

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): 05-18-200-012 05-18-200-020
	Street Address (or common location if no address is assigned): 44W046 Rohrsen Rd. Hampshire, IL 60140

2. Applicant Information:	Name Michael and Sara Thran	Phone 224-520-1136
	Address 41W450 Plato Rd.	Fax
	Elgin, IL 60124	Email mkthran@hotmail.com

3. Owner of record information:	Name Michael and Sara Thran	Phone 224-520-1136
	Address 41W450 Plato Rd.	Fax
	Elgin, IL 60124	Email mkthran@hotmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture / Farm

Current zoning of the property: Farm - F

Current use of the property: Residential / Farm

Proposed zoning of the property: Residential on 7.5 acres

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)

All improvements already exist.

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.


Record Owner

10/24/17
Date


Applicant or Authorized Agent

10/24/17
Date

November 30, 2017

Michael Thran Trust
Rezoning from F to F-1

Special Information: The two parcels which are the subject of this petition were divided and created in a way that left them in violation of the Zoning Ordinance for residential use. The smaller parcel has a home on the property which would be brought back into conformance if the rezoning were approved. The larger parcel, which has several agricultural buildings on it, would be made buildable if the rezoning were approved.

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. If approved, the rezoning would bring the parcel with the existing home back into conformance with the Zoning Ordinance.
2. If approved, the rezoning would make the larger parcel buildable for residential use.

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 amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

Michael and Sara Thran
Name of Development/Applicant

7-6-2017
Date

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

There are approximately 8 other properties on the same stretch of Rohrsen Rd. that are similar in the proposed use. F-1 zoning immediately to the south.

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

Farm, F-1, SV, E-1, and E-2

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

It is currently non-conforming with an existing single family residence and agricultural out buildings.

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

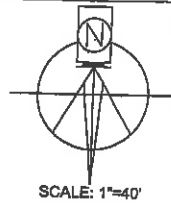
No proposed development in the general area, large lot residential, small horse farms, and farming.

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

It eliminates an existing non-conforming use and creates an F-1. Rural Residential parcel on the existing home and farm buildings.

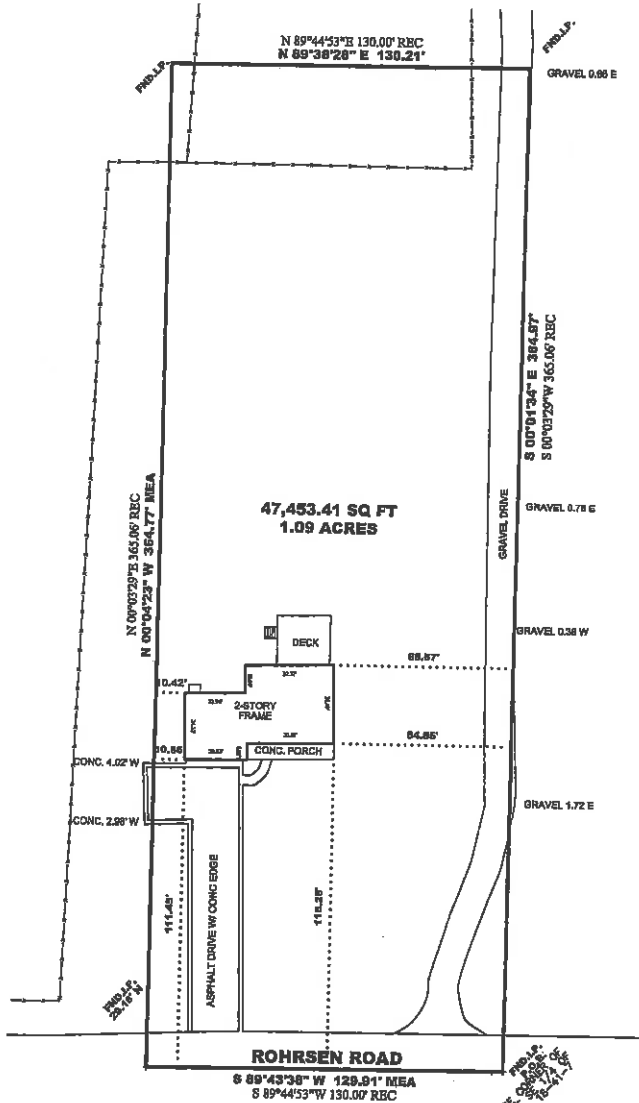
PLAT OF SURVEY D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2800 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET



THAT PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 44 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 130.0 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 29 SECONDS EAST AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 395.06 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 53 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER, 130.0 FEET TO THE EAST LINE THEREOF; THENCE SOUTH 0 DEGREES 03 MINUTES 29 SECONDS WEST ALONG SAID EAST LINE, 395.06 FEET, TO THE POINT OF BEGINNING, IN PLATO TOWNSHIP, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 44W046 ROHRSEN ROAD, HAMPSHIRE, ILLINOIS



LEGEND	
FND.I.R.	= FOUND IRON ROD
FND.I.P.	= FOUND IRON PIPE
---	FENCE
.....	BLDG. TIE
-----	BLDG. LINE
---	EASEMENT

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 817-3



License expiration date 11-30-2018

FIELD WORK COMPLETED: 8-3-2017

PREPARED FOR ATTY. JAMES COOKE

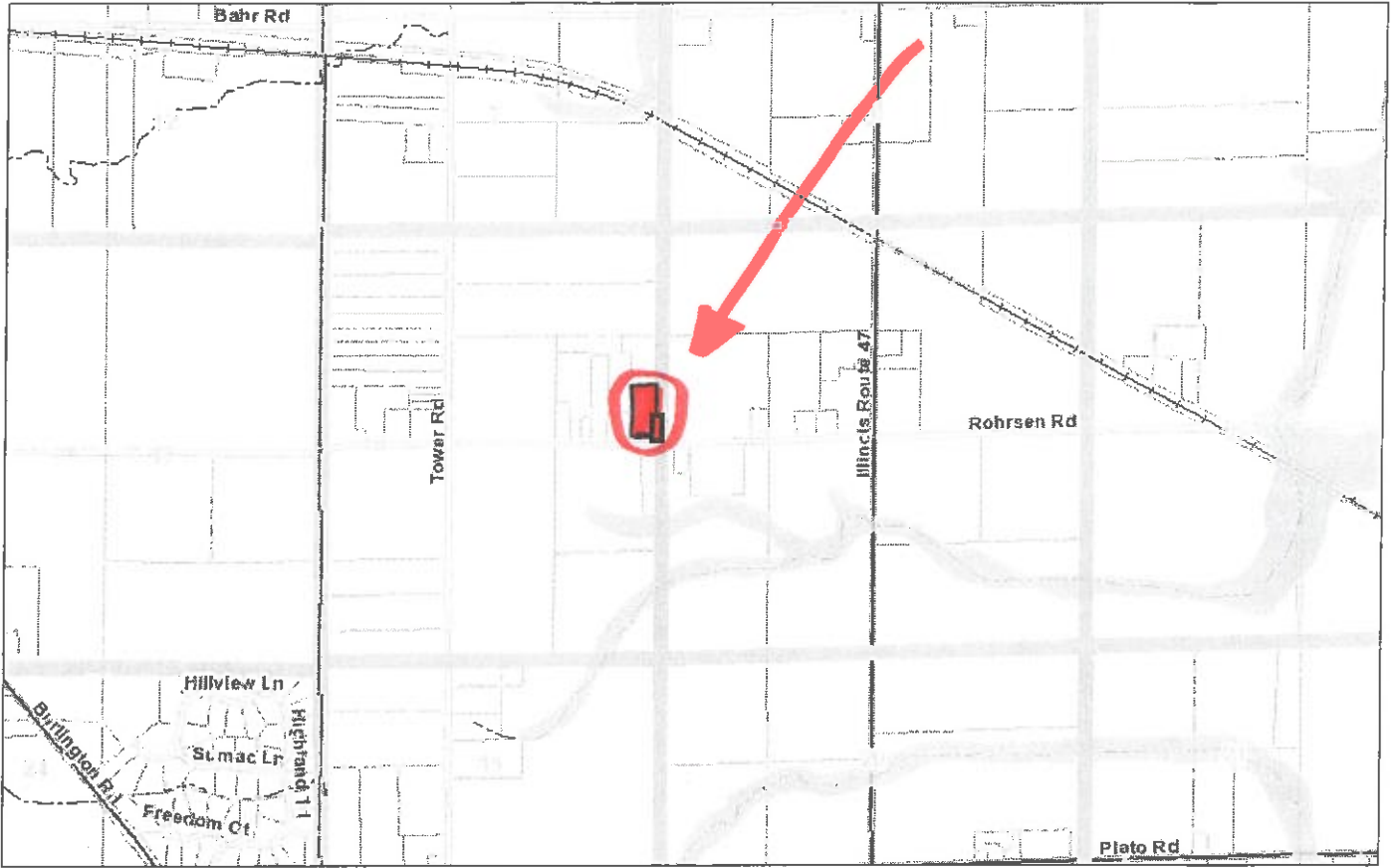
STATE OF ILLINOIS
S.S.
COUNTY OF KANE
WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-004128 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

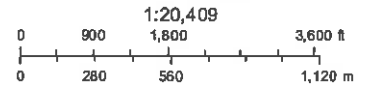
GENEVA, ILLINOIS 8-3 A.D. 2017

Thomas J. Sieck, Jr.
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003908

Map Title



November 8, 2017



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