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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.

1. Property Information:	Parcel Number (s): 13-33-200-033
	Street Address (or common location if no address is assigned): 09S151 Granart Road, Big Rock, Illinois 60511

2. Applicant Information:	Name Heartland Bank and Trust Company	Phone (309) 664-8978
	Address 405 North Hershey Road Bloomington, Illinois 61702	Fax (309) 661-7978
	Attn: Joshua Hoffman, Special Assets Officer	Email jhoffman@hbtbank.com

3. Owner of record information:	Name Heartland Bank and Trust Company	Phone (309) 664-8978
	Address 405 North Hershey Road Bloomington, Illinois 61702	Fax (309) 661-7978
	Attn: Joshua Hoffman, Special Assets Officer	Email jhoffman@hbtbank.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F District - Farming

Current use of the property: Single Family Residential

Proposed zoning of the property: F-1 District – Rural Residential

Proposed use of the property: Use to stay the same – Single Family Residential

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

The subject property is only approximately 6.031 acres and improved with a single family residence. If the proposed Map Amendment is approved, other than maintenance and repair to the existing improvements, no new or additional construction is planned at this time.

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.

Heartland Bank and Trust Company 2-22-18
 Record Owner Date

By: Jay Puta, Its Attorney
 Applicant or Authorized Agent Date

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.*

Heartland Bank and Trust Company
Name of Development/Applicant

2-22-18
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 property is a 6.031 acre parcel improved with a single family residence. Due to the parcel size, the size of the single family residence and the ancillary uses to that single family residence, the subject property, as configured and conveyed to the current owner, an Illinois state bank, via a deed in lieu of foreclosure transaction, is not suitable for agricultural use.

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

F District – Farming and F-1 District – Rural Residential.

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

The current use of the subject property is a single family residence which is not a permitted use under the current F District zoning classification. The subject property is also only approximately 6.031 acres and, therefore, not suitable for agricultural use.

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

Other than the adjacent property to the immediate East of the subject property, which is also primarily a single family residence, Applicant does not believe there to be a trend of development in the general area. Applicant believes the grant of its rezoning petition will not have a negative impact on the suitable of the surrounding area as farmland.

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

The request to change the zoning of the subject property from F to F-1 conforms to the Kane County 2040 Land Use Plan which identifies the subject property and surrounding uses as agricultural in that Applicant's request will not change the current use of the subject property. Applicant only seeks to conform the zoning with the actual use of the subject property.

April 25, 2018

Heartland Bank & Trust
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The existing home was originally constructed on a parcel which was in conformance for residential use. In the past few years the property has been divided and reconfigured several times, which led to it being in violation for residential use. The rezoning will correct that violation.

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.

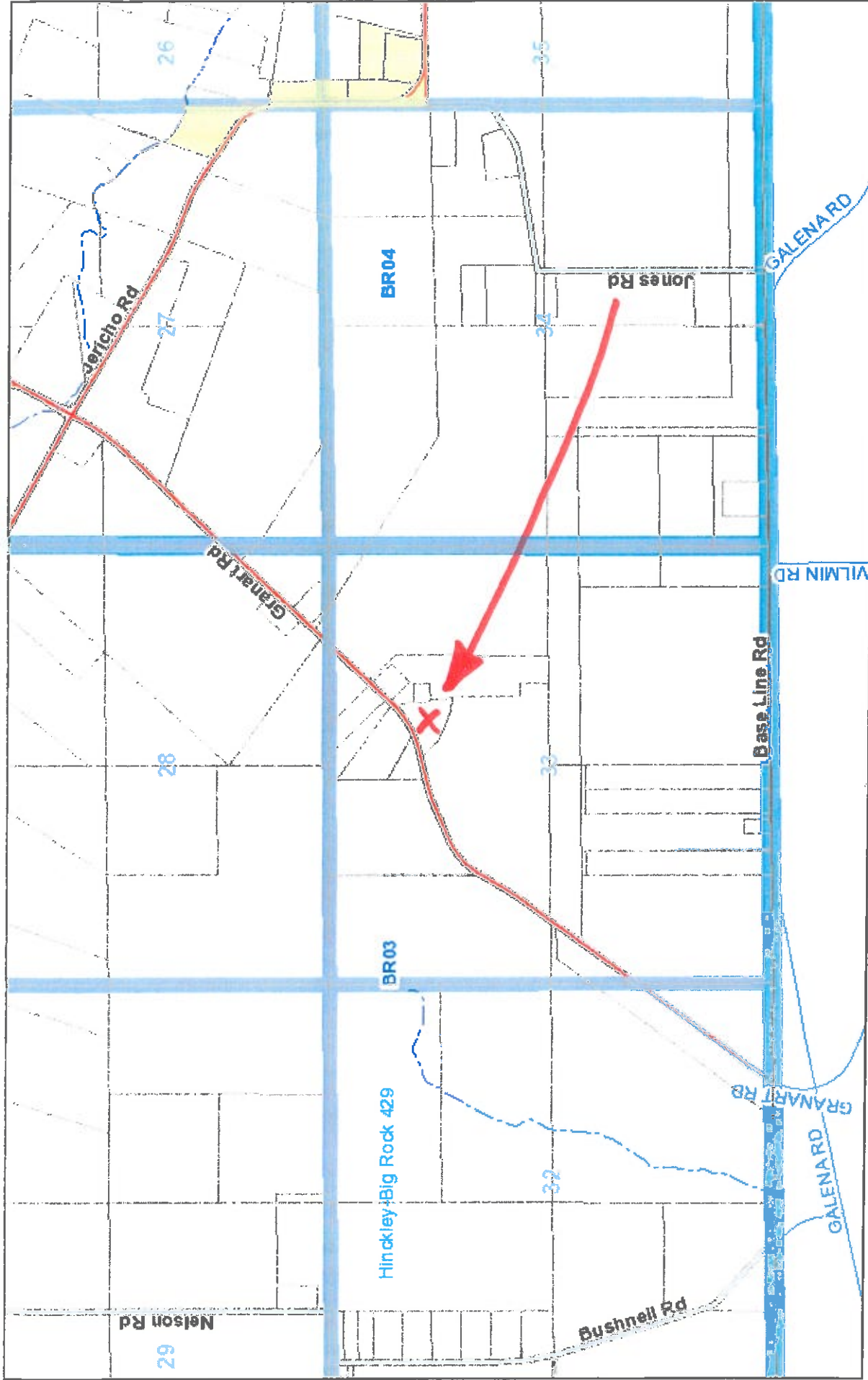
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Staff recommended Findings of Fact:

1. The rezoning will bring the existing residential use back into conformance with the Kane County Zoning Ordinance.
2. The residential use will not be intensified by this rezoning.

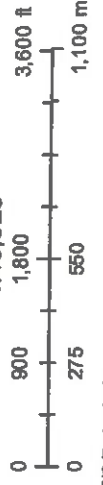
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Map Title



March 23, 2018

1:19,925



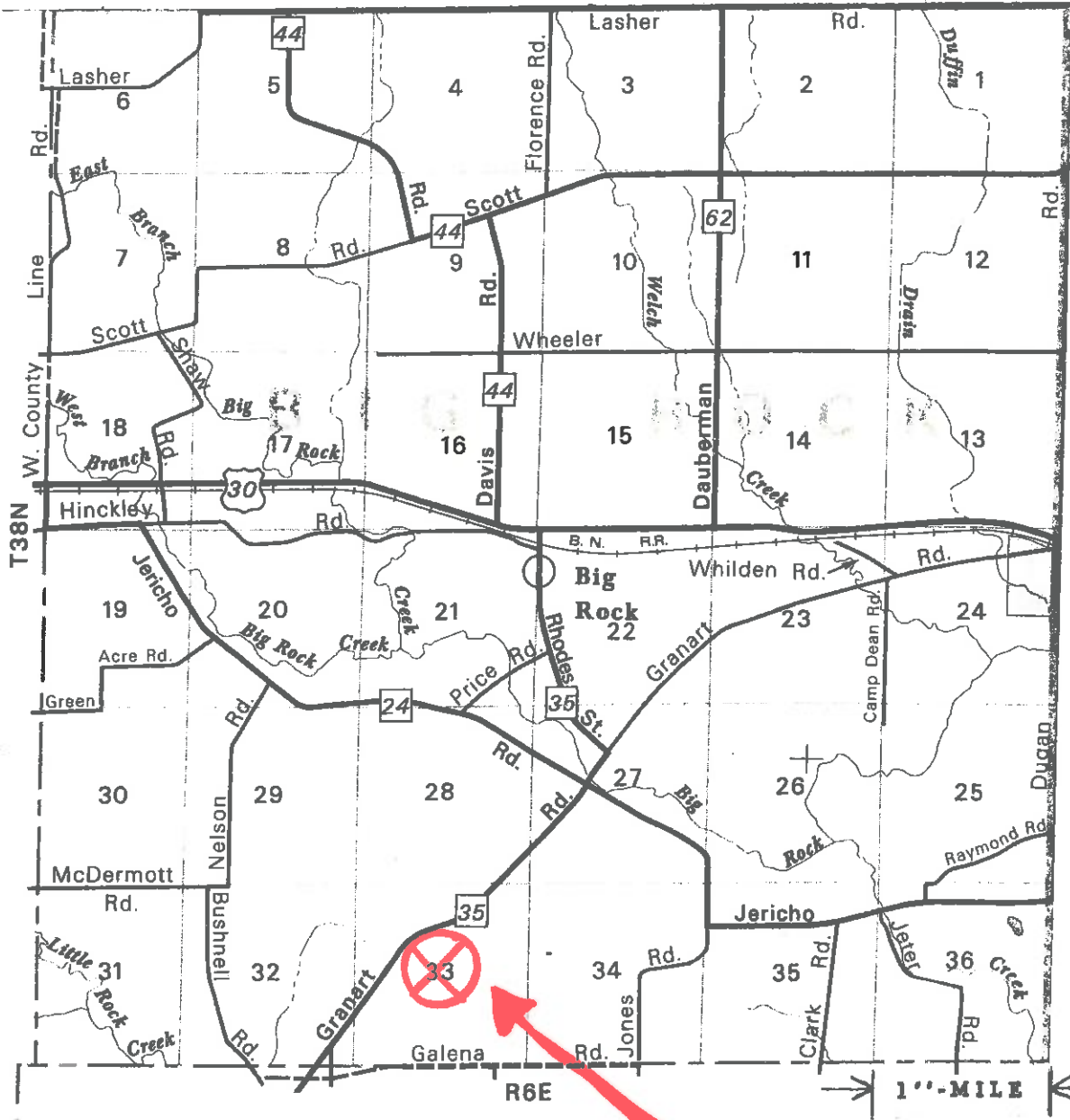
Source : GIS-Technologies
GIS-Technologies

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.

GIS-Technologies
Kane County Illinois

BIG ROCK twp.
T.38N - . R.6E

map 13



1" = 1 MILE