

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

4529

<p>Received Date</p> <p>AUG 20 2019</p> <p>Kane Co. Dev. Dept. Zoning Division</p>

**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): 04-21-100-003
	Street Address (or common location if no address is assigned): 48W960 ELLITHORPE HAMPSHIRE, IL

2. Applicant Information:	Name	Phone
	Address	Fax
		Email
	BRYAN + TRACEY FELLHAUER	630 880 - 3160
	40W050 STURBRIDGE WAY	
	ELGIN, IL 60124	tlm020705@gmail.com

3. Owner of record information:	Name	Phone
	Address	Fax
		Email
	Mark + Patti Turk	630-965-2707
	48W960 Ellithorpe rd.	
	Hampshire IL 60140	pattiturk27@gmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: _____

Current zoning of the property: F

Current use of the property: RESIDENTIAL / FARMING

Proposed zoning of the property: ~~RESIDENTIAL~~ F1

Proposed use of the property: RESIDENTIAL 31 ACRES

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

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the 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.

[Signature] _____ Date 8-10-19

[Signature] _____ Date 8/7/19

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.

BRYAN & TRACEY FEILHAUER
Name of Development/Applicant

8/7/19
Date

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

Does NOT change use of Property

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

F & F1

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

JUST DIVIDING Farm property From Green space/House

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

Farm Land

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

Nothing would change regarding the use of Property.

October 28, 2019

Mark Turk, et ux
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The property has an existing home on the western half of the northern portion. The petitioners are seeking a rezoning to allow the property to be divided. The rezoning would keep the existing home in conformance with the Zoning Ordinance while creating a second buildable parcel to the east of the home.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

Staff recommended Findings of Fact:

1. The rezoning will create a second residential parcel.

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

PLAT OF SURVEY

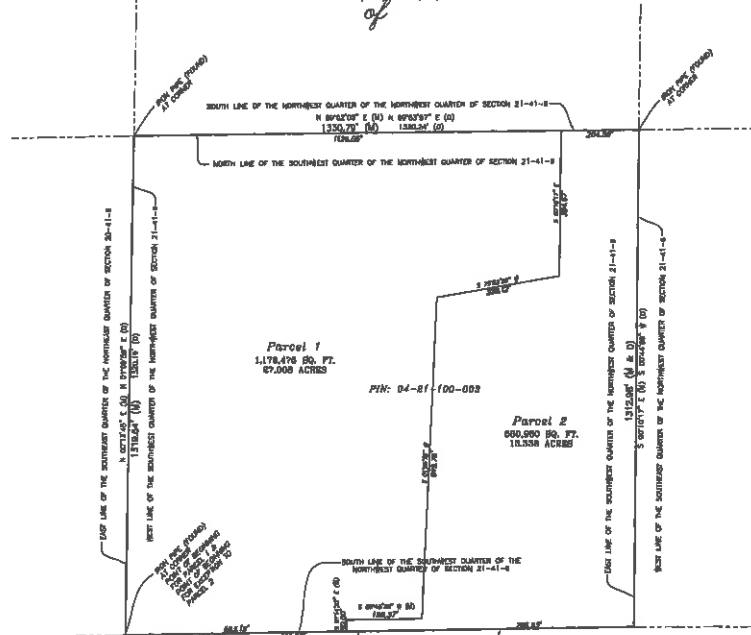
by
SURVEY SYSTEMS OF AMERICA, INC.

Professional Design Firm - License No. 184-002707
PROFESSIONAL LAND SURVEYORS

P.O. Box 6174
Eggen, Illinois 60121-6174
Phone: (847) 428-5775



Bearings shown hereon
above the (N) are
measured bearing and
were obtained by RTK GPS
Observations referenced to
NAD83 Whole State Plane
East Zone, US Foot



Not included in this survey!

Parcel 1:
That part of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 41 North, Range 8 East of the Third Principal Meridian, bounded by a line described as follows: Beginning at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 21; thence North 00 degrees 13 minutes 43 seconds East along the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 21, a distance of 1318.54 feet to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 21; thence North 89 degrees 02 minutes 03 seconds East along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 21, a distance of 1126.00 feet; thence South 00 degrees 10 minutes 17 seconds East, 384.87 feet; thence South 78 degrees 02 minutes 03 seconds West, 328.12 feet; thence South 01 degrees 05 minutes 17 seconds West, 848.76 feet; thence South 03 degrees 45 minutes 08 seconds West, 198.37 feet; thence South 07 degrees 14 minutes 22 seconds East, 30.00 feet to a point on the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 21; thence South 08 degrees 45 minutes 03 seconds West along the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 21, a distance of 583.19 feet to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 21 and the point of beginning, in the Township of Burlington, Kane County, Illinois.
Containing 1,178,475 Sq. Ft. or 27.008 Acres (more or less).

Parcel 2:
The Southwest 1/4 of the Northeast 1/4 of Section 21, Township 41 North, Range 8 East of the Third Principal Meridian, excepting therefrom that part thereof bounded by a line described as follows: Beginning at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 21; thence North 00 degrees 13 minutes 43 seconds East along the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 21, a distance of 1318.54 feet to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 21; thence North 89 degrees 02 minutes 03 seconds East along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 21, a distance of 1126.00 feet; thence South 00 degrees 10 minutes 17 seconds East, 384.87 feet; thence South 78 degrees 02 minutes 03 seconds West, 328.12 feet; thence South 01 degrees 05 minutes 17 seconds West, 848.76 feet; thence South 03 degrees 45 minutes 08 seconds West, 198.37 feet; thence South 07 degrees 14 minutes 22 seconds East, 30.00 feet to a point on the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 21; thence South 08 degrees 45 minutes 03 seconds West along the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 21, a distance of 583.19 feet to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 21 and the point of beginning, in the Township of Burlington, Kane County, Illinois.
Containing 880,980 Sq. Ft. or 20.038 Acres (more or less).

Scale: 1 inch equals 100 feet.
Distances are marked in feet and decimal parts thereof.
Unless otherwise noted, corners, all lines in buildings are shown to the concrete foundations.
Client: Tracey Manning
Surveyed by: DL, Drawn by: RGS, Checked by: RGS
Field Work Complete: 5/31/2018
Building setback lines and easements, if any, shown hereon are as shown on the recorded subdivision plat. Consent does not constitute for building without lines established by local ordinance.
Please check Local Ordinance against these data before building and report ANY DISCREPANCIES IMMEDIATELY.
CADD No: 193-2450.100-013 TX



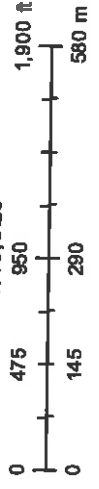
State of Illinois, s.s.
County of Kane
I, the undersigned, a duly licensed Professional Land Surveyor, do hereby certify that this plat conforms to the current Illinois minimum standards for a boundary survey.
Eggen, Illinois, Date: the 28th day of September, A.D. 2019.
By: Robert G. Sawko
Robert G. Sawko, I.L.S. No. 2484

Map Title



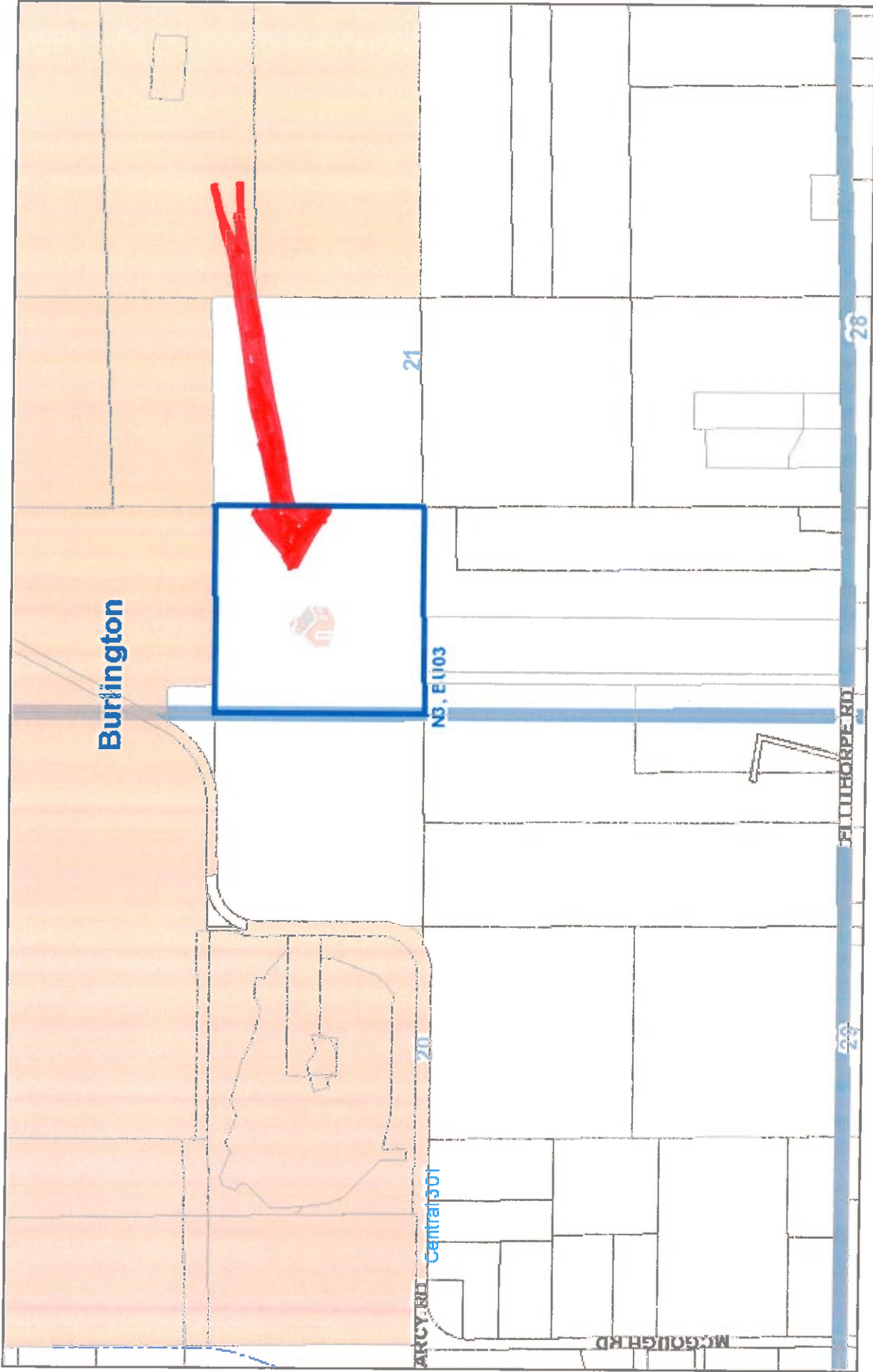
October 10, 2019

1:10,326



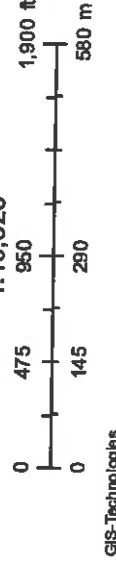
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required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

Map Title



October 10, 2019

1:10,326



GIS-Technologies

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GIS-Technologies
Kane County Illinois

Applicant: Bryan and Tracey Fellhauer
Contact: Tracey Fellhauer
Address: 40W050 Sturbridge Way
Elgin, IL 60124

IDNR Project Number: 1910317
Date: 04/30/2019

Project: 48W960 Ellithorpe Hampshire IL
Address: 48W960 Ellithorpe , Hampshire

Description: Subdivision of 44 acre parcel; no removal of trees and no ground disturbance.

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, 6E, 20
41N, 6E, 21



IL Department of Natural Resources

Contact

Bradley Hayes
217-785-5500

Division of Ecosystems & Environment

Government Jurisdiction

City of Hampshire IL
Hampshire Village Hall
234 S. State Street
Hampshire , Illinois 60140 -0457

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.

Kane – DuPage Soil & Water Conservation District



July 29, 2019

Kane County Development Department
Keith Berkhout
719 S. Batavia Avenue
Geneva, IL 60134

We have assigned number 19-060 to a Land Use Opinion Applications from:

Bryan & Tracey Fellhauer
40W050 Sturbridge Way
Elgin, IL 60124

The site location is:

Burlington Township
Section 21, Township 41N, Range 6E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservations Districts Act.

_____ Our review and comments will be sent on or before _____.

According to the information received, a full Land Use Opinion report is not required at this time. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

Sincerely,

Jennifer Shroder
Resource Assistant