

KANE COUNTY DEVELOPMENT DEPARTMENT
Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492 Fax: (630) 232-3411

4589

Received Date
DEC 13 2021
Kane Co. Dev. Dept. Zoning Division

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 Numbers: 04-35-200-005
	Street Address (or common location if no address is assigned): 8N510 Thomas Road Maple Park, IL 60151

2. Applicant Information:	Name Development Properties, Inc. John A. Thornhill, President	Phone
	Address 44 White Oak Circle, St. Charles, IL 60174-4165	Cell 630-240-8019
		Email JATLDC@sbcglobal.net

3. Owners of record information:	Name The Thomas Family Trust Howard W. and Evelyn K. Thomas, Trustees	Phone 779-400-6167
	Address 8N724 Thomas Road Hampshire, IL 60140	Fax
		E mail carcouple3@foxvalley.net

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Countryside/Estate Residential

Current zoning of the property: F District-Farming.

Current use of the property: Petitioners' rental home with outbuildings.

Proposed zoning of the property: E2 District-Estate.

Proposed use of the property: Residential

If the proposed Map Amendment is approved, what improvements or construction is planned? None.

Attachment Checklist

- Plat of Survey (see Exhibit "C-1" and "C-2" attached).
- Legal description (see Exhibit "A" attached).
- 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, 2315 Dean Street, Site 100, 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 to & adjoining subject property
- Aerial (air photo) with property clearly highlighted; Kane County GIS Aerial photo (see Exhibit "B" attached)
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department) = \$900.00

We certify that this application and the documents submitted with it are true and correct to the best of our knowledge and belief.

Record Owners: The Thomas Family Trust

Howard W Thomas
Howard W. Thomas, Trustee

Evelyn K. Thomas
Evelyn K. Thomas, Trustee

12/11/2021
Date

Applicant and/or authorized agent:

John A. Thornhill
John A. Thornhill, President, DPI

12/11/2021
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.*

Thomas Rezoning/Development Properties, Inc.
Name of Development/Applicant

December 9, 2021
Date

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

The area is primarily rural with very little development activity of any kind except for a few residences constructed in the 70’s east and south of the subject property. The residence on the subject property has existed for nearly 100 years; there are no plans to change anything and, therefore, there will be little perception of any activity that will not be consistent with the present and surrounding land uses.

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

F District predominates to the north and west. A mixture of E1 & E2 District, R1 District and F1 District occurs on the east side of Thomas Road within ¼ mile of the subject property.

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

The subject property is part of the farmstead for a larger farming operation permitted within the F District. Rezoning the subject property will create a separate, compliant zoning lot for the buildings situated thereon and will provide the option to the petitioner to sell the property if the opportunity arises.

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

Except for residences constructed as mentioned above, there has been no perceptible development in the immediate area for many years.

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

The proposed E2 District-Estate classification being requested is consistent with the 2040 Plan.

February 25, 2022

The Thomas Family Trust

Rezoning from F-District Farming to E2-District Estate Residential

Special Information: The property is comprised of mostly active farmland with a farmette on the southeastern portion. The petitioners are requesting a rezoning so the farmette can be split off and sold from the farmland. The existing farmland will remain in agricultural production.

Analysis: The Kane County 2040 Land Use Plan designates this area as Countryside Estate Residential. The areas indicated on the 2040 Land Use Map in this category are generally those which are characterized by rolling, moraine hills separated by wetlands or small creeks and with large areas of woodlands and other native vegetation. These areas are often adjacent to existing low-density residential areas, may already have a limited degree of scattered, estate-type development, and sometimes include land used for equestrian activities or serve as a low density transition to important agricultural and green infrastructure resources.

Findings of Fact:

1. The rezoning would allow the existing farmette to be sold off from the remaining farmland.

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

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**
PLANNING & SPECIAL PROJECTS DIVISION



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3480
Fax: (630) 232-3411

MEMORANDUM

January 24, 2022

TO: Keith Berkhout, Zoning Planner

FROM: Matt Tansley, Planner

RE: RPC Recommendation for Thomas Land Use Petition

CC: Mark VanKerkhoff, Director

The Kane County Regional Planning Commission voted unanimously on January 12, 2022 to recommend the approval of a request for subdivision and continued use of the site as land use activities consistent with the Kane County 2040 Plan and Map. The subject site and surrounding property is owned by the petitioners, Howard and Evelyn Thomas (PIN: 04-35-200-005).

Respectfully,

Matt Tansley, Planner

ATTACHMENTS:
RPC Staff Report 1-12-22_Thomas Petition

EXHIBIT "A"

Thomas Parcel

The north 289.0 feet of the south 292.0 feet of the east 402.09 feet of the Northeast Quarter of Section 35, Township 41 North, Range 6 east of the Third Principal Meridian, in Burlington Township, Kane County, Illinois and containing 2.668 cres.

Exhibit "B" Thomas Property-Enlarged



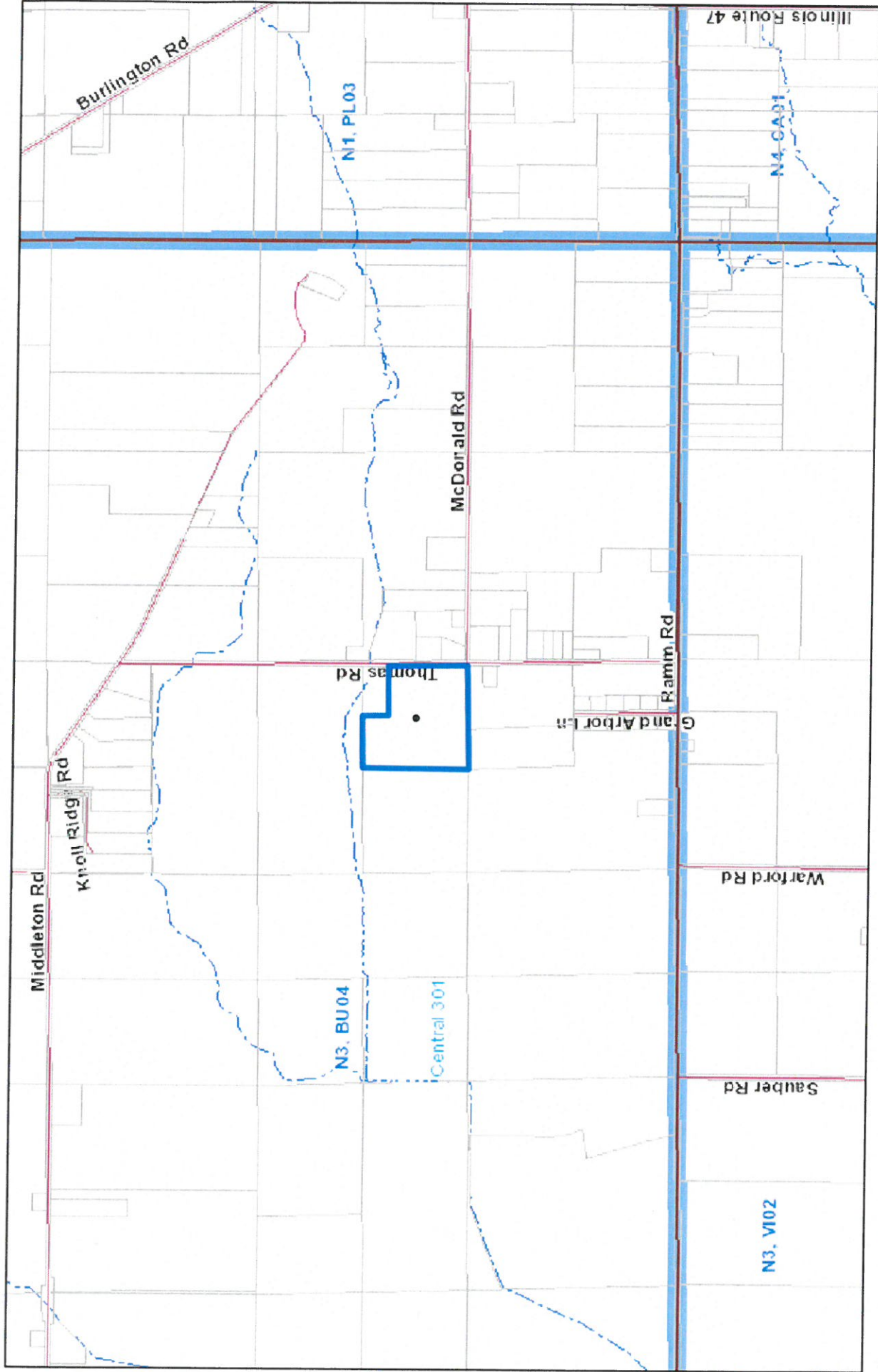
11/3/2021, 2:26:36 PM

- █ Townships
- █ Parcel Dim 100
- █ Parcel Dim 400
- █ Parcel Num 100
- █ Parcel Blk Num 100
- █ Cadastral Cartographic
- █ Parcel Dim Carto 400
- █ Cadastral Lines
- █ Parcel Line
- █ Parcel Line Leg Desc
- █ Road Centerline
- █ Road ROW
- █ Section Line
- █ Parcels
- █ Addresses

Kane County IL/Eagleview, Maxar

These layers do not represent a survey. No Accuracy is assumed for the data 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.

Map Title



December 13, 2021

1:20,759

0 500 1,000 2,000 ft

0 285 570 1,140 m

GIS-Technologies

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GIS-Technologies
Kane County Illinois

Applicant: Development Properties, Inc.
Contact: John Thornhill
Address: 44 White Oak Circle
St. Charles, IL 60174

IDNR Project Number: 2207724
Date: 12/10/2021
Alternate Number: 2021-006

Project: Thomas Rezoning
Address: 8N510 Thomas Road, Hampshire,

Description: Create a separate zoning lot for existing residence and outbuildings.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kane

Township, Range, Section:
41N, 6E, 35



IL Department of Natural Resources

Contact

Kyle Burkwald
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

Kane County Development Department
Keith Berkhout
719 Batavia Avenue
Geneva, Illinois 60134

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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