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**KANE COUNTY DEVELOPMENT DEPARTMENT**  
 Subdivision and Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 232-3492 Fax: (630) 232-3411

Received Date
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**ZONING MAP AMENDMENT AND/OR  
 SPECIAL USE APPLICATION**

*Instructions:*

To request a zoning map amendment and/or a special use 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 help you.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b>  10-03-100-006
	<b>Street Address (or common location if no address is assigned):</b>  47 W 831 Rt. 38, Maple Park, IL 60151

<b>2. Applicant Information:</b>	<b>Name</b> Richard F. Johnson and Blair H. Alexander	<b>Phone</b> 847-925-6429
	<b>Address</b> 44 Lake Marian Rd.	<b>Fax</b>
	Carpentersville, IL 60110	<b>Email</b> rjohnson@harpercollege.edu

<b>3. Owner of record information:</b>	<b>Name</b> Richard F. Johnson and Blair H. Alexander	<b>Phone</b> 847-925-6429
	<b>Address</b> 44 Lake Marian Rd.	<b>Fax</b>
	Carpentersville, IL 60110	<b>Email</b> rjohnson@harpercollege.edu

**Zoning and Use Information:**

2030 Plan Land Use Designation of the property:

Agriculture

Current zoning of the property:

Farming (F)

Current use of the property:

Agriculture and Residence

Proposed zoning and/or special use of the property:

Rural Residence (F1)

If the proposed Special Use/Map Amendment is approved, what improvements or construction is planned?

None at this time. The current use is rural residence and agriculture and that use will be the same if re-zoning for the subject portion of the existing parcel is approved.

**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.kanedupageswcd.org/land\\_use.htm](http://www.kanedupageswcd.org/land_use.htm)), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 2315 Dean Street, Suite 100, St. Charles, IL 60175.
- EcoCAT (available in pdf form at <http://dnrecocat.state.il.us/ecopublic/EcoPublicHome.aspx?TopMenu=0>) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted contact:  
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)
- In case of Special Use, site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)
- Digital submittal on CD, including Plat of Survey, Site Plan (where applicable), Aerial photo (all pdf format).

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.

*Ann Decker Higman* April 24, 2018  
Record Owner Date

*Tobey Meyer* 4-23-2018  
Applicant or Authorized Agent Date

## 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.

Richard F. Johnson

Blair H. Alexander

Name of Development/Applicant

4-23-2018

Date

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

The north 5.31 acres of the subject parcel are in rural residence use and the south 26.38 acres are in agricultural use. This will remain the same after approval. Rural residences exist to the immediate west and northwest. Agricultural uses exist to north, southwest, west, south, and east. A vineyard, winery, and related restaurant/banquet facility exists to the northeast.

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

F, F-1, F-2, and R-3

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

The property is suitable to its existing and continued use. However, the property is not suitable as a residence without re-zoning and separate sale of rural residence apart from the farmland on the southern portion of the existing parcel.

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

Rural residences are common in the general area, as are agricultural uses. The area to the immediate east has recently been "developed" with vineyard and winery.

5. How does the projected use of the property, relate to the Kane County 2030 Land Use Plan?

The projected use of the property is consistent with the 2030 Land Use Plan in that it maintains both an existing farmable residence and out buildings, open space, low density use, and ~~also~~ maintains the farming use of arable land on the south end of the subject property.

June 19, 2018

Richard Johnson/Blair Alexander  
Rezoning from F-District Farming to F-1 District Rural Residential

**Special Information:** The petitioner has been trying to sell the entire property, comprised of roughly 36 acres of active farmland with an existing farmette on the north end. Prospective buyers are giving feedback that they like the home but are not interested in the farmland. The petitioner is seeking a rezoning to allow the farmette to be split off from the farmland to make the property more marketable for resale. The farmland portion has been farmed by the same farmer for 20 years and the petitioners will continue to keep it in active agricultural production.

**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 existing residential use will not be intensified by the rezoning.
2. The rezoning will allow the existing farmette to be split off and sold separately from the farmland.

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



FullExtent Map Aerial Hybrid Help News

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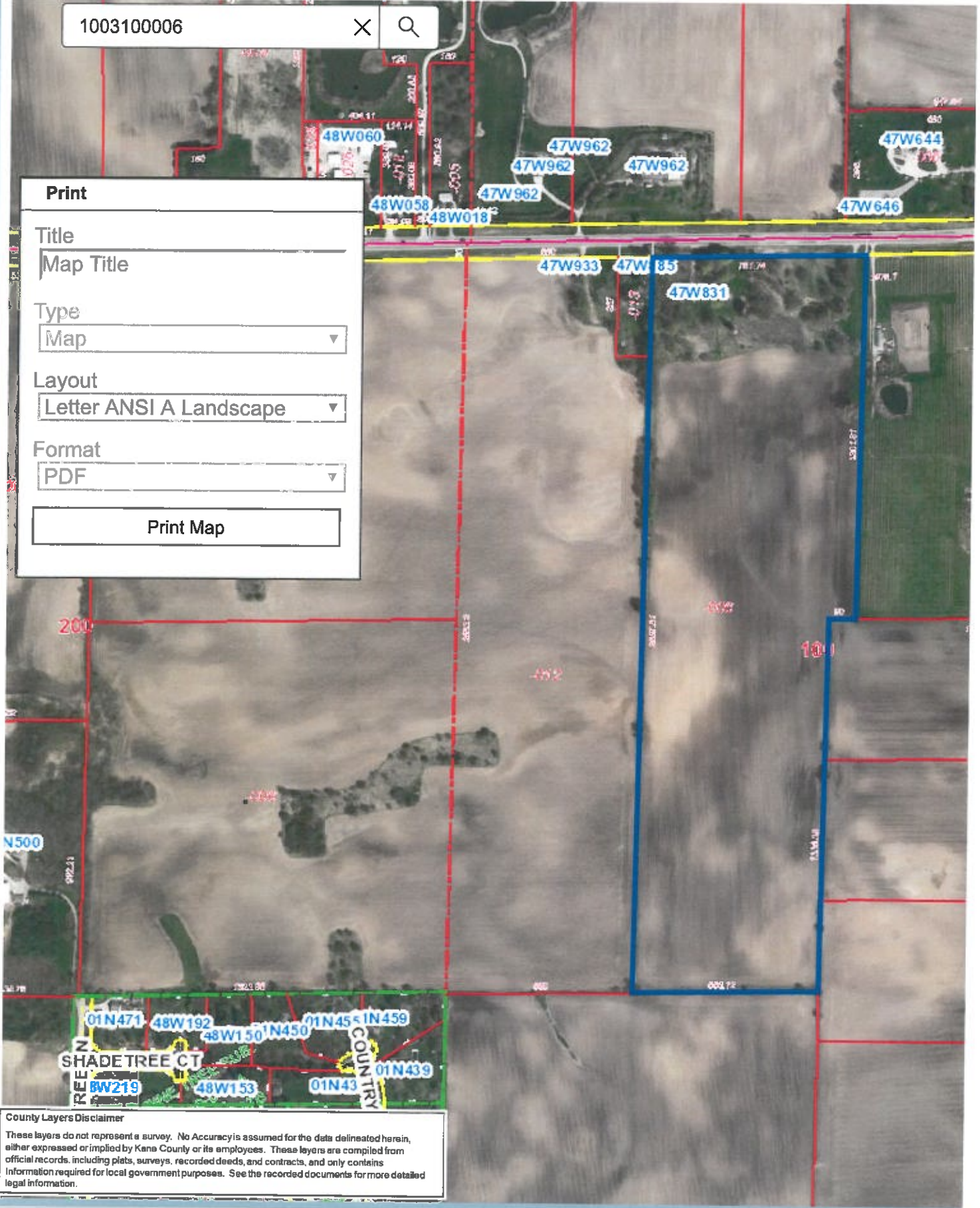
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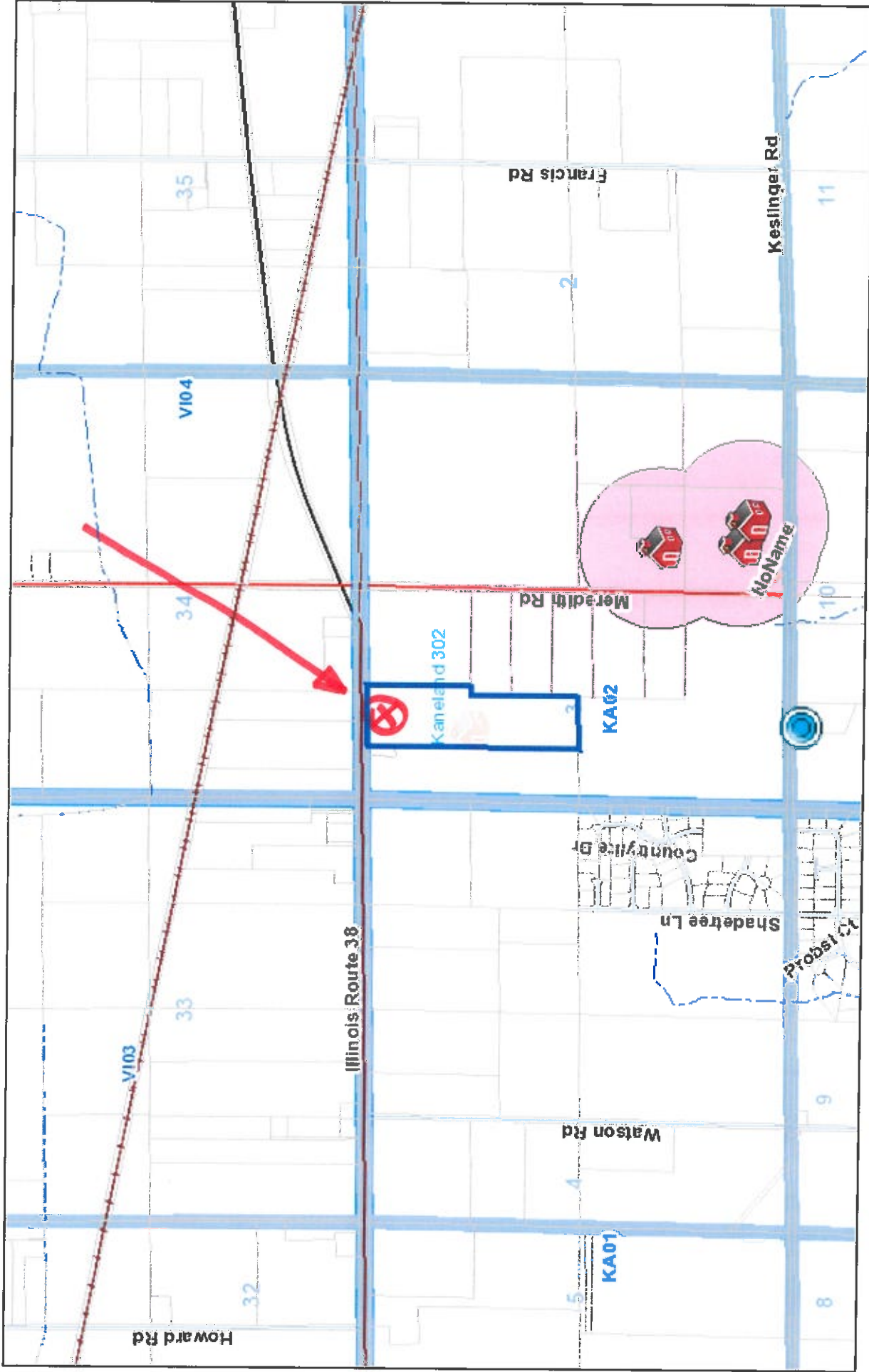
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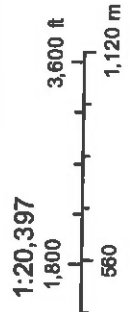
**County Layers Disclaimer**

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# Map Title



May 11, 2018



Source : GIS-Technologies  
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GIS-Technologies  
Kane County Illinois

