



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill
Petitioner

Carl Scheodel

Mark VanKerkhoff

Monica Meyers

PETITION NUMBER 2016-4402

Date 10/19/2016

GENERAL INFORMATION

APPLICANT:	BEILSTEIN, BRUCE	
	46W898 PLANK RD	
	HAMPSHIRE	601408469
PURPOSE:	REZONE THE PROPERTY FROM F TO F-1 TO BRING THE PROPERTY BACK INTO CONFORMANCE WITH THE ZONING ORDINANCE	
EXISTING ZONING:	F - FARMING;	
REQUESTED ACTION:	F-1 - RURAL RESIDENTIAL;	
SIZE:	1.55 ACRES	
LOCATION:	46W898 PLANK ROAD, SECTION 2, BURLINGTON TOWNSHIP (04-02-300-004)	
SURROUNDING	ZONING	USE
NORTH	VILLAGE OF BURLINGTON	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	VILLAGE OF BURLINGTON	AGRICULTURAL;
WEST	F-1 - RURAL RESIDENTIAL;	RESIDENTIAL;
EXISTING LAND USE:	RESIDENTIAL;	
LAND USE PLAN DESIGNATION:	AGRICULTURAL	
ZONING HISTORY:	NO PREVIOUS REQUESTS FOR THIS PROPERTY	
APPLICABLE LAND USE REGULATION:	ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE	

Bruce Beilstein
Rezoning from F to F-1

Special Information: This parcel was split in the violation of the Zoning Ordinance in 1997, with the remaining farmland sold off and incorporated into the Village of Burlington. There is currently a single family home on the property which was built in 1939. The Petitioner currently has the property listed for sale and is seeking a rezoning to bring it back into conformance with the Zoning Ordinance.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. 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 Finding of Facts:

1. The existing residential use will not be intensified by the rezoning.
2. The rezoning will be the existing residential use back into conformance with the Kane County Zoning Ordinance.

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.

Bruce Beilstein
Name of Development/Applicant

9/14/16
Date

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

Changing to match neighboring property - zoned F1

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

F + F-1

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

Confirms to permitted use in F1

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

None

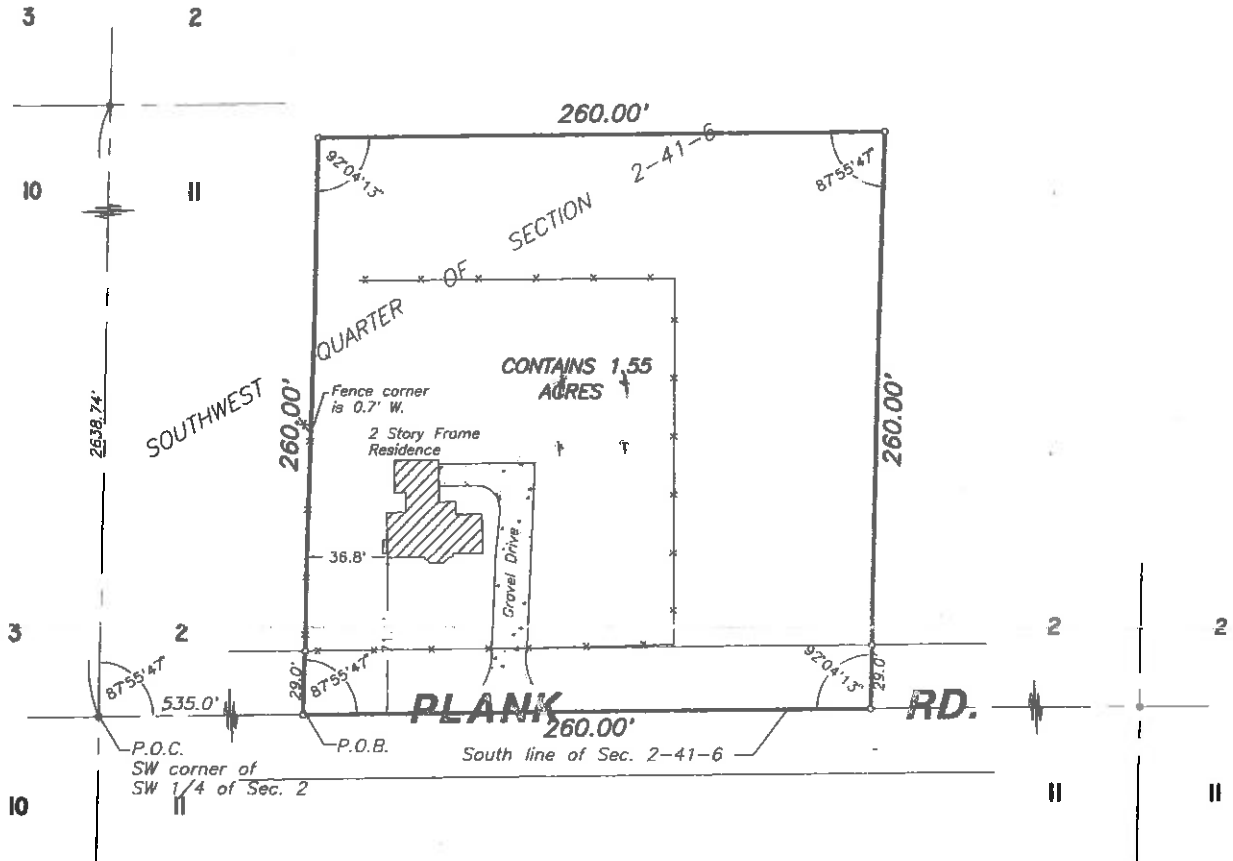
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

Confirms to Land use

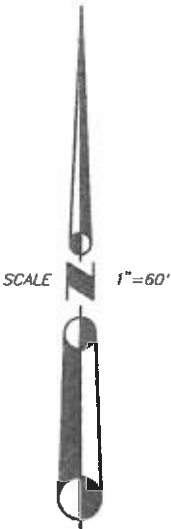
PLAT AND CERTIFICATE OF SURVEY

OF

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 535.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY, ALONG SAID SOUTH LINE, 260.0 FEET, THENCE NORTHERLY, AT AN ANGLE OF 92°04'13", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH THE WEST LINE OF SAID SECTION, 260.0 FEET; THENCE WESTERLY, AT AN ANGLE OF 87°55'47", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE, 260.0 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 92°04'13", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID WEST LINE, 260.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.55 ACRES, ALL IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.



- ==LEGEND==
- Boundary of property surveyed
 - Indicates found survey marker
 - Indicates set survey marker
 - *-*-* Indicates fence line

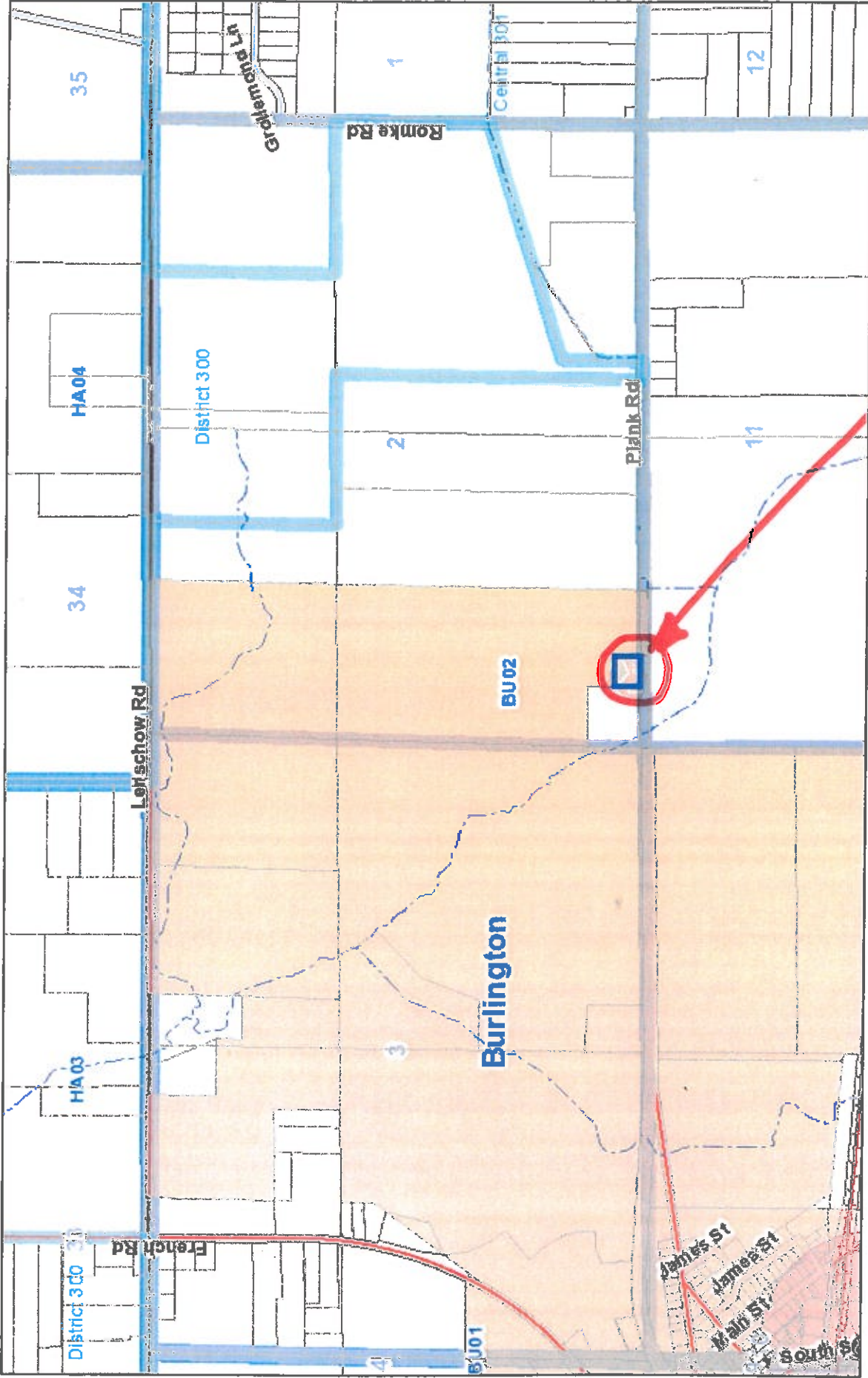


STATE OF ILLINOIS)
)SS
 COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 6TH DAY OF FEBRUARY, 1997.

Shawn R. Van Kampen
 CHAWAN D. VAN KAMPEN

Map Title



October 11, 2016

Source : GIS-Technologies
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

