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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.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b>  05-31-300-014
	<b>Street Address (or common location if no address is assigned):</b>  44W649 McDonald Road Hampshire, Illinois 60140

<b>2. Applicant Information:</b>	<b>Name</b> Donald H. Helmig c/o Tornatore Law Office	<b>Phone</b> (630) 539-7100
	<b>Address</b> 236 W. Lake Street, Suite 100 Bloomington, Illinois 60108	<b>Fax</b> (630) 539-7102
		<b>Email</b> tornatorelaw@aol.com

<b>3. Owner of record information:</b>	<b>Name</b> Donald H. Helmig	<b>Phone</b> c/o Tornatore Law Office (630) 539-7102
	<b>Address</b> 44W649 McDonald Road	<b>Fax</b> (630) 539-7102
	Hampshire, Illinois 60140	<b>Email</b> tornatorelaw@aol.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Agricultural

Current zoning of the property: Farming District "F"

Current use of the property: Residential

Proposed zoning of the property: Rural/Residential "F1 District"

Proposed use of the property: Residential - to bring existing home and property structures in conformity with the zoning code.

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 application (Available in pdf form at [www.kanedupageswed.org/luo.pdf](http://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/nrrc/aar.htm](http://www.dnr.state.il.us/orep/nrrc/aar.htm)) to be filed with the Illinois Department of Natural Resources.
- 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.**

DONALD H. HEZMIG 10-25-14  
Record Owner Date

Donald H. Hezmy by D. Hezmy 10-25-14  
Applicant or Authorized Agent Date

December 19, 2018

Harris Bank Trust #12894/Donald Helmig  
Rezoning from F-District Farming to F-1 District Rural Residential

**Special Information:** The petitioners are seeking a rezoning to bring the existing residential use back into conformance with the Kane County Zoning Ordinance. The residential use will not be intensified by the rezoning.

**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 not intensify the existing residential use.

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.

Donald H. Helmig  
Name of Development/Applicant

10-25-11  
Date

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

To bring the proposed use into conformity with other property in the area.

~~The structures on the subject property are existing, not new construction and their use is general residential.~~

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

Similar "F" and "F1" classifications.

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

~~The suitability will be the same or similar as other properties in the area.~~

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

The trend of development is small farmettes and residential use - scattered residential

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

The projected use of the property is to be used in conformity with the 2040 land use plan, as general residential and farmette use.

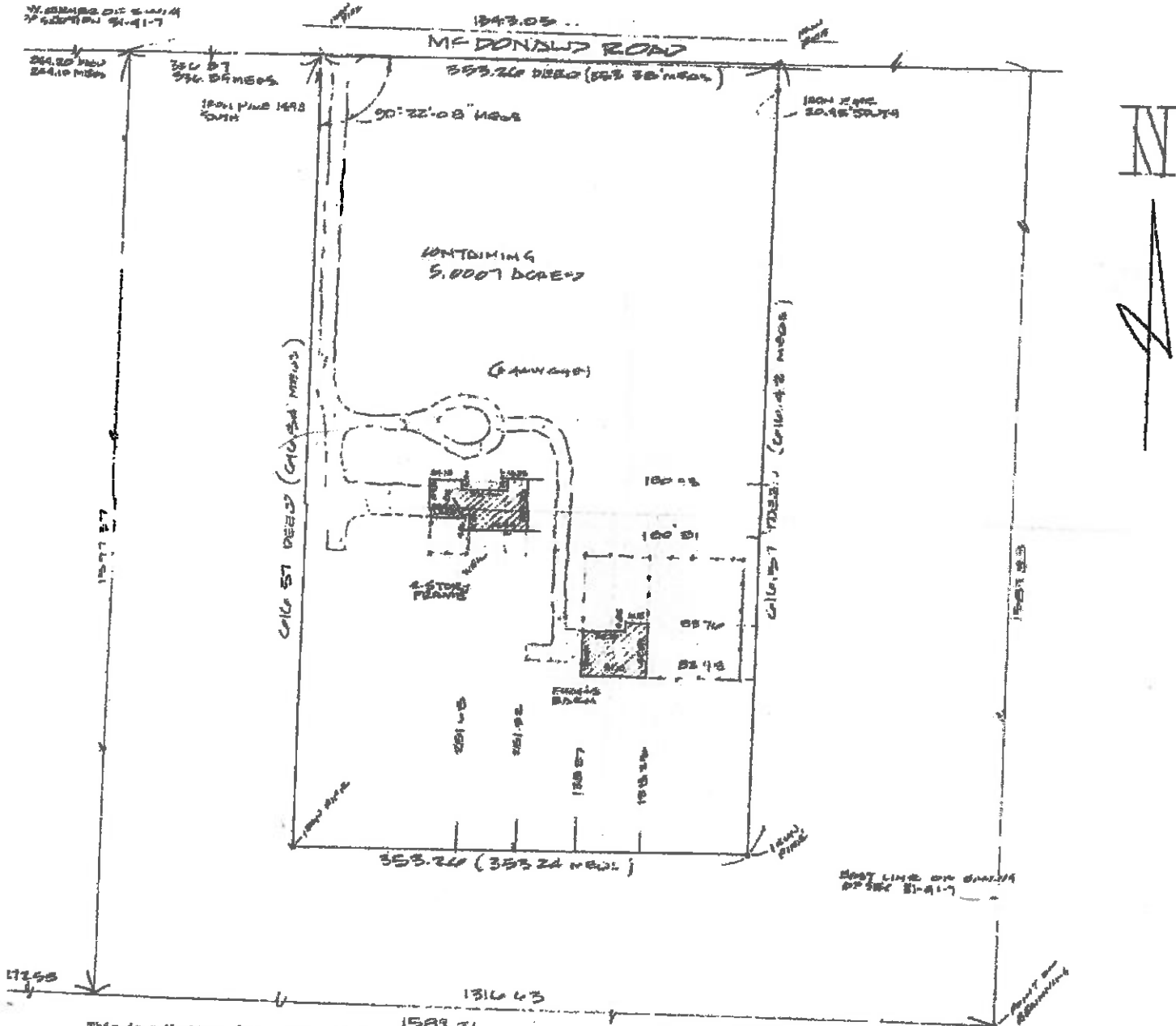
# ALAN J. COULSON, P.C.

REGISTERED LAND SURVEYORS

## Plot of Survey

OF PROPERTY DESCRIBED AS:

The Easterly 353.26 feet of the Westerly 690.39 feet of the Northerly 616.57 feet of that part of the Southwest fractional quarter (measured along the North line of said quarter and along the East line of said 616.57 feet) of Section 31, Township 41 North, Range 7 East of the Third Principal Meridian described as follows: Commencing thence Southeast corner of said quarter; thence Northerly along the West line of said quarter 1042.80 feet; thence Easterly 1589.21 feet to a point on the East line of said quarter that is 1053.36 feet Northerly of the Southeast corner of said quarter for a point of beginning; thence Westerly along the last described course prolongation of the last described course); thence Northerly 1597.37 feet to a point on the North line of said quarter that is 244.20 feet Easterly of the Northwest corner of said quarter; thence Easterly along the North line of said quarter 1343.05 feet to the Northeast corner of said quarter; thence Southerly along the East line of said quarter 1589.88 feet to the point of beginning, in Plato Township, Kane County, Illinois.



This is a Mortgagee's inspection and to be used for no other purpose, such as installing fences. Corners have not been set or monumented

State: Ill  
 Ordered: Norwalk  
 Owner: Griner  
 Page: 5-8  
 Drawn: AC  
 Job: 242, ATRB  
 City: Hampshire

STATE OF ILLINOIS  
 COUNTY OF KANE ss AM 12, 1931  
 This is to certify that the plot shown correctly reflects the above described property.  
Alan J. Coulson

THIS SURVEY IS MADE ONLY  
 BY THE SURVEYOR.  
**ALAN J. COULSON, P.C.**  
 REGISTERED LAND SURVEYORS  
 (ILLINOIS - ILLINOIS)  
 205 W. MAIN ST.  
 W. DUNDEE, ILL. 60118 PHONE 312-429-2911

Any discrepancy in measurement should be promptly reported to surveyor for explanation or correction.  
 THIS DOES NOT CERTIFY AS TO LOCATION OF UNDEVELOPED UTILITIES OR NEIGHBORING IMPROVEMENTS.

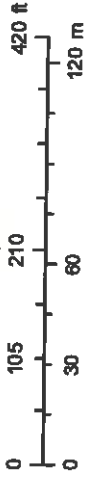
Compare the description on this plot with deed. Refer to deed for monuments and building lines.

# Map Title



December 5, 2018

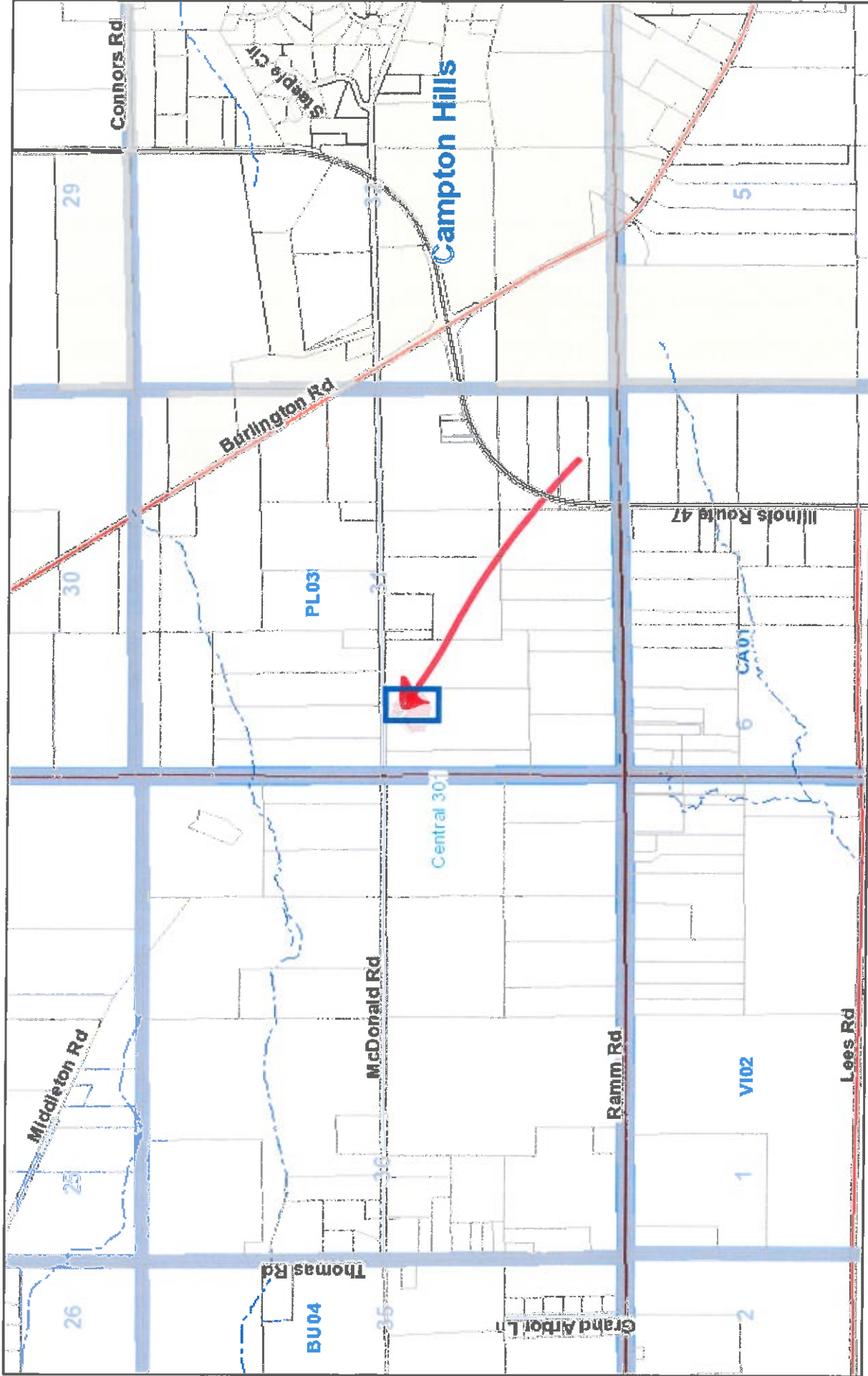
1:2,269



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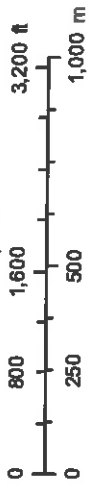
GIS-Technologies  
Kane County Illinois

# Map Title



December 5, 2018

1:18,155



GIS-Technologies

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GIS-Technologies  
Kane County Illinois