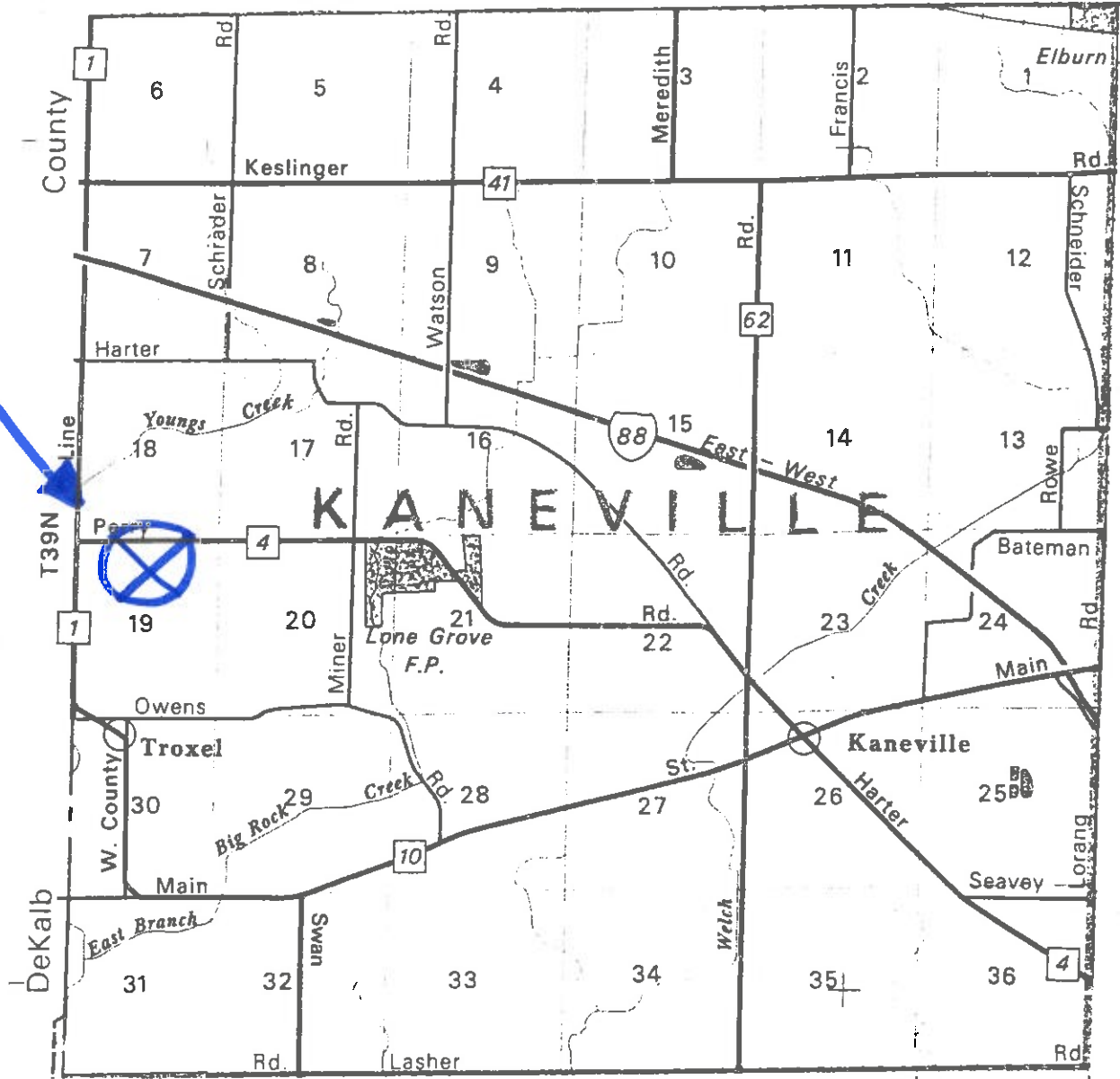
COUNTY LINE RD.

James William Smith Revocable Trust

# KANEVILLE TWP.

T.39N - R.6E

map 10



1"-MILE