

KANE COUNTY DEVELOPMENT DEPARTMENT

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 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.

1. Property Information:	Parcel Number (s): 04-36-100-015
	Street Address (or common location if no address is assigned): 45W728 McDONALD HAMPSHIRE ILLINOIS

2. Applicant Information:	Name CRAIG & ELLEN EDEN	Phone (618)-888-2408 H (618)-520-9399 C
	Address 5447 SEILER ROAD	Fax
	DORSEY ILLINOIS	Email eceden@MADISONTELCO.COM

3. Owner of (f) record information:	Name ELLEN (JOHNSON) EDEN CRAIG EDEN	Phone 618-888-2408 (H) 618-520-9399 (C)
	Address 5447 SEILER ROAD	Fax
	DORSEY ILLINOIS 62021	Email eceden@MADISONTELCO.COM

- (2) ROSS I. JOHNSON
12409 ASHVILLE DR.
TAMPA, FL. 33626 (813)-760-2732 (C)
- (3) PAUL A. JOHNSON
14109 ROAD 16
FORT MORGAN CO 80701 (970)-768-6681 (C)

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

Proposed zoning of the property: F-1 RESIDENTIAL

Proposed use of the property: RESIDENTIAL

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

NONE

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), 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) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to 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.

Craig J. Eden 2/1/14

Record Owner

Ellen Eden

2-1-14

Date

CRAIG E. ELLEN EDEN

Applicant or Authorized Agent

Ellen Eden 2/1/14

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.

CRAIG E ELLEN EDEN
Name of Development/Applicant

FEB. 1, 2014
Date

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

THE SUBJECT PARCEL WILL CHANGE FROM F TO F-1 CLASSIFICATION
NO CHANGE IS CONTEMPLATED

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

AGRICULTURE

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

THE SUBJECT PARCEL (5 ACRES) IS PRESENTLY PART OF A
LARGER 97 ACRE FARM. THE SUBJECT PARCEL HAS AN OLD
FARM HOUSE, GARAGE, BARN AND MACHINE SHED. NO CHANGES
ARE CONTEMPLATED

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

THE GENERAL AREA IS EXPECTED TO REMAIN IN
AGRICULTURE INDEFINITELY

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

THE AREA IS AGRICULTURE AND THE RESIDENCE
HAS BEEN THERE MORE THAN 15 YEARS IT
DOES NOT ADVERSELY AFFECT THE PLAN



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 Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2014-4314 **Date** 04/22/2014

GENERAL INFORMATION

APPLICANT: EDEN, CRAIG L & ELLEN L & JOHNSON, PAUL
CRAIG L & ELLEN L EDEN
5447 SEILER RD
DORSEY 620211703

PURPOSE: TO DIVIDE THE FARMS TEAD OFF FROM THE SURROUNDING FARMLAND

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 5.01 ACRES

LOCATION: LOCATED ON THE NORTH SIDE OF MCDONALD RD, APPROX. 1/4 MILE EAST OF THOMAS ROAD, SECTION 36, BURLINGTON TOWNSHIP (04-36-100-015) (45W728 MCDONALD ROAD)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL; RESIDENTIAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	E-1 - ESTATE RESIDENTIAL; F - FARMING;	RESIDENTIAL; AGRICULTURAL;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS SITE

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE.

April 21, 2014

Craig Eden, et ux
Rezoning a portion of property from F to F-1

Special Information: This property is over 96 acres in size and has a home which, per the Burlington Township assessor office, was built in 1911. The petitioners seek to rezone 5.01 acres from F-District Farming to F-1 District Rural Residential. This area would encompass the home and several agricultural buildings. The petitioners seek this rezoning to allow them to sell off the farmette from the surrounding farmland and keep the residential use in conformance with the zoning ordinance.

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.

Recommendation: The Kane County Technical Staff recommends approval of the rezoning request.

Findings of Fact:

1. The residential use will not intensify.
2. The rezoning will allow the farmette to be sold off separately from the surrounding farmland.

Attachments: Location Map
Township Map

Berkhout, Keith

From: Wiegel, Julie
Sent: Friday, January 31, 2014 12:38 PM
To: Berkhout, Keith; Hajek, Scott
Cc: Nika, Kurt; VanKerkhoff, Mark
Subject: RE: Zonning Varances at 45W728 McDonald Road

Keith,

For 45W728 McDonald Rd, Hampshire

Tract #1:

Need to verify septic tank and field locations and sizing. (Some old farmsteads only have a septic tank).

Need to verify well location.

Otherwise should be fine. With the size of proposed new parcel it is likely that both the well and septic system are located on the property.

Tract #2:

The majority of the lot appears to be in hydric soils. There are some better soils in the higher areas toward the back of the parcel. A soil test for septic should be completed to verify there is a suitable area for a primary and secondary septic system.

For 45W700 I C Trail:

Need to verify septic tank and field locations and sizing. (Some old farmsteads only have a septic tank).

Need to verify well location.

Otherwise should be fine. With the size of proposed new parcel it is likely that both the well and septic system are located on the property.

Julie

From: Berkhout, Keith
Sent: Wednesday, January 29, 2014 3:50 PM
To: Hajek, Scott
Cc: Wiegel, Julie; Nika, Kurt; VanKerkhoff, Mark
Subject: FW: Zonning Varances at 45W728 McDonald Road

To all,

I'm sending this out for your comments. This is from a nice, older couple from Dorsey, Illinois, 4-5 hours south of us. They are proposing to rezone 2 existing farmettes, which is fairly straightforward. Please send your comments, if any, by Wednesday, 2/5 and then Mark and I will call them back on their next step.

Berkhout, Keith

From: Nika, Kurt
Sent: Thursday, January 30, 2014 10:44 AM
To: Berkhout, Keith
Cc: Wiegel, Julie; VanKerkhoff, Mark; Hajek, Scott
Subject: RE: Zonning Varances at 45W728 McDonald Road

Keith,
No negative transportation comments. Obviously, the proposed McDonald Road parcel would use the historic access. The Thomas Road parcel access would need to be strategically placed for sight distance, but it's workable. Though, with all the ADID wetlands and floodplain shown on this proposed parcel, I don't see how there is enough buildable space.
Kurt,

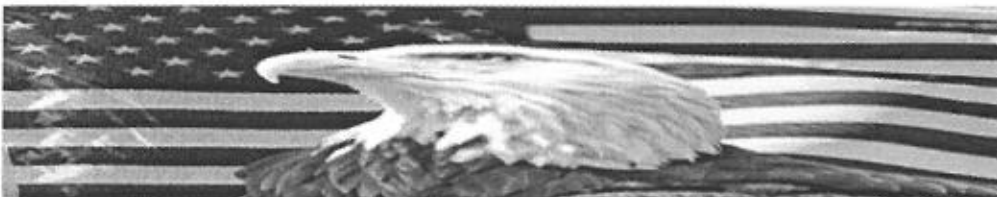
From: Berkhout, Keith
Sent: Wednesday, January 29, 2014 3:50 PM
To: Hajek, Scott
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Thanks.

Keith T. Berkhout
Zoning Planner
Kane County Development and Community Services Department
719 S. Batavia Avenue
Geneva, Illinois 60134

630-232-3495 (Direct)
630-232-3411 (Fax)
berkhoutkeith@co.kane.il.us





Rural house
45W728 McDonald Road/ 2,352 sqft



Garage
720 sqft



Barn
3,040 sqft

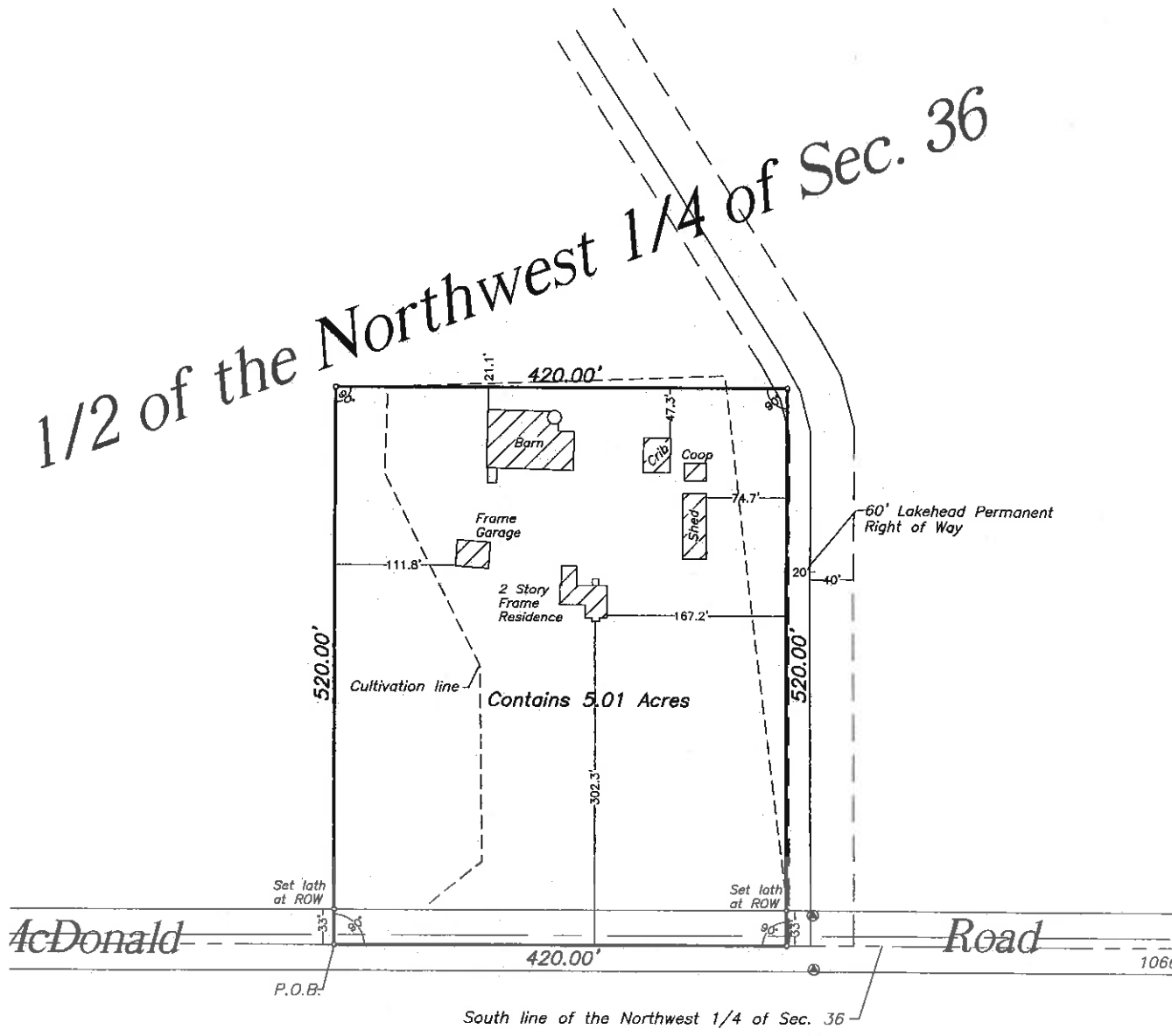


Machine shed
1,320 sqft

PLAT AND CERTIFICATE OF SURVEY

DESCRIPTION OF PROPERTY SURVEYED:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1171.19 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY, ALONG SAID SOUTH LINE, 420.0 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO SAID SOUTH LINE, 520.0 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE, 420.0 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 520.0 FEET TO THE POINT OF BEGINNING, ALL IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
 COUNTY OF DEKALB)SS

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 peline markers

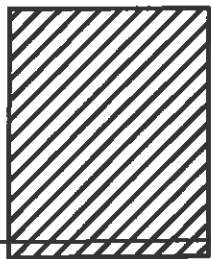
THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED FEBRUARY 27TH, 2014. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 4TH DAY OF MARCH, 2014.

Shawn R. Van Kampen
 SHAWN R. VANKAMPEN



THOMAS RD.



MCDONALD RD. 36

Craig Eden, et ux

