

Carrie Srikth

Exhibit B
#4456

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**

Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3480
Fax: (630) 232-3411

NOTICE TO: All adjacent and adjoining property owners of property located at 47W831 Route 38, Kaneville Township (10-03-100-006)

FROM: Kane County Building & Zoning Division
Keith Berkhout, Zoning Planner

DATE: June 12, 2018

RE: Zoning Board of Appeals Public Hearing

NOTICE IS HEREBY GIVEN that the Kane County Zoning Board of Appeals has received a petition for a public hearing from Blair Alexander/Richard Johnson, requesting a rezoning from F-District Farming to F-1 District – Rural Residential to allow the existing home to be split off from the remaining farmland.

NOTICE IS ALSO GIVEN that a public hearing to consider said request will be held before the Kane County Zoning Board of Appeals on June 25, 2018, A.D., at the Kane County Government Center, 719 S. Batavia Avenue, Geneva, IL at 7:00 p.m.. Said Notice was published in the Daily Herald Kane County edition on June 9, 2018. All interested parties are invited to attend the public hearing, present testimony for or against the petition and cross-examine witnesses presenting testimony for or against the petition.

DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Kane County Development Department, Kane County Government Center, 719 S. Batavia Ave., Geneva, IL. **If you have any further questions, please call the main Zoning Department number at (630) 444-1236.**

4456

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

**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.

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

2. Applicant Information:	Name Richard F. Johnson and Blair H. Alexander	Phone 847-925-6429
	Address 44 Lake Marion Rd.	Fax
	Carpentersville, IL 60110	Email rjohnson@harperscollege.edu

3. Owner of record Information:	Name Richard F. Johnson and Blair H. Alexander	Phone 847-925-6429
	Address 44 Lake Marion Rd.	Fax
	Carpentersville, IL 60110	Email rjohnson@harperscollege.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 (E1)

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), 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.

[Signature]
Record Owner

Date

April 24, 2018

[Signature]
Applicant or Authorized Agent

Date

Tobias Mayer, Attorney for Applicant

7-23-2018

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

4-23-2019

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 5.91 acres of the subject parcel are in rural residence use and the south 22.32 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 south, southwest, east, 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 maintains the farming use of viable 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.

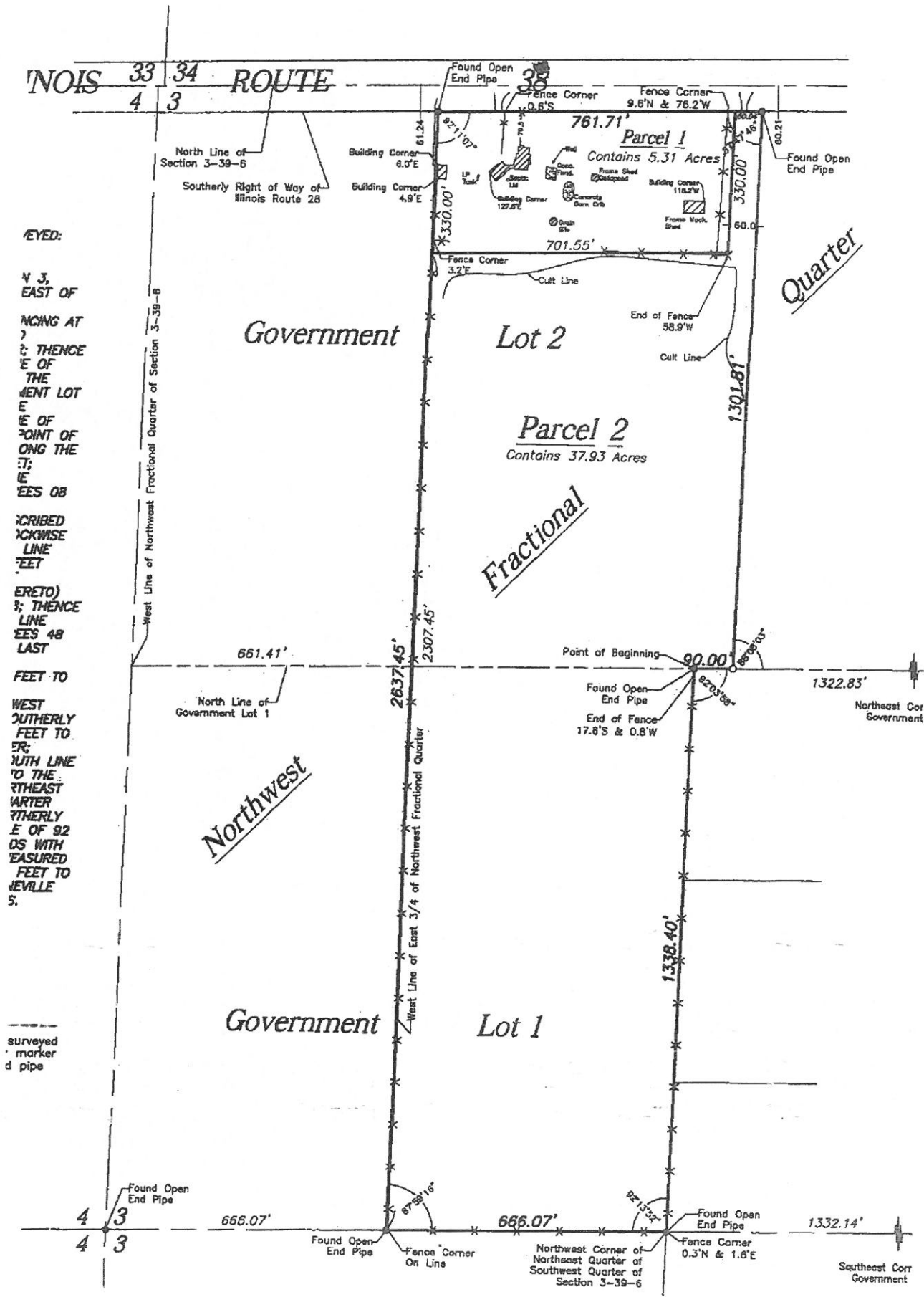
Staff recommended Findings of Fact:

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

PLAN AND CERTIFICATE OF SURVEY

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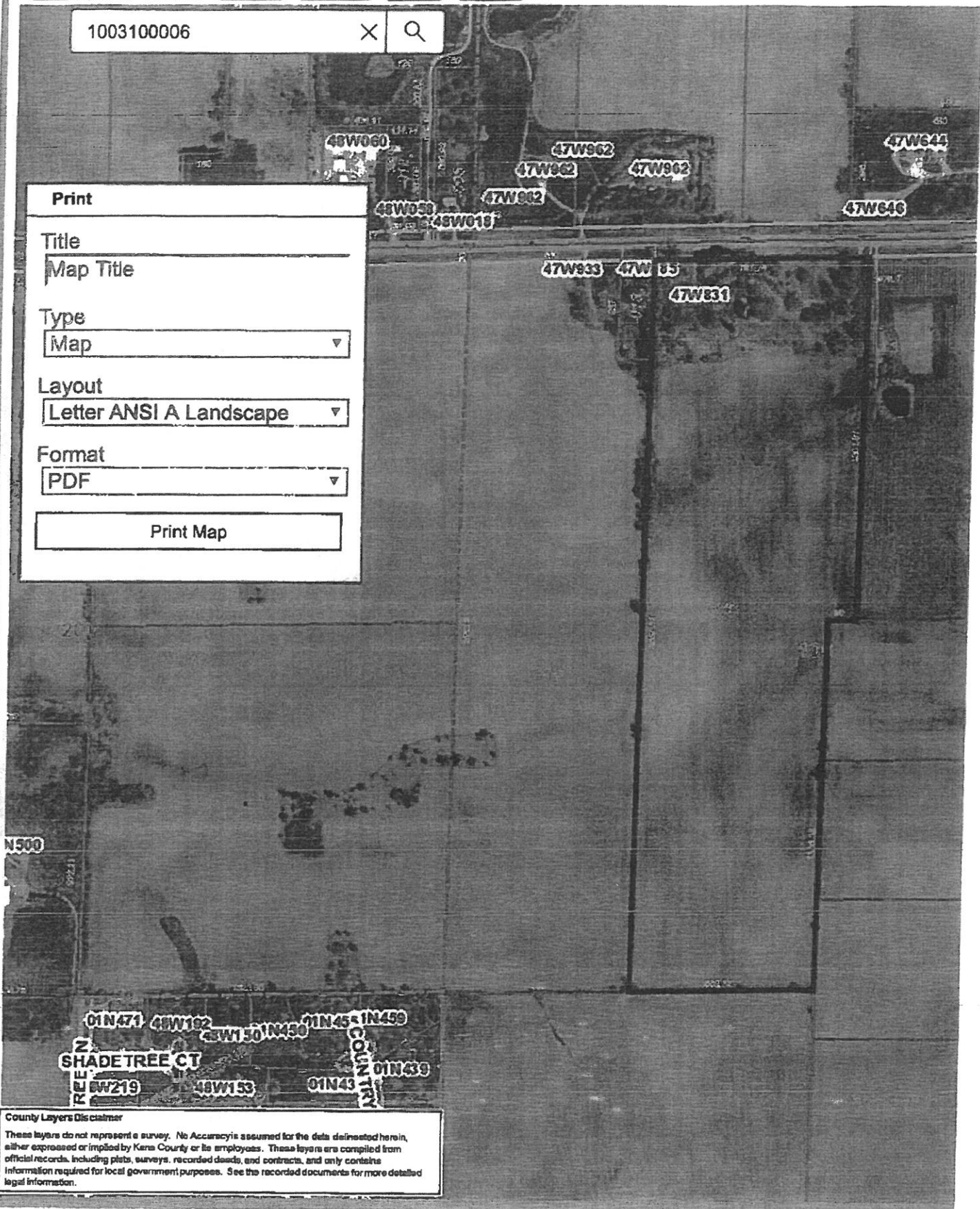
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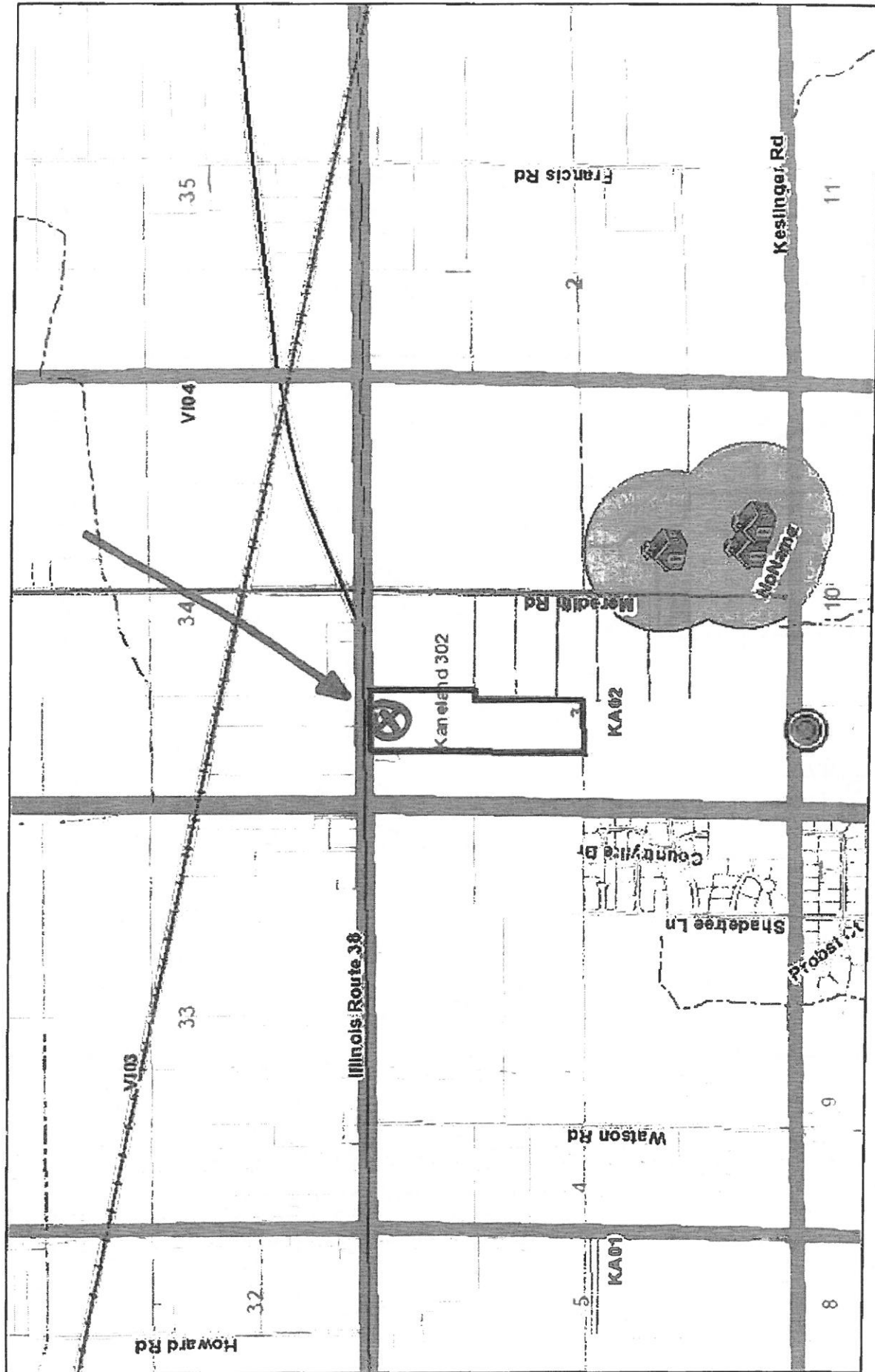
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County Layers Disclaimer

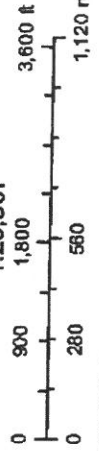
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

Map Title



May 11, 2018

1:20,397



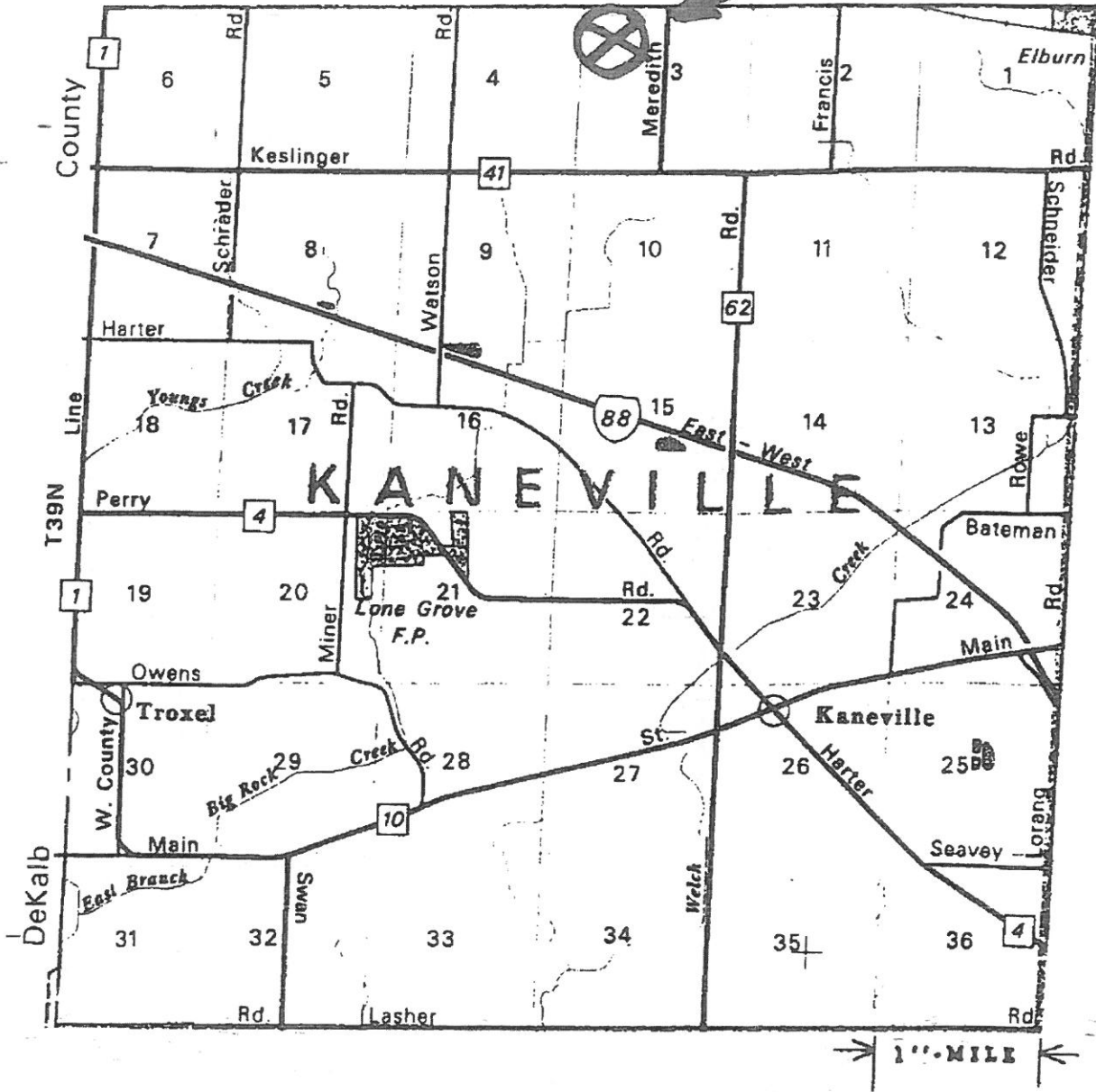
Source : GIS-Technologies
GIS-Technologies

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GIS-Technologies
Kane County Illinois

KANEVILLE TWP.
T.39N - R.6E

map 10



*Came
Signed*

Kane Co. 2040

Exhibit B

4616

2.6 PLANNING ISSUES – AGRICULTURE FOOD & FARMS

Objectives:

1. To protect farmland as a valuable natural resource and economically productive land use through land use policy in both municipal and County land use and transportation decisions.
2. To discourage projects that will have a detrimental impact on the preservation of agricultural lands and discourage the use of public funds for such projects.
3. To support incentives, policies and programs, along with technical assistance in maintaining agricultural lands and structures to ensure an ongoing food supply and to support those who choose farming as a way of life.
4. To support national, state, regional and local policies and programs that promote agriculture as a means to support energy production, food supply and soil conservation goals.
5. To encourage and promote agriculture and local food production and their related businesses as a valued element of the Kane County economy through supportive land use and economic development policy, programs and practice.
6. To expand the purchase of agricultural conservation easements.

Chapter Focus

Like much of Illinois, Kane County has some of the most productive farmland in the world. Also like much of Illinois and the nation, Kane County has critical challenges to the health of its citizens, specifically in the areas of childhood obesity and diabetes. Agriculture in Kane County plays a key role in addressing the County's land use strategy and the goals for a future that includes healthy people, healthy living and healthy communities.

Agriculture has been the dominant land use in the County for 150 years and still occupies almost 68% of its unincorporated land. Agriculture also plays a vital role in the County's economy, even as its historical structure and composition changes with the times. A continued threat to agriculture is the encroachment of development and the conflicts that arise between farm and non-farm land uses. Kane County strongly supports protective land use strategies that discourage premature conversion of farmland in the Critical Growth Area, protect farmland in the Agriculture: Food, Farm and Small Town area, guide new development toward planned growth areas, and encourage new agricultural uses and local food production in the Sustainable Urban Area.