

**KANE COUNTY DEVELOPMENT DEPARTMENT**  
**Zoning Division, Kane County Government Center**  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date

DZ-2016-0043

**APPLICATION FOR ZONING MAP AMENDMENT  
 AND/OR SPECIAL USE**

**Instructions:**

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

**The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b> east half ONLY 02-18-300-018
	<b>Street Address (or common location if no address is assigned):</b> STAYS FARMING 5.275 ACRES 17 N 400 Big Timber Rd. EAST 1/2 ONLY Hampshire 60140

<b>2. Applicant Information:</b>	<b>Name</b> Lane/Carol Burnidge	<b>Phone</b> 847-683-2863
	<b>Address</b> 17 N 400 Big Timber Rd.	<b>Fax</b>
	Hampshire, IL 60140 enjoypioneerfarm@gmail.com	<b>Email</b> enjoypioneerfarm@yahoo.com

<b>3. Owner of record information:</b>	<b>Name</b> Lane/Carol Burnidge	<b>Phone</b> 847-683-2863
	<b>Address</b> 17 N 400 Big Timber Rd.	<b>Fax</b>
	Hampshire, IL 60140 enjoypioneerfarm@gmail.com	<b>Email</b> enjoypioneerfarm@yahoo.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: same

Current zoning of the property: agricultural

Current use of the property: crops and livestock

Proposed zoning of the property: E1

Proposed use of the property: Build a new house behind the barn

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

driveway to house site

**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.

Carol A. Burnidge Lane Burnidge

Record Owner

12-29-16

Date

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.

Lane/Carol Burnidge  
Name of Development/Applicant

12-28-16  
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 - just a new house behind the barn

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

farming; farming; village of Hampshire church site - village of Hampshire housing; deannex village of Hampshire back to farming

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

current farming does not allow a new house

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

2 large tracts of land that were proposed housing have been sold for farming. One is planted into permanent orchard crops - within a mile and a half.  
2 FARMS WITHIN SIGHT HAVE EXPANDED CATTLE FEEDING TO OVER 150 HEAD

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

?

Lane Burnidge, et ux  
Rezoning from F to E-1

**Special Information:** The petitioners are seeking a rezoning of the property in order to allow a second home to be constructed behind the existing barn. The rezoning will allow the property to be split into two separate parcels, one for each home.

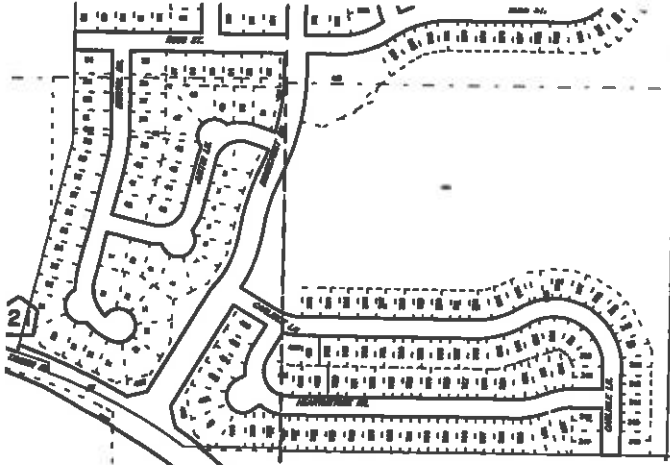
**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as a Resource Management Area. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

**Staff recommended Finding of Facts:**

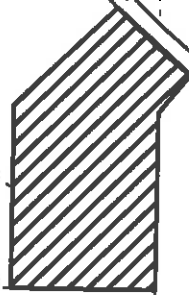
1. The rezoning will allow a second home to be constructed on the property.

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





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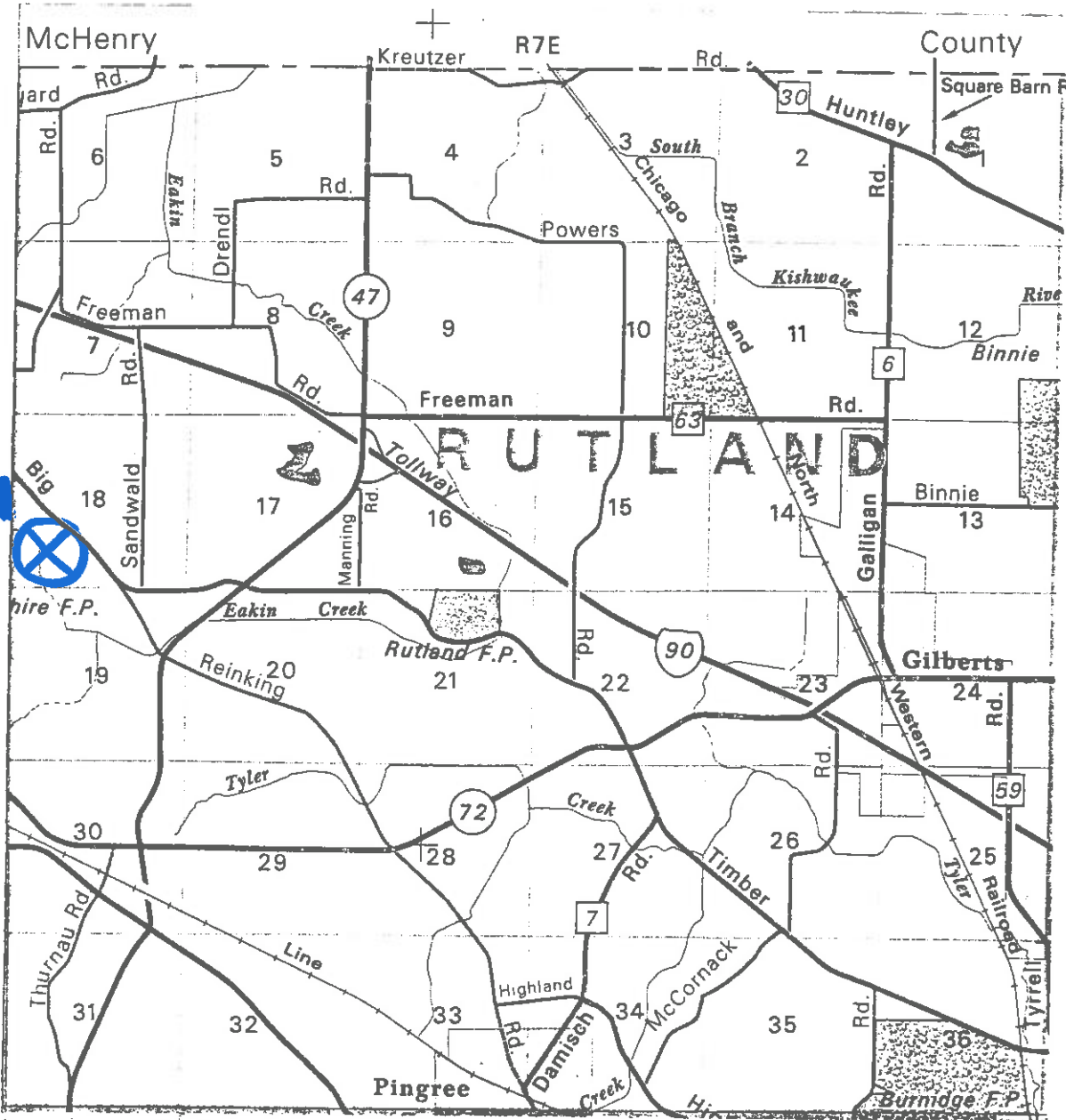
BIG TIMBER RD. 21

SANDWALD RD.

*Lane and Carol Brundige*

RUTLAND twp.  
T. 42 N. - R. 7 E

map 2



1" = 1 MILE