

4949

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): 05-31-300-013
	Street Address (or common location if no address is assigned): 44W601 McDonald Road, Hampshire, IL 60140

2. Applicant Information:	Name Heartland Bank and Trust Company	Phone (815) 439-5271
	Address 1575 Ogden Avenue Aurora, IL 60503	Fax
	Attn: William Marquardsen, Vice President	Email wmarquardsen@hbtbank.com

3. Owner of record information:	Name Heartland Bank and Trust Company	Phone (815) 439-5271
	Address 1575 Ogden Avenue Aurora, IL 60503	Fax
	Attn: William Marquardsen, Vice President	Email wmarquardsen@hbtbank.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F District - Farming

Current use of the property: Single Family Residential

Proposed zoning of the property: F-1 District - Rural Residential

Proposed use of the property: Use to stay the same - Single Family Residential

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

The subject property is part of a simultaneous application for Minor Plat of Subdivision. Upon approval of the Minor Plat of Subdivision, the subject property will be less than 5.0 acres and improved with a single family residence. If the proposed Map Amendment is approved, other than maintenance and repair to the existing improvements, no new or additional construction is planned at this time.

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), 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/nrc/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.

Heartland Bank and Trust Co.

by [Signature]

4/23/2020

Record Owner
HEARTLAND BANK AND TRUST COMPANY

Date

by [Signature]

4/23/2020

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.*

Heartland Bank and Trust Company

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?

The subject property is an approximate 5.0 acre parcel improved with a single family residence. Due to the parcel size, the size of the single family residence and the ancillary uses to that single family residence, the subject property, as configured and conveyed to the current owner, an Illinois state bank, via a deed in lieu of foreclosure transaction, is not suitable for agricultural use.

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

F District – Farming and F-1 District – Rural Residential.

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

The current use of the subject property is a single family residence which is not a permitted use under the current F District zoning classification. The subject property is also less than 5.0 acres and, therefore, not suitable for agricultural use.

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

Applicant does not believe there to be a trend of development in the general area. Applicant believes the grant of its rezoning petition will not have a negative impact on the suitability of the surrounding area as farmland.

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

The request to change the zoning of the subject property from F to F-1 conforms to the Kane County 2040 Land Use Plan which identifies the subject property and surrounding uses as agricultural in that Applicant's request will not change the current use of the subject property. Applicant only seeks to conform the zoning with the actual use of the subject property.

June 29, 2020

Heartland Bank & Trust
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is seeking a rezoning to allow the existing home to be split off and sold from the farmland.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

Staff recommended Findings of Fact:

1. The rezoning will allow the existing home to be split off and sold from the remaining farmland.

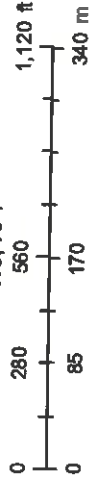
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Map Title



May 20, 2020

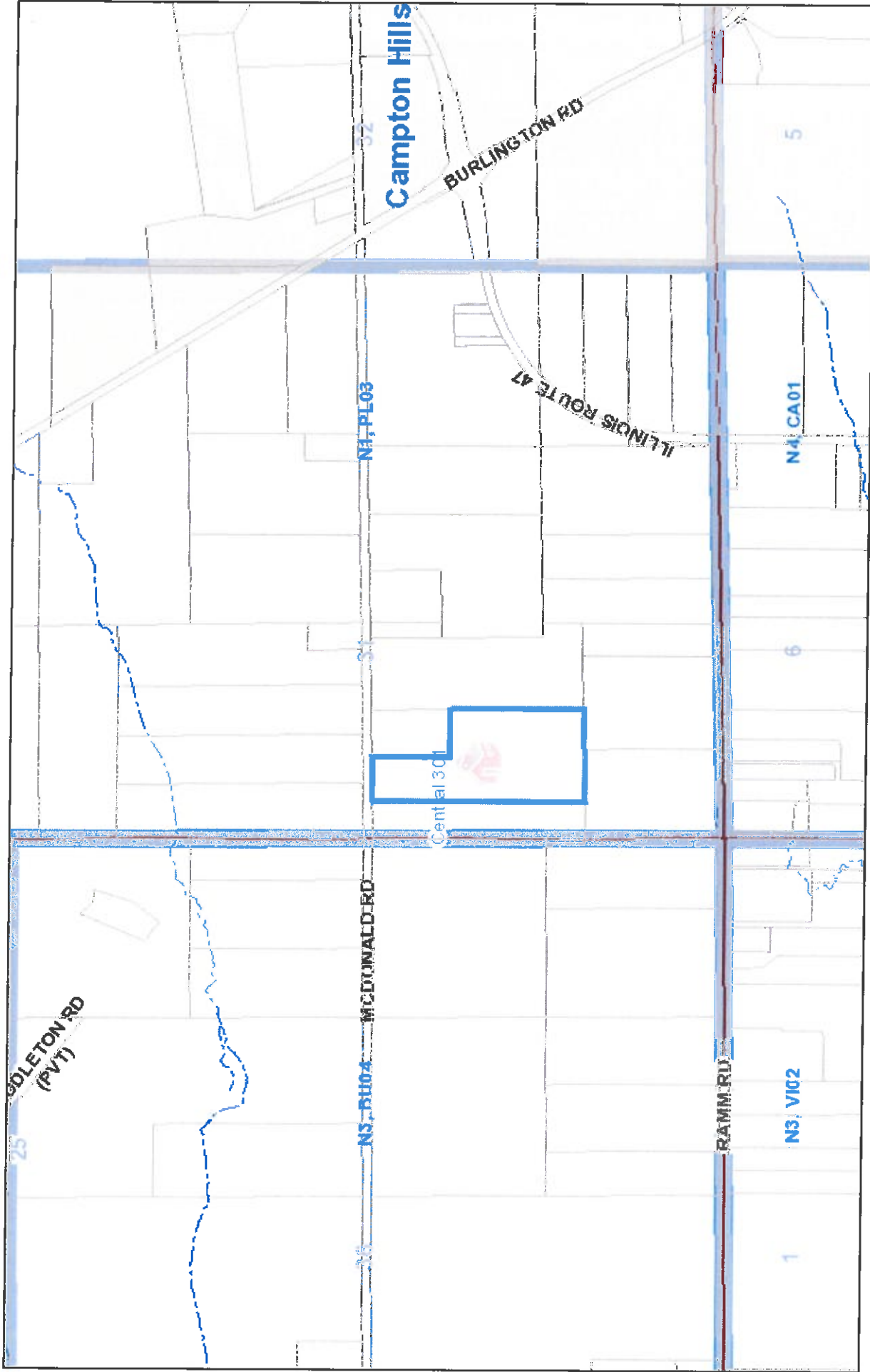
1:6,104



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.

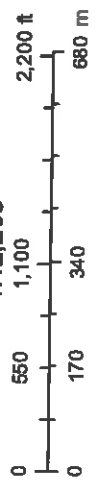
GIS-Technologies
Kane County Illinois

Map Title



May 20, 2020

1:12,208



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

Applicant: Heartland Bank and Trust Company
Contact: Joy Pinta
Address: 1575 Ogden Avenue
Aurora, IL 60503

Project: McDonald Road Subdivision
Address: 44W601 McDonald Road, Hampshire

IDNR Project Number: 2007264
Date: 03/03/2020

Description: Applicant owns approximately 20 acres of property in Plato Township, Kane County as a result of a deed in lieu of foreclosure. It is seeking a Minor Plat of Subdivision to separate the residential portion of the property from the farmland and a zoning change of the residential parcel from F to F1

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kane

Township, Range, Section:
41N, 7E, 31



IL Department of Natural Resources
Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Kane County
Deanne M. Orlik
719 Batavia Avenue
Building A - 1st Floor
Geneva, Illinois 60134

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.