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  

PETITION NUMBER 2016-4387  
Date 07/25/2016  

GENERAL INFORMATION  

APPLICANT: J AND J DILL, LLC  
JAMES GOEBBERT  
16018 RT. 176  
UNION 60180  

PURPOSE: TO DIVIDE THE FARMSSTEAD FROM THE FARMLAND  

EXISTING ZONING: F - FARMING;  

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;  

SIZE: 7.90 ACRES  

LOCATION: NORTH SIDE OF LENSCHOW RD., APPROXIMATELY 1/2 MILE EAST OF GETZELMAN RD., SECTION 34, HAMPSHIRE TOWNSHIP, (46W516 LENSCHOW RD.) (01-34-300-002 & 01-34-300-003)  

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

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.
J and J Dill, LLC
F to F-1

Special Information: James Goebbert (J & J Dill, LLC) purchased this 100 acre farm for the farmland. He is proposing to sell off the farmstead and buildings on 7.92 acres. J & J Dill will continue to own and farm the remaining 92 acres.

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.
2. The rezoning will preserve an existing rural residence.

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

J and J Dill, LLC - James P. Grebbert 6-26-16
Name of Development/Applicant 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 - sub-dividing.

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

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
   Same no change just sub-dividing.

4. What is the trend of development, if any, in the general area of the property in question?
   Agriculture. No new development.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
   We are changing nothing. only sub-dividing property will stay the same.
That part of the southwest quarter of Section 34, Township 42 North, Range 6 East of the 3rd Principal Meridian, described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North 89 degrees 59 minutes, 58 seconds east along the south line thereof, 2228.21 feet to the point of beginning; thence continuing North 89 degrees 59 minutes 58 seconds east along the South line, 361.98 feet to the southeast corner of the southwest quarter; thence north 0 degrees 05 minutes 53 seconds east along the east line of said southwest quarter, a distance of 957 ft; thence south 89 degrees 59 minutes 58 seconds west and parallel with the south line of said southwest quarter, a distance of 361.98 ft; thence south 0 degrees 05 minutes 53 seconds west and parallel with the east line of said southwest quarter, a distance of 957 feet to the point of beginning in Kane County Il.
OF PROPERTY DESCRIBED AS FOLLOWS:

That part of the South Half of Section 6 Township 6 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of the Southeast Quarter of said Section 6; thence S10° E20° 30' W 310.5 feet along the South line of said Section 6; thence N10° E20° 30' W 310.5 feet to the South line of the Northeast Quarter of said Section 6; thence N10° W20° 30' S 310.5 feet to the West line of the Southeast Quarter of said Section 6; thence S10° W20° 30' E 310.5 feet to the North corner of said Section 6. Containing 7.69 acres (314,628.25 square feet), more or less.

CORNERS:
1. The Northwest corner of Section 6, Township 6 North, Range 6 East, 3rd Principal Meridian.
2. The Southwest corner of Section 6, Township 6 North, Range 6 East, 3rd Principal Meridian.
3. The Southeast corner of Section 6, Township 6 North, Range 6 East, 3rd Principal Meridian.
4. The Northeast corner of Section 6, Township 6 North, Range 6 East, 3rd Principal Meridian.

LEGAL DESCRIPTION:
Section 6, Township 6 North, Range 6 East, 3rd Principal Meridian, Illinois.}

SIGNED:
[Signature]

ALAN J. COLSON, P.C.
PROFESSIONAL LAND SURVEYS

PLAT OF SURVEY
Good morning Brooke:

The attached re-zoning packet was received by the Village of Burlington last Thursday, July 14th.

The subject parcel is within the Village of Hampshire jurisdiction by boundary agreement.

I have also attached the Village’s Jurisdiction Exhibit which discloses Burlington’s jurisdictional boundaries based on our surrounding 6 boundary agreements.

Please contact me at your convenience if you have any questions.

Thank you and have a great day,

John

Respect the Workplace of Others
OBEY Work Zone Speed Limits

John T. Whitehouse, P.E., P.L.S.
Village Engineer and
Zoning Enforcement Officer
Village of Burlington

Engineering Enterprises, Inc.
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