

4570

**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  
  
DEC 18 2020  
  
Kane Co. Dev. Dept.  
Zoning Division

## ZONING MAP AMENDMENT APPLICATION

*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 Numbers:</b> 10-16-100-012
	<b>Street Address (or common location if no address is assigned):</b> 48W633 Harter Road Maple Park, IL 60151

<b>2. Applicant Information:</b>	<b>Name</b> Development Properties, Inc. John A. Thornhill, President	<b>Phone</b> 630-584-3303
	<b>Address</b> 44 White Oak Circle, St. Charles, IL 60174-4165	<b>Cell</b> 630-240-8019
		<b>Email</b> JATLDC@sbcglobal.net

<b>3. Owners of record information:</b>	<b>Name</b> Vernon Long and Diane Long	<b>Phone</b> 630-330-3624
	<b>Address</b> 48W633 Harter Road Maple Park, IL 60151	<b>Fax</b>
		<b>E mail</b>

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Agriculture and proposed Open Space.

Current zoning of the property: F District-Farming.

Current use of the property: Petitioners' residence with outbuildings.

Proposed zoning of the property: Three F1 District-Rural Residential District parcels.

Proposed use of the property: Two additional residential uses.

If the proposed Map Amendment is approved, what improvements or construction is planned? None, except 2 additional homes

**Attachment Checklist**

- Plat of Survey (see Exhibit "C" attached).
- Legal description (see Exhibit "A" attached).
- 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, 2315 Dean Street, Site 100, 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 adjacent to & adjoining subject property
- Aerial (air photo) with property clearly highlighted; Kane County GIS Aerial photo (see Exhibit "B" attached)
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department) = \$1600.00

**I certify that this application and the documents submitted with it are true and correct to the best of my knowledge and belief.**

Record Owners: Vernon Long and Diane Long

Vernon Long  
Vernon Long

\_\_\_\_\_  
Diane Long

12/17/20  
Date

Applicant and/or authorized agent:

John A. Thornhill  
John A. Thornhill, President, DPI

12/17/20  
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.

Long Rezoning/Development Properties, Inc.  
Name of Development/Applicant

November 5, 2020  
Date

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

The area is primarily rural with very little development activity of any kind. But since the entire 19 acres is wooded with only 2 new residences being proposed, there will be little perception of any activity that will not be consistent with the present and surrounding land uses.

2. What are the zoning classifications of properties in the general area of the property in question?  
F District-Farming predominates in all directions except one F1 District parcel adjoins the subject property on the west and another one lies ¼ mile west of the subject property.

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

The existing parcel, as wooded as it is, could never be fully utilized under the F District classification without major tree removal, if only to accommodate crop production.

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

There has been no perceptible development in the immediate area for many years.

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

The continuation of the existing use and the proposed F1 District-Rural Residential classification being requested is consistent with the 2040 Plan since the very low density being proposed effectively supports the maintenance of Open Space.

January 26, 2021

Vernon Long, et ux

Rezoning from F-District Farming to F-1 District Rural Residential to allow for the creation of three residential parcels

**Special Information:** The petitioner owns an approximately 19 acre wooded parcel with a residence. The petitioner is seeking a rezoning to divide the property, creating a new residential parcel on either side of where the home is now.

**Analysis:** The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

**Findings of Fact:**

1. The rezoning would allow for the creation of two new residential parcels.

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

# EXHIBIT "A"

## Long Parcels

### Easterly Parcel

The easterly 420.0 feet of that part of the South Half of the Southeast Quarter of the Northwest Quarter of Section 16, Township 39 North, Range 6 East of the Third Principal Meridian lying south of Harter Road (measured along the south line of said South Half) in Kaneville Township, Kane County, Illinois and containing 5.654 acres.

### Central Parcel

The westerly 418.0 of the easterly 838.0 feet of that part of the South Half of the Southeast Quarter of the Northwest Quarter of Section 16, Township 39 North, Range 6 East of the Third Principal Meridian lying south of Harter Road (measured along the south line of said South Half), in Kaneville Township, Kane County, Illinois and containing 5.688 acres.

### Westerly Parcel

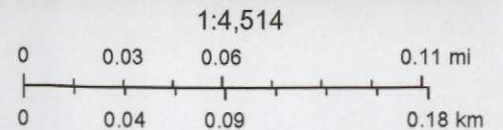
That part of the South Half of the Southeast Quarter of the Northwest Quarter of Section 16, Township 39 North, Range 6 East of the Third Principal Meridian lying south of Harter Road except the west 66.0 feet thereof, and also excepting therefrom the easterly 838.0 feet thereof (measured along the south line of said South Half), in Kaneville Township, Kane County, Illinois and containing 5.861 acres.

# Exhibit "B" Long Property



9/13/2020, 2:44:53 PM

- |            |                      |                        |                      |            |
|------------|----------------------|------------------------|----------------------|------------|
| Creeks     | Cadastral Annotation | Cadastral Cartographic | Cadastral Lines      | Water Line |
| Townships  | Parcel Dim 400       | Parcel Dim Carto 400   | Parcel Line          | Parcels    |
| Road Names | Parcel Num 400       | Parcel Owner Hook 400  | Parcel Line Leg Desc | Addresses  |
|            |                      |                        | Road ROW             |            |



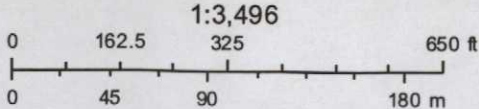
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS.

These layers do not represent a survey. No Accuracy is assumed for the data 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



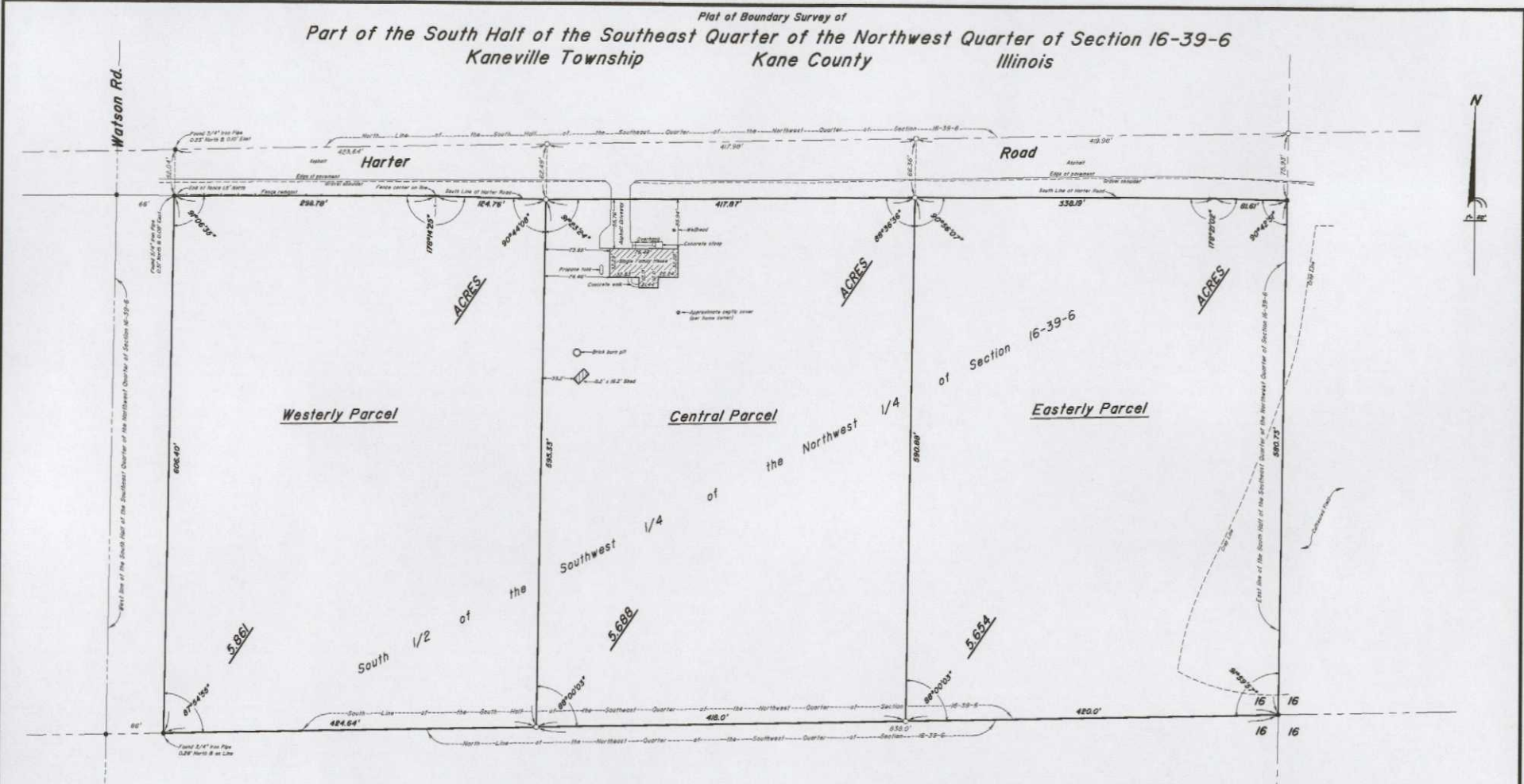
January 7, 2021



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Exhibit "C"

Plat of Boundary Survey of  
Part of the South Half of the Southeast Quarter of the Northwest Quarter of Section 16-39-6  
Kaneville Township  
Kane County  
Illinois



Westerly Parcel

Central Parcel

Easterly Parcel

Legal Descriptions:

**Easterly Parcel**  
The Easterly 420.0 feet, of that part of the South Half of the Southeast Quarter of the Northwest Quarter of Section 16, Township 39 North, Range 6 East of the Third Principal Meridian lying south of Harter Road (measured along the South Line of said South Half) in Kaneville Township, Kane County, Illinois and containing 5.654 acres.

**Central Parcel**  
The Westerly 418.0 of the Easterly 838.0 feet, of that Part of the South Half of the Southeast Quarter of the Northwest Quarter of Section 16, Township 39 North, Range 6 East of the Third Principal Meridian lying south of Harter Road (measured along the South Line of said South Half), in Kaneville Township, Kane County, Illinois and containing 5.688 acres.

**Westerly Parcel**  
That part of the South Half of the Southeast Quarter of the Northwest Quarter of Section 16, Township 39 North, Range 6 East of the Third Principal Meridian lying south of Harter Road except the West 88.0 feet thereof, and also encircling therefrom the Easterly 838.0 feet thereof (measured along the South Line of said South Half), in Kaneville Township, Kane County, Illinois and containing 5.981 acres.

State of Illinois }  
County of Kane } ss This is to certify that I, Shawn R. VanKampen, an Illinois Professional Land Surveyor of Donahue and Thornhill, have surveyed and located the improvements on part of the South Half of the Southeast Quarter of the Northwest Quarter of Section 16, Township 39 North, Range 6 East of the Third Principal Meridian, in Kaneville Township, Kane County, Illinois, as shown by the plat herein drawn which is a correct representation of said survey and location and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimal parts thereof.

Dated at Batavia, Illinois, November 11, 2020  
*Shawn R. VanKampen*  
Illinois Professional Land Surveyor No. 035-022710  
DONAHUE and THORNHILL  
(Illinois Professional Design Firm No. 8014)



18 E. Wilson Street  
Batavia, Illinois 60510  
(815) 879-0200

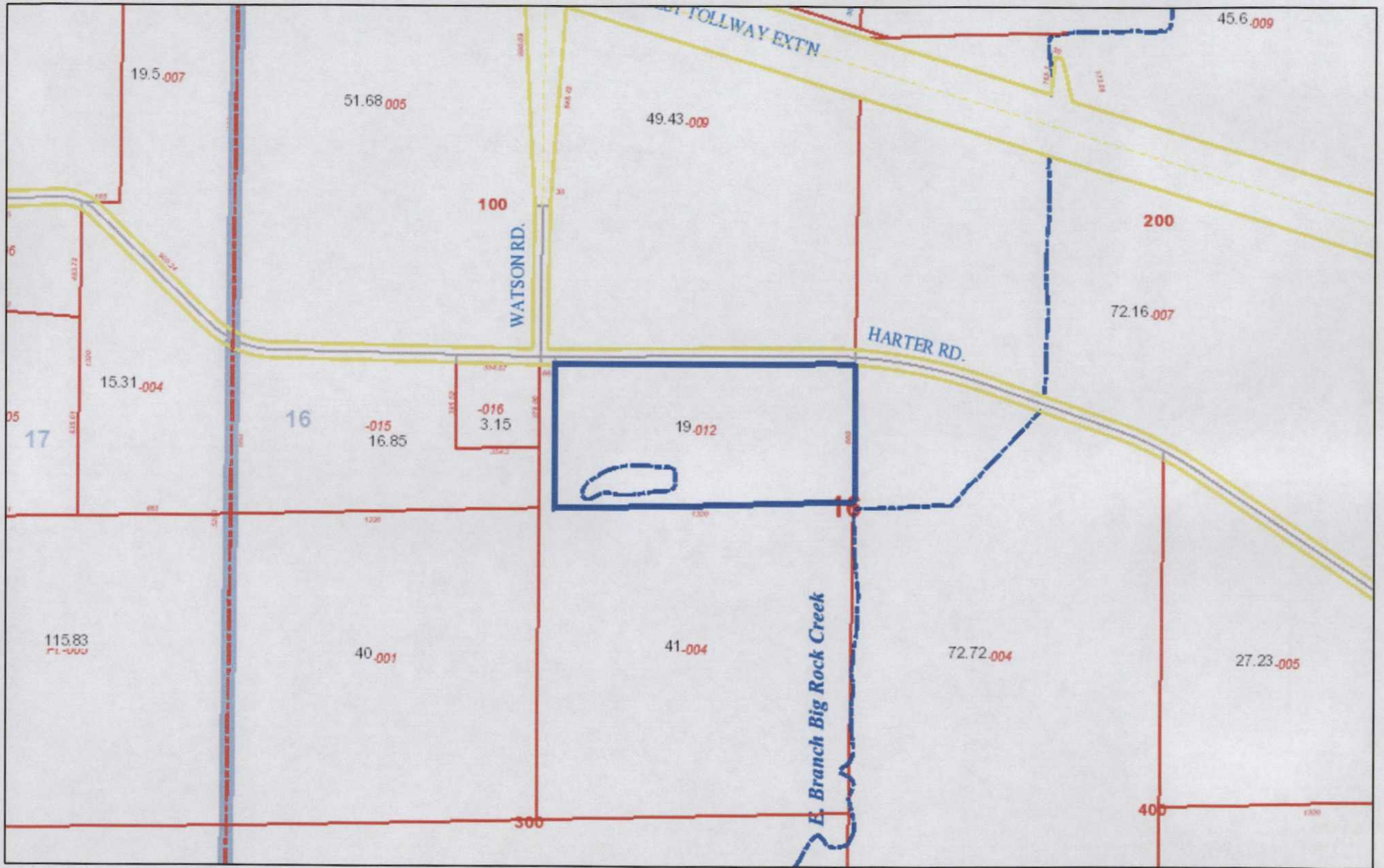
**Legend**  
● indicates found 3/4" iron pipe as indicated  
○ indicates set 3/4" iron pipe  
— indicates center line of fence  
Field work was completed on October 28, 2020

PREPARED BY:  
**AS/MD**  
ASM CONSULTANTS, INC.  
16 E Wilson St, Batavia IL 60510  
Tel: (815) 879-0200 Fax: (815) 464-3174  
as/md@asmd.com  
Professional Design Firm #194-050314 Expires: 4/30/2021

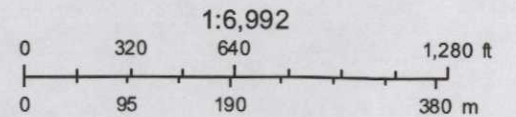
Development Properties, Inc.



# Map Title



January 7, 2021



GIS-Technologies

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GIS-Technologies  
Kane County Illinois

*Applicant:* Development Properties, Inc.  
*Contact:* John Thornhill  
*Address:* 44 White Oak Circle  
St. Charles, IL 60174

*IDNR Project Number:* 2105291  
*Date:* 09/14/2020  
*Alternate Number:* 2020-010

*Project:* Long Rezoning  
*Address:* 48W633 Harter Road, Maple Park

*Description:* Rezoning of 18 acre parcel to accommodate 2 additional residences to be constructed.

### 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.

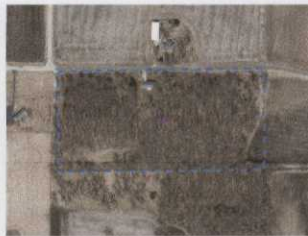
**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been 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:*  
39N, 6E, 16



**IL Department of Natural Resources**  
**Contact**  
Adam Rawe  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
Kane County Development Department  
Keith Berkhout  
719 Batavia Avenue  
Geneva, Illinois 60134

#### **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.