



Ceils Farm, LLC (*Fred Hampel*)  
Rezoning from F to E-1

**Special Information:** The tenant of the petitioner lives on the property which is the subject of this petition. There is an existing home and numerous agricultural buildings on the property. The western portion is heavily wooded. The petitioner is requesting a rezoning of the entire property from F to E-1 so that the 16 acre property may be divided to allow the tenant to split off and purchase the home and outbuildings on a separate parcel. The remainder of the property may be divided in the future for single family residential use as needed.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

**Staff recommended Finding of Facts:**

1. The rezoning will allow the existing home and outbuildings to be split off and sold as a separate residential parcel.

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.*

Hampel Rezoning to E1 District  
*Name of Development/Applicant*

November 19, 2016  
*Date*

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

There will be no changes that would be inconsistent with the present or surrounding land uses.

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

F District-Farming predominates to the north & west except for scattered F1 District-Rural Residential parcels; E1 District-Estate adjoins property to the south; E1, E2A and F Districts also adjoin subject property on the east.

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

The size of the subject property, which includes a residence with outbuildings and a wooded area, is too small to conduct a traditional larger-scale agricultural enterprise for which the F District is better suited.

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

There has been little or no development in the immediate area, except for annexation by the Village of Burlington of significantly large areas within ¼ mile of the subject property.

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

The proposed re-classification and use is consistent with the 2040 Plan since the Plan advocates Countryside/Estate-Residential for the area.

Exhibit "B-2"



