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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): SEC. 13 T.42N R.6E 01-13-200-019 PART OF THE EAST 1/2 OF THE NE 1/4 LYING SOUTH OF THE CENTERLINE OF THE STATE ROAD DESCR. IN DOC 97K 069027 (EX FT DESCR IN DOC 2003K 162937 & 2006K 100099)
	Street Address (or common location if no address is assigned): 17N 749 U.S. HWY 20 HAMPSHIRE IL 60140

2. Applicant Information:	Name LINDA L. WESELMANN TTE	Phone 815 895 6084
	Address 1727 BROOKHURST LAKE	Fax 815 895 6084
	SYCAMORE IL 60178	Email CP: LLW@COMCAST.NET

3. Owner of record information:	Name WESELMANN HERMANA + JENNETTE	Phone DECEASED
	Address 17N 749 US HWY 20	DEZ OF TRUST 10/2/1997 Fax
	HAMPSHIRE IL 60140	Email

December 19, 2018

Herman & Jeanette Wesemann Trust
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioners are seeking a rezoning for the 5+ acres in the northwest portion of the property to allow the existing farmette to be split off and sold separately from the farmland. The residential use will not be intensified by the rezoning.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

Staff recommended Findings of Fact:

1. The rezoning will be intensify the existing residential use.

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

Zoning and Use Information:

2040 Plan Land Use Designation of the property: RESOURCE MANAGEMENT - FARMING

Current zoning of the property: F - FARMING

Current use of the property: FARMING

Proposed zoning of the property: 5.5 ACRES WITH EXISTING BUILDING - 4TH GENERATION PURCHASE

Proposed use of the property: RESIDENTIAL - F1

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

THIS PROPERTY HAS BEEN IN THE FAMILY PASSED FROM GENERATION TO GENERATION FOR 70 YRS. WE HAVE NO INTENTION TO MAKE ANY MAJOR CHANGES - NO INTENSIFICATION. THERE WILL BE SOME UPGRADES + EXPANSION TO THE HOME.

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 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.

HERMANA + JEANETTE B. WESEMAN, DEC. 28TH 10/23/18
Record Owner 10/97 Date

Sandra L. Weesman 10/23/18
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.

LINDA L WESEMANN, TRUSTEE
Name of Development/Applicant

10/23/18
Date

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

THERE WILL BE NO CHANGE TO THE CURRENT PROPERTY AND WILL BE SIMILAR TO ADJACENT PROPERTIES. THIS WILL BE A GOOD FIT FOR THE AREA.

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

SOME ARE F, FARMING - MANY ARE F1- RESIDENTIAL - WHICH IS OUR PROPOSAL

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

THIS HOUSE WAS BUILT IN 1982. GRANDPARENTS PURCHASED 70 yrs ago, PARENTS INHERITED - LIVED THERE 70 yrs - WE INHERITED IN AUG OF 2018. A 4TH GENERATION OF THE FAMILY IS PURCHASING THE PROPOSED 5.5 ACRES AND BUILDINGS. THERE WILL BE NO INTENSIFICATION.

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

RESIDENTIAL - MANY NEW DEVELOPMENTS IN THE VILLAGE OF HAMPSHIRE

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

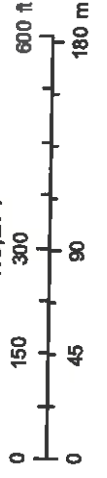
WE ARE KEEPING THE PROPERTY AS IS UNDER RESERVE MANAGEMENT. NO INTENSIFICATION.

Map Title



October 24, 2018

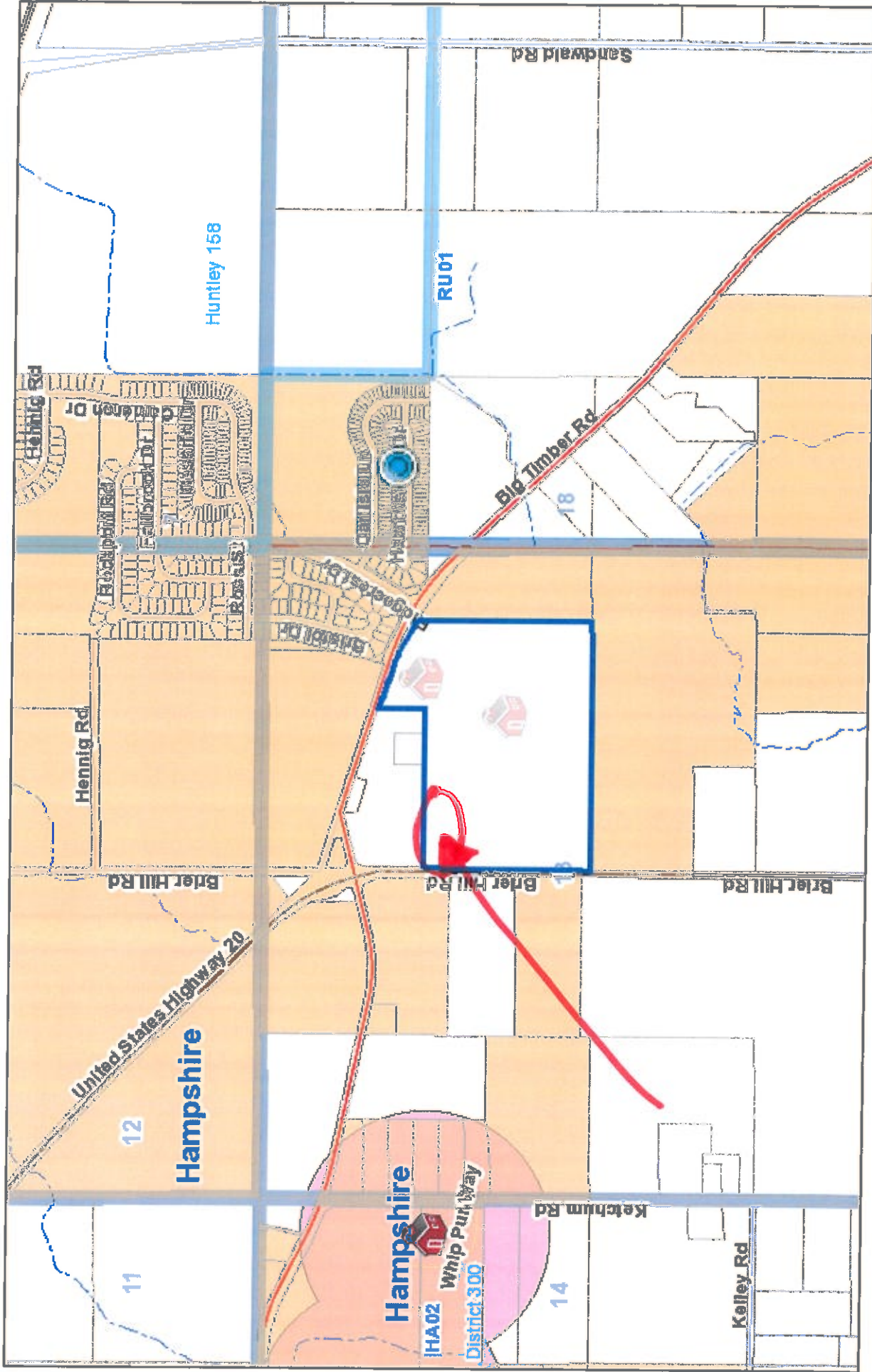
1:3,277



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

Map Title



October 24, 2018

1:13,109

GIS-Technologies

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GIS-Technologies
Kane County Illinois



900 Woodlands Parkway, Vernon Hills, IL 60061
Ph: (847) 735-1000 Fax: (847) 735-1010 www.rccai.com

November 12, 2018

Keith T. Berkhout
Kane County Development Department
719 S. Batavia Avenue
Geneva, IL 60134

RE: Wesemann Farm

Dear Mr. Berkhout:

Thank you for sending your letter, dated October 24, 2018, soliciting the Village of Pingree Grove's comments regarding the proposed Rezoning Application for rezoning certain property from F- Farming to F-1 – Residential by Linda Wesemann at 17N749 US Highway 20 in unincorporated Kane County.

As this property lies within the Village's one and a half mile jurisdictional planning boundary, the Village reviewed the submitted documents for conformance with the Village's long term development and requirements for infrastructure and utility improvements. While this property is within the Village's jurisdictional planning area, the Village has agreed through its Boundary Agreement with Hampshire that this property and the property surrounding it will most likely be incorporated by Hampshire. As such, the rezoning request does not appear to present any significant issue to the Village currently or in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Heinen", is written over a light blue horizontal line.

Chris Heinen, Senior Planner
Rolf Campbell Associates
Village Planning Consultant