KANE COUNTY DEVELOPMENT DEPARTMENT Zoning Division, Kane County Government Center

719 S. 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): 04-29-200-002
	Street Address (or common location if no address is assigned): a part of 49W105 Ellithorpe Rd., Hampshire, Illinois

2. Applicant Information:	Name Alan Volpp & Gayle Volpp, as Trustee of their	Phone trusts 847-561-3499
	Address 9N728 Peplow Rd., Hampshire, IL 60140	Fax
		Email alvolppenetscape.m

3. Owner of	Name Declaration of Alan G. Volpp Living T	rush Nove 201, undivided 1/2 interest
record information:	Declaration of Gayle A. Volpp Living Trust No	o. 200, undivided 1/2 interest
	Address	Fax
		Email bob.becker@beckerlawillinois.co

Zoning	and Use Information:
2040 Pla	n Land Use Designation of the property: Agriculture
Current	zoning of the property: F - Farming
Current	se of the property: 2 Single Family Residences and Farming
Propose	I zoning of the property: F1 - Rural Residential The Western lot would include two pole
Proposed	I use of the property: 2 Single Family Residences buildings. This would require a variance to allow two pole buildings on a parcel of less than 5 acres. We therefore request a variance to allow this
agarrata	site plan may be required) rovements are planned. We simply propose to sell the residences to a third party while we continue to
farm the	surrounding acreage.
	Plat of Survey prepared by an Illinois Registered Land Surveyor. Legal description Completed Land Use Opinion (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 http://dnr.illinois.gov/ecopublic/) to be filed with the Illinois Department of Natural Resources. This report may best be accessed with Internet Explorer on some computers, per the State) 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)
heet of my	y that this application and the documents submitted with it are true and correct to the our) knowledge and belief. Layle a. Volpp 7-31-2024 Date
Applicant or	Authorized Agent Date

Alan Volpp Trust #201

Rezoning a portion of property from F-Farming District F-1 District Rural Residential with a requesting a building size variance to bring the existing accessory structures into conformance with the Zoning Ordinance.

Special Information: The Petitioner is seeking a rezoning on the northern portion of the property to allow the two existing homes to be split off from the remaining farmland and on their own separate parcel. As one of the proposed parcels has more accessory structures than would be allowed and the size of the structures would exceed the 1800 square foot maximum, the petitioners are requesting a variance to bring these structures into conformance with the Zoning Ordinance.

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. 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.

Staff recommended findings of fact:

- 1. The rezoning will not intensify the residential use on the property.
- 2. The rezoning will allow each home to be on its own separate parcel.

Attachments:

Location Map Township Map

Petitioner's finding of fact sheet

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

9	amendment) You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.					
A	lan G. Volpp and Gayle A. Volpp					
Na	me of Development/Applicant Date					
 How does your proposed use relate to the existing uses of property within the general area of the property in question? The existing use is a single family residence and farmland on a parcel nearly 61 acres in size. Petition proposes to subdivide the existing parcel into a parcel that is 4.5 acres and contains the residence at the balance to contain just farmland. 						
Th	2. What are the zoning classifications of properties in the general area of the property in question? The property is surrounded on all sides by parcels zoned F - Farmland. Some of these parcels contain					
3. Far	How does the suitability of the property in question relate to the uses permitted under the existing zoning classification? If the existing classification is the existing classification, but on larger lots. Petitioner seeks to correct the two lots with the homes from the farmland and the resulting single family residence lots $1 = 2.56$ acres and Lot $2 = 1.83$ acres for total of 4.39 acres with single family residences. The pole buildings have been used by the Westerly lot for years and should continue					
	What is the trend of development, if any, in the general area of the property in question? e trend in the area is farmland and rural farm residences.					
The the	How does the projected use of the property, relate to the Kane County 2040 Land Use Plan? e projected use is and will remain as the current use in the immediate future and is consistent with Kane County 2040 Land Use Plan. This portion of the farmland has been used as a residence for my, many years and will continue to be used as such for the foreseeable future.					

Variance Request

As a part of the zoning map amendment, we are also asking for a variance. There are two poll barns on the 2.56-acre piece. We are asking for a variance to allow this on less than five acres.

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE AST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE EAST 2 RODS OF THE WEST HALF OF THE NORTHAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRNCIPAL MERIDIAN (EXCEPT THERFROM THAT PART DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS BY INSTRUMENT DATED APRIL 27, 1945, AS DOCUMENT #529840 IN BOOK 1229, PAGE 247), IN THE TOWNSHIP OF BURLINGTON, COUNTY OF KANE AND STATE OF ILLINOIS.

Property Address: 49W105 Ellithorpe Road, Hampshire, Illinois

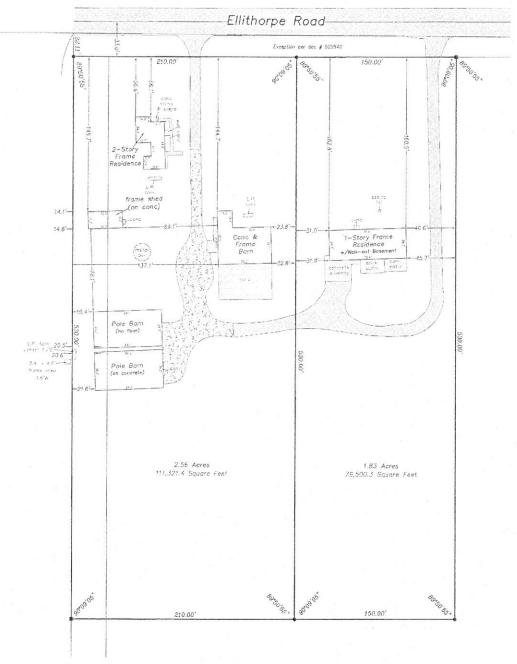
PIN: 04-29-200-002

Proposed Volpp Subdivision

UF FARST UP.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; AND, THE EAST 2 RODS OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE & FAST OF THE INDREDICTION THROUGH MERDIAM (EXCEPT THEREFROM THAT PART DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS BY MISTRUMENT DATED APRIL 22. 1945, AND RECORDED MAY 9, 1945, AS DOCUMENT #52984G, IN SOOK 1229, FAGE 247), IN THE TOWNSHIP OF BURLINGTON, COUNTY OF KANE AND STATE OF ILLINOIS.

COMMONLY KNOWN AS: 49W105 ELLITHORPE ROAD, HAMPSHIRE, ILLINGIS.



PREPARED ON MAY 28, 2024 BY: ERIC C. POKORNY I.P.LS. NO. 3818

Scale: 1" = 20" ■ =Set Concrete Monument =Set iron Pipe 1/2" Dia v 24"

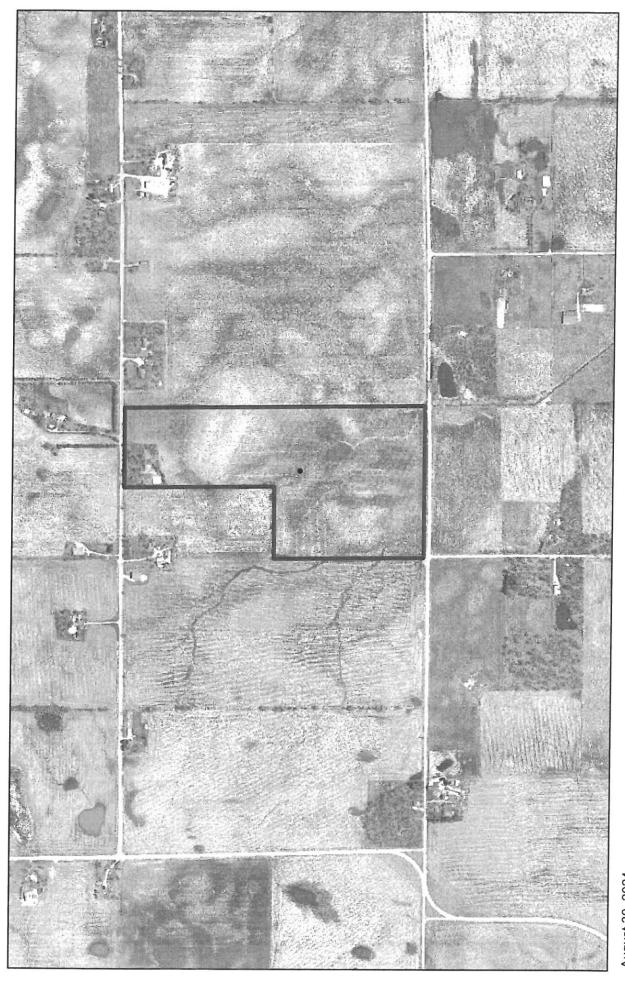
Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2024 Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2024

Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2024 ODD SURVEYING Professional Land Surveying Services "Cornerstone Surveying PC" 759 John Street, Suite D Yorkville, 16 5050 Phone: 630.892-1309

Survey is entry valid if original seal is shown in red.



Book # s	heets Drawn By: JC July Piat #: 147
Reference:	
	Completed: 4/12/2024
Rev. Date	Rev. Description



August 30, 2024

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.

1,840 ft

1:10,053 920

460

560 m

280

140

GIS-Technologies

GIS-Technologies Kane County Illinois

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1,100 m

550

275

GIS-Technologies

1:20,106 2,000 ft

500 1,000

August 30, 2024

GIS-Technologies Kane County Illinois