



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
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TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2015-4342 **Date** 02/25/2015

GENERAL INFORMATION

APPLICANT: DEVELOPMENT PROPERTIES, INC
JOHN THORNHILL
44 WHITE OAK CIRCLE
ST. CHARLES 60174

PURPOSE: REZONE A PORTION OF PROPERTY FROM F TO E-1 TO ALLOW FOR A NEW SINGLE FAMILY HOME TO BE CONSTRUCTED

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: E-1 - ESTATE RESIDENTIAL;

SIZE: 6.78 ACRES

LOCATION: LOCATED ON THE SOUTH SIDE OF BIG TIMBER ROAD, APPROX 1/2 MILE WEST OF WIDMAYER ROAD, SECTION 10, HAMPSHIRE TOWNSHIP (01-10-300-009)

SURROUNDING	ZONING	USE
NORTH	F - FARMING; F-2 - AGRICULTURAL RELATED SALES, SERVICE, PROCESSING, RESEARCH, VILLAGE OF HAMPSHIRE	AGRICULTURAL; RESIDENTIAL;
SOUTH	VILLAGE OF HAMPSHIRE	AGRICULTURAL;
EAST	VILLAGE OF HAMPSHIRE	AGRICULTURAL;
WEST	F - FARMING;	AGRICULTURAL;

EXISTING LAND USE: AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: ARTICLE IX, SECTION 9.1 OF THE KANE COUNTY ZONING ORDINANCE

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.*

George and Joyce Bean Rezoning
Name of Development/Applicant

December 29, 2014
Date

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

Through annexation of surrounding property into the Village of Hampshire, rezoning of the subject property will result in one of the largest single-family lots in the immediate area.

2. What are the zoning classifications of properties in the general area of the property in question?
F District-Farming; F2 District-Agricultural related, with Special Use for horticultural sales; remaining contiguous property is in the Village of Hampshire with large lot densities of 0.8 to 1.25 dwelling units/acre.

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

The subject property is suitable for and is currently being use for agriculture.

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

The Village of Hampshire has annexed land south of Big Timber Road contiguous to the subject property on 2 sides to be used for higher density residential development.

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

The proposed re-classification and use was not originally consistent with the 2040 Land Use Plan. However, due to the proximity of the subject property to the Village of Hampshire and the proposed land use through the village, the Regional Plan Commission approved a re-designation of the subject property on the Plan to Rural Residential on November 12, 2014; the Plan is now consistent with the proposed re-classification to E1 District-Estate.

WIDMAYER RD.

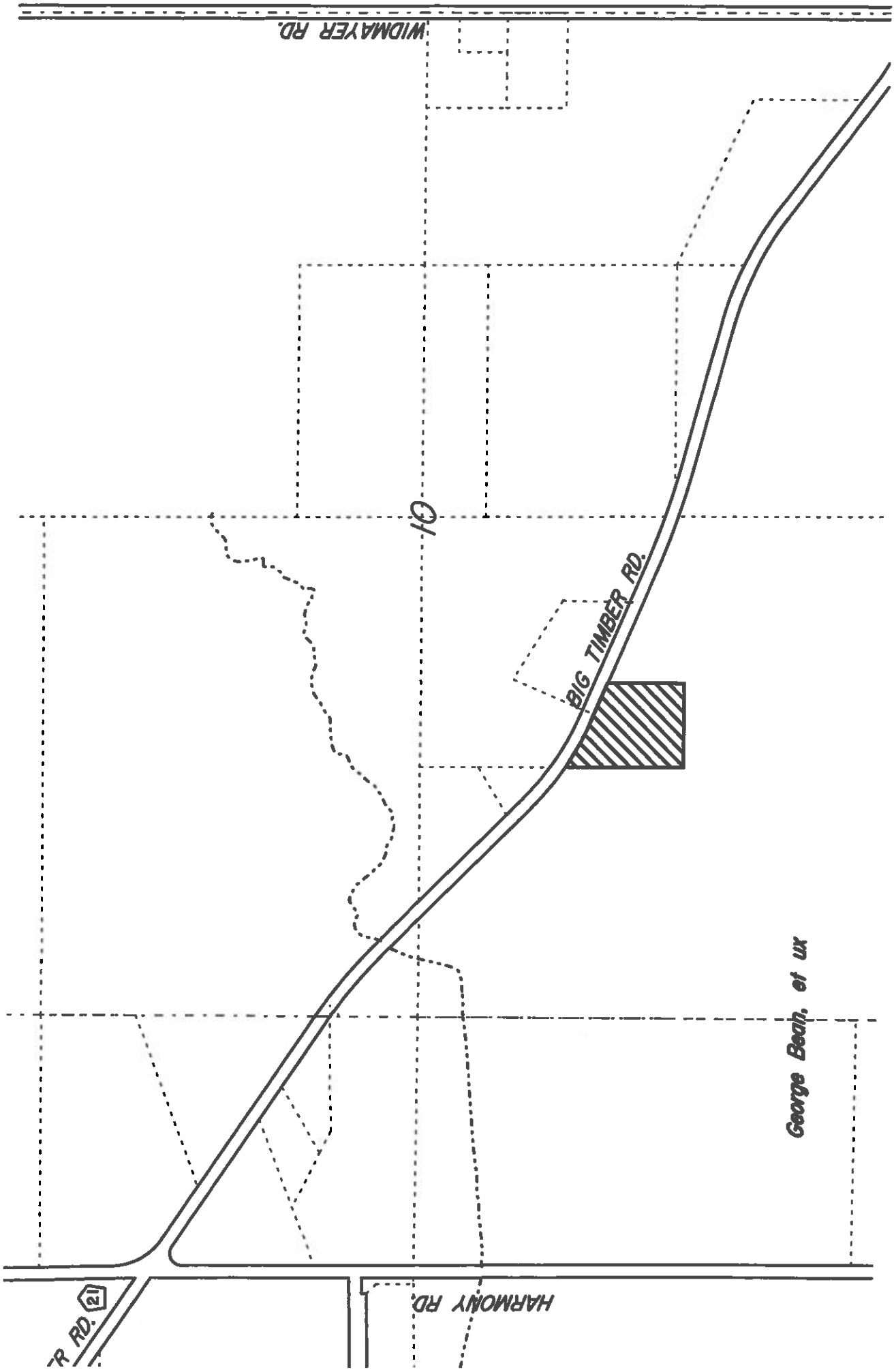
Q1

BIG TIMBER RD.

George Beah, et ux

HARMONY RD.

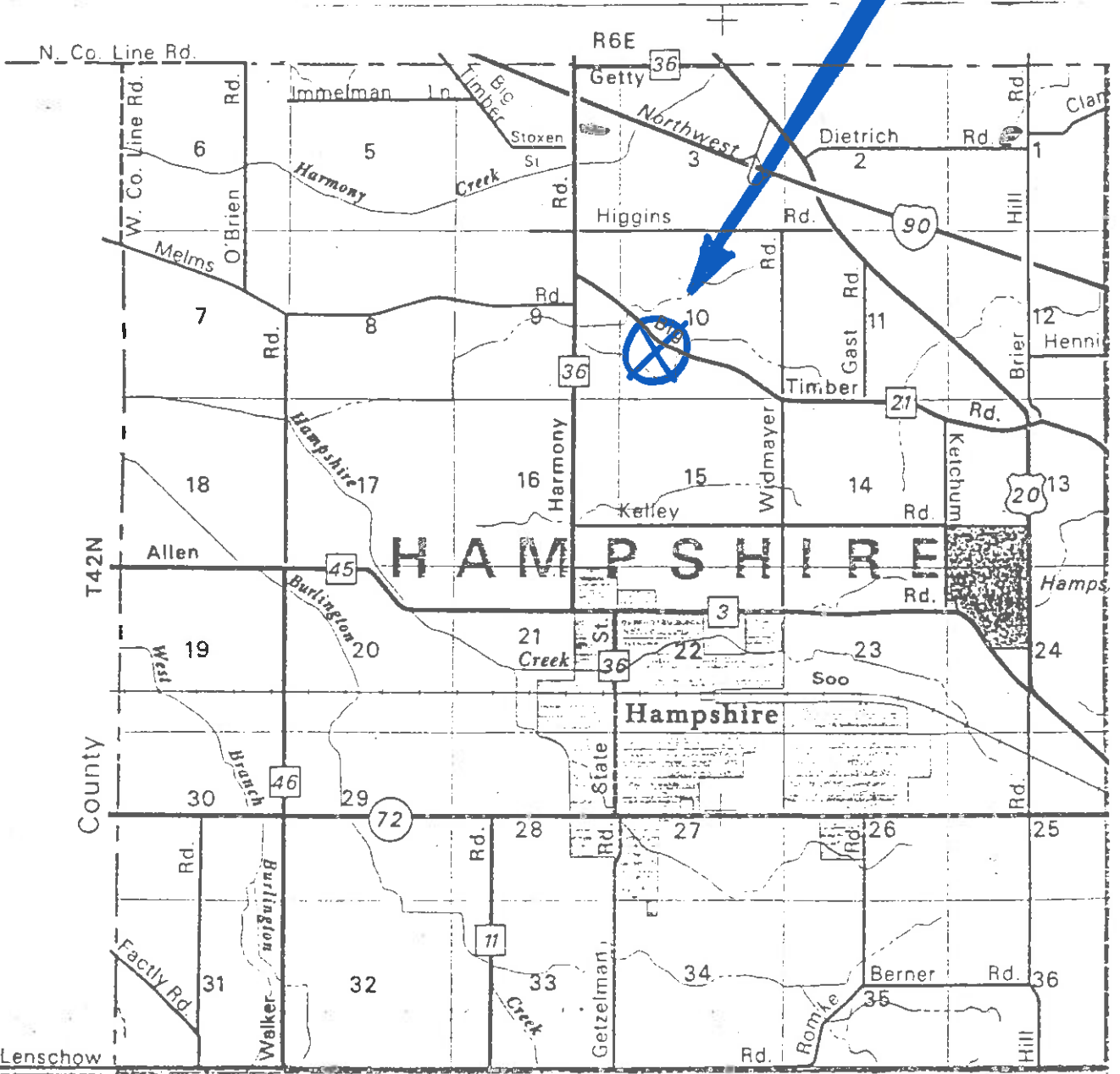
R RD. 2



HAMPSHIRE twp.

T. 42 N. - R. 6 E

map 1



1 MILE