

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

**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.

1. Property Information:	Parcel Number (s): 01-13-300-009 01-13-300-016
	Street Address (or common location if no address is assigned): 17N315 Ketchum Rd Hampshire, IL 60140

2. Applicant Information:	Name Century 21 New Heritage Christine Klein	Phone 847 489 2370
	Address 120 W OAK Knoll Dr Hampshire, IL 60140	Fax 847 683 2013
		Email christine.klein@century21.com

3. Owner of record information:	Name Michael Shea	Phone 773 865 4197
	Address 12N882 Engel Rd Sycamore, IL 60178	Fax
		Email michaelshea89@gmail.com

January 29, 2018

Michael Shea
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The property has been divided and reassembled over the years, possibly due to sales to the Kane County Forest Preserve District. To assure the continued residential use, the petitioners are requesting a rezoning to bring it into conformance with the Zoning Ordinance.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Proposed Open Space. This designation relates to possible future use. However, the existing residential use of the property is already established.

Staff recommended Findings of Fact:

1. The rezoning will bring the residential use of the property back into conformance with the Zoning Ordinance.
2. The rezoning will not intensify the existing residential use.

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.

Christine Klein
Name of Development/Applicant

11/28/17
Date

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

Very similar to all surrounding properties

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

F, F1 and forest preserve

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

Both parcels are zoned F which does not allow for a residence.

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

No current development

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

In compliance

Map Title



January 30, 2018



Source : GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

PLAT OF SURVEY OF

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH,
RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST
LINE OF SAID NORTHWEST QUARTER 411.50 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY AT RIGHT
ANGLES TO THE LAST DESCRIBED COURSE 375.00 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST
LINE 295.00 FEET; THENCE WESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 375.00 FEET
TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE 295.00 FEET
TO THE POINT OF BEGINNING. IN HAMPSHIRE TOWNSHIP, KANE CNTY., ILLINOIS.

PIN NO.: 01-13-300-016 AND 01-13-300-009
COMMONLY KNOWN AS: 17N315 Ketchum Rd., Hampshire, IL 60140

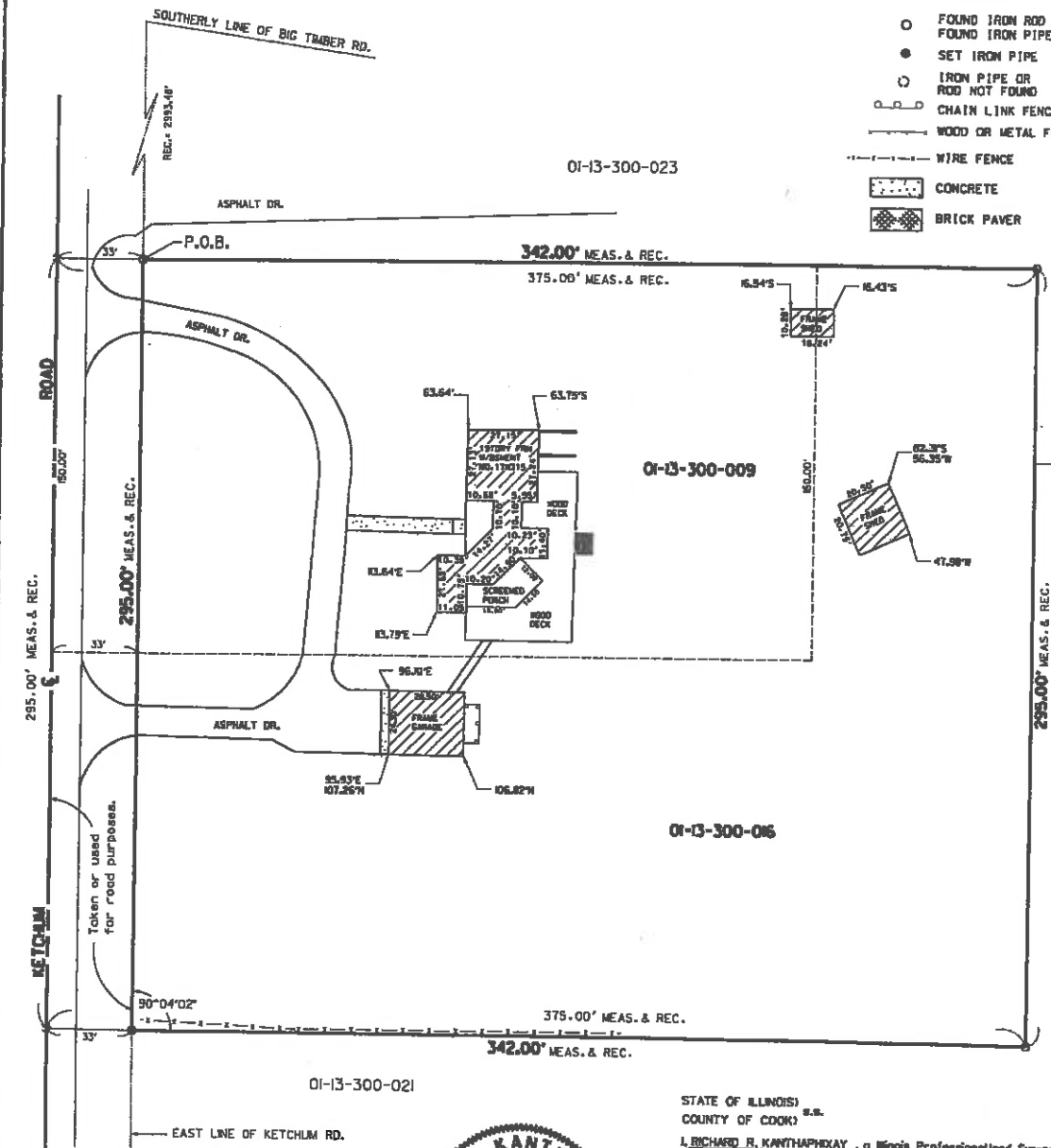


Scale 1 inch = 40' Feet
Distances are recorded in feet and decimals.

KANTHAPHIXAY LAND SURVEYING
17 N. Ridge Court
Streamwood, IL 60107
Phone: (630)736-5633
Cell: (630)973-7491

LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- SET IRON PIPE
- IRON PIPE OR ROD NOT FOUND
- CHAIN LINK FENCE
- WOOD OR METAL FENCE
- WIRE FENCE
- CONCRETE
- BRICK PAVEMENT



NOTES:

- 1) Only data other than physical evidence visible on the ground is shown on this plat. Records obtained from private or public sources as indicated and should be accurate to the requirements.
- 2) Compare all points before building by owner and at any interval if necessary. For building and assessment data and other restrictions not shown herein, refer to your abstract, deed contract or zoning ordinance.


Ordered By: Joe Glogorito
Field work done on 11-12-17
Drawn By: RK



STATE OF ILLINOIS) s.s.
COUNTY OF COOK)

I, **RICHARD R. KANTHAPHIXAY**, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, November 26 A.D. 2017

By: 
Richard R. Kanthaphixay
Illinois Professional Land Surveyor
Certificate No. 3807
Expiration date: 11-30-2018

HAMPSHIRE twp.

T.42 N. - R.6 E

map 1

