

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

4637

Received Date
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**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.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b> 01-34-100-006
	<b>Street Address (or common location if no address is assigned):</b> 14N511 Getzelman Road Hampshire, IL 60140

<b>2. Applicant Information:</b>	<b>Name</b> Lindsey Rolston	<b>Phone</b> 765-524-3277
	<b>Address</b> 10728 Geist Ridge Court	<b>Fax</b>
	Fortville, IN 46040	<b>Email</b> journeydeuce@yahoo.com

<b>3. Owner of record information:</b>	<b>Name</b> Lindsey Rolston, as Trustee of the Lindsey R. Rolston Revocable Trust Declaration dated 7/30/99 and Shannon Dalby 1/2 interest	<b>Phone</b>
	<b>Address</b>	<b>Fax</b>
		<b>Email</b>

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: Agriculture

Current use of the property: Agriculture

Proposed zoning of the property: F

Proposed use of the property: Agriculture and Residential

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

None

Attachment Checklist

- 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](http://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)

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.

X Lindsey Rolston  
Record Owner

Sharon D. Daily  
Date

Paul Beil  
Applicant or Authorized Agent

7-15-2014  
Date

## LEGAL DESCRIPTION

PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST  $\frac{1}{4}$  OF SAID NORTHWEST  $\frac{1}{4}$ ; THENCE NORTH 87 DEGREES 55 MINUTES 59 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  34.55 FEET TO A FOUND IRON PIPE; THENCE NORTH 89 DEGREES 46 MINUTES 15 SECONDS EAST ALONG SAID SOUTH LNE, 730.00 FET; THENCE NORTH 00 DEGREES 13 MINUTES 45 SECONDS WEST 300.00 FEET TO A LINE 300 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST  $\frac{1}{4}$ ; THENCE 89 DEGREES 46 MINUTES 15 SECONDS WEST ALONG SAID LINE, 763.30 FEET TO THE WEST LINE OF SAID NORTHWEST  $\frac{1}{4}$ ; THENCE SOUTH 00 DEGREES 00 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE, 301.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 229,193 SQUARE FEET OR 5.262 ACRES, MORE OR LESS

Lindsey Rolston Trust  
Rezoning from F-District Farming to F-1 District Rural Residential

**Special Information:** The petitioner is seeking a rezoning on a to allow the home on the southwest portion of the property be split off from the remaining property. No other homes are to be constructed as part of this petition.

**Analysis:** The Kane County 2040 Land Use Plan designates this area as Agricultural and Proposed Open Space. 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. The Proposed Open Space designation indicates areas for potential future open space and green infrastructure in the form of large tracts, linear greenways and recreational areas.

**Staff recommended findings of fact:**

1. If approved, the rezoning will not intensify the residential use.

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

Trust Disclosure

Name of trust: Lindsey R. Rolston Revocable Trust Declaration dated July 30, 1999

Date trust instrument was executed: July 30, 1999

Tax Identification Number of trust (SSN or EIN): 335-66-8778

Name(s) of settlor(s) of trust: Lindsey R. Rolston

Name(s) of currently acting trustee(s): Lindsey R. Rolston

Address(es) of currently acting trustee(s): Fortville, Indiana

This trust states that 1 of 2 co-trustee(s) are required to exercise the powers of the trustee.

The co-trustees authorized to sign or otherwise authenticate on behalf of the trust are:

The current beneficiaries of the Trust are

I (we) certify that the above named trust is in full force and has not been revoked, modified, or amended in any manner which would cause the representations in this Certification of Trust to be incorrect.

IN WITNESS THEREOF, each of the undersigned, being a trustee of the above-named trust with the authority to execute this Trust Disclosure, does hereby execute it this 16 day of July, 2024.

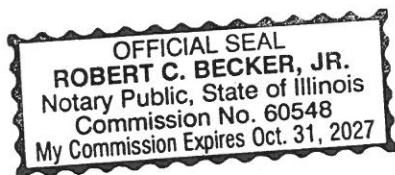
*Lindsey R. Rolston*

Lindsey R. Rolston, as Trustee

STATE OF IN )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **LINSEY R. ROLSTON** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 16 day of July, 2024.



*Robert C. Becker, Jr.*  
Notary Public

## 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.

Lindsey R. Rolston & Shannon Dalby

Name of Development/Applicant

Date

7-15-2024

1. 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 90 acres in size.

Petitioner proposes to subdivide the existing parcel into a parcel that is 5.262 acres and contains the residence and the balance to contain just farmland.

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 single family residences.

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

Farm residences are allowed under the existing classification, but on larger lots. Petitioner seeks to separate the lot with the home from the farmland and the resulting single family residence lot will be 5.262 acres.

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

The trend in the area is farmland and rural farm residences.

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

The projected use is and will remain as the current use in the immediate future and is consistent with the Kane County 2040 Land Use Plan. This portion of the farmland has been used as a residence for many, many years and will continue to be used as such for the foreseeable future.

**PLAT OF SURVEY**

**LEGAL DESCRIPTION:**  
 PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPLE MERIDIAN IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE NORTH 87°55'59" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 34.85 FEET TO A FOUND IRON PIPE; THENCE NORTH 89°46'15" EAST ALONG SAID SOUTH LINE, 730.00 FEET; THENCE NORTH 0°01'34.5" WEST 300.00 FEET TO A LINE 300 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°46'15" WEST ALONG SAID LINE, 763.30 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 0°00'16" WEST ALONG SAID WEST LINE, 301.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 229,193 SQUARE FEET OR 5.262 ACRES, MORE OR LESS.  
 SURVEY FOR: SHANNON DALBY & LINDSEY ROLSTON  
 PART OF TAX PARCEL ID: 01-34-100-08

**SURVEYORS CERTIFICATION FOR TITLE INSURANCE PURPOSES**

I hereby certify that the above-described property has been surveyed under my direction and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries, and the location of the building structures. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from the date hereof.

Field Work completed Dec. 16th, 2023.  
 Dated this 3 day of Jan., 2024.

*Gary R. Splinter*  
 Gary R. Splinter S--2239

PROFESSIONAL LAND SURVEYOR  
 GARY R. SPLINTER  
 035-0037154  
 SURVEYOR IN CHARGE  
 STATE OF ILLINOIS  
 11/30/2024  
 EXPIRES 11/30/2024

FOR MORE INFORMATION ON THE HISTORY OF THE LAND, VISIT THE ILLINOIS SURVEYORS BOARD WEBSITE.

**kapur**  
 7111 S East Washington Road  
 Appleton, Wisconsin 53217  
 kapurllc.com

**PROJECT:**  
 14N511  
 Getzelman Road

**LOCATION:**  
 TOWN OF HAMPSHIRE,  
 KANE COUNTY,  
 ILLINOIS

**OWNER:**  
 SHANNON DALBY &  
 LINDSEY ROLSTON

**RELEASE:**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITTING

**NORTH ARROW**

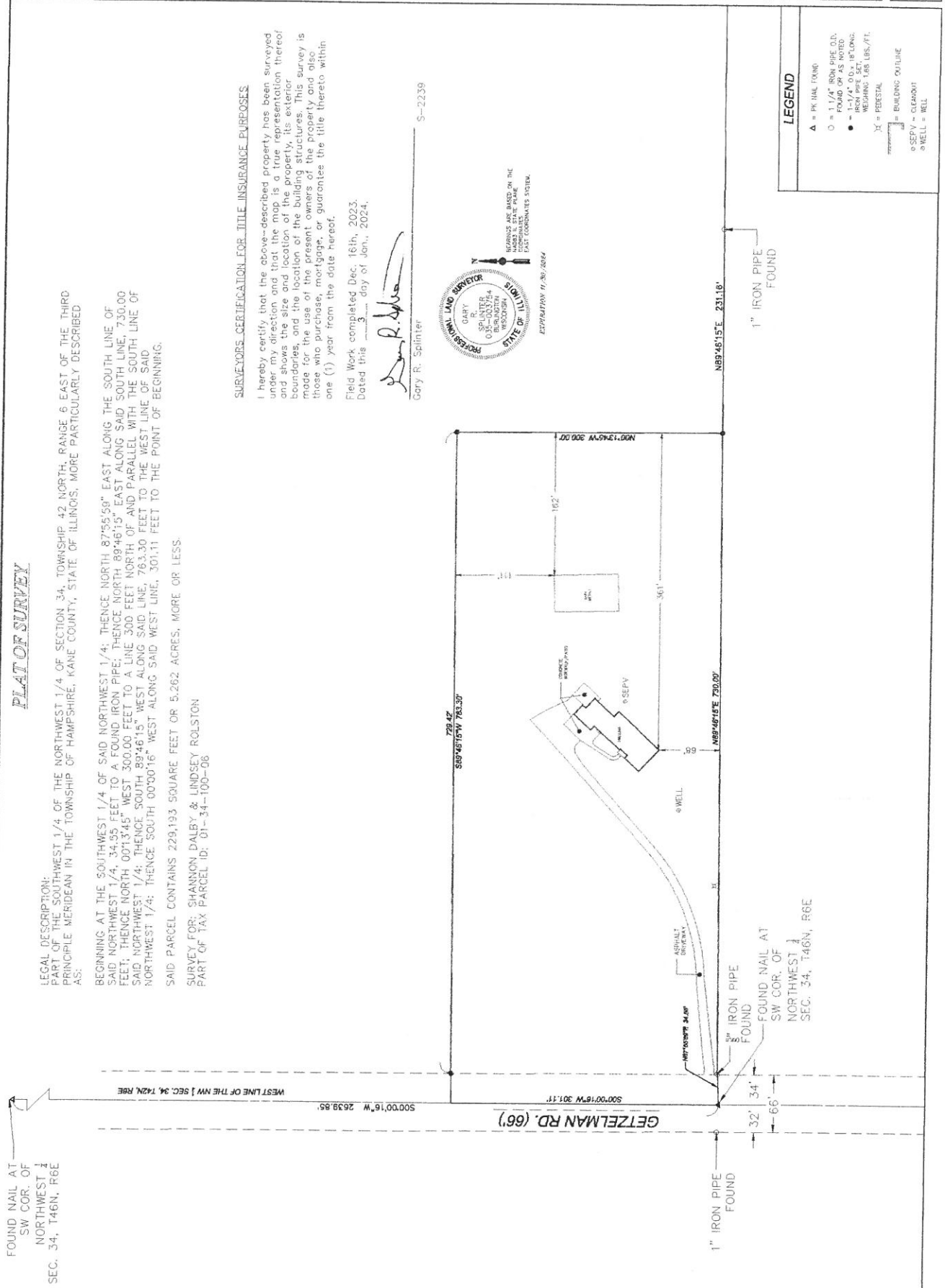
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**DEED:**

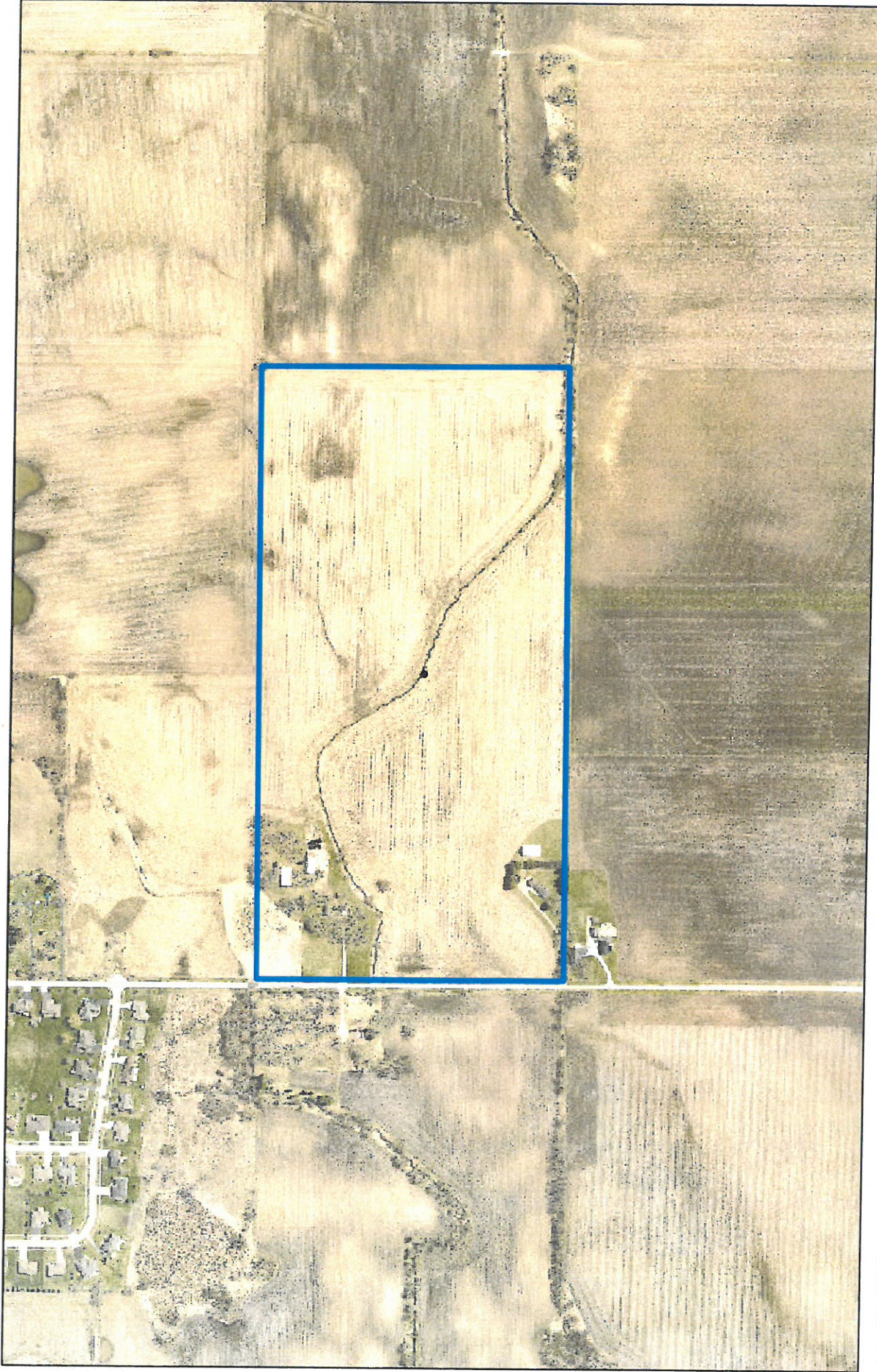
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**PROJECT NUMBER:** 08  
**PROJECT NAME:** 22010  
**DATE:** December 29, 2023

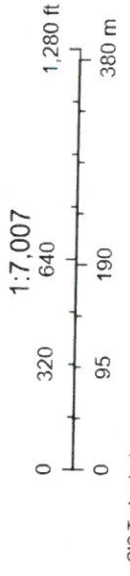
**SHEET NUMBER:**  
1 OF 1



# Map Title



July 16, 2024

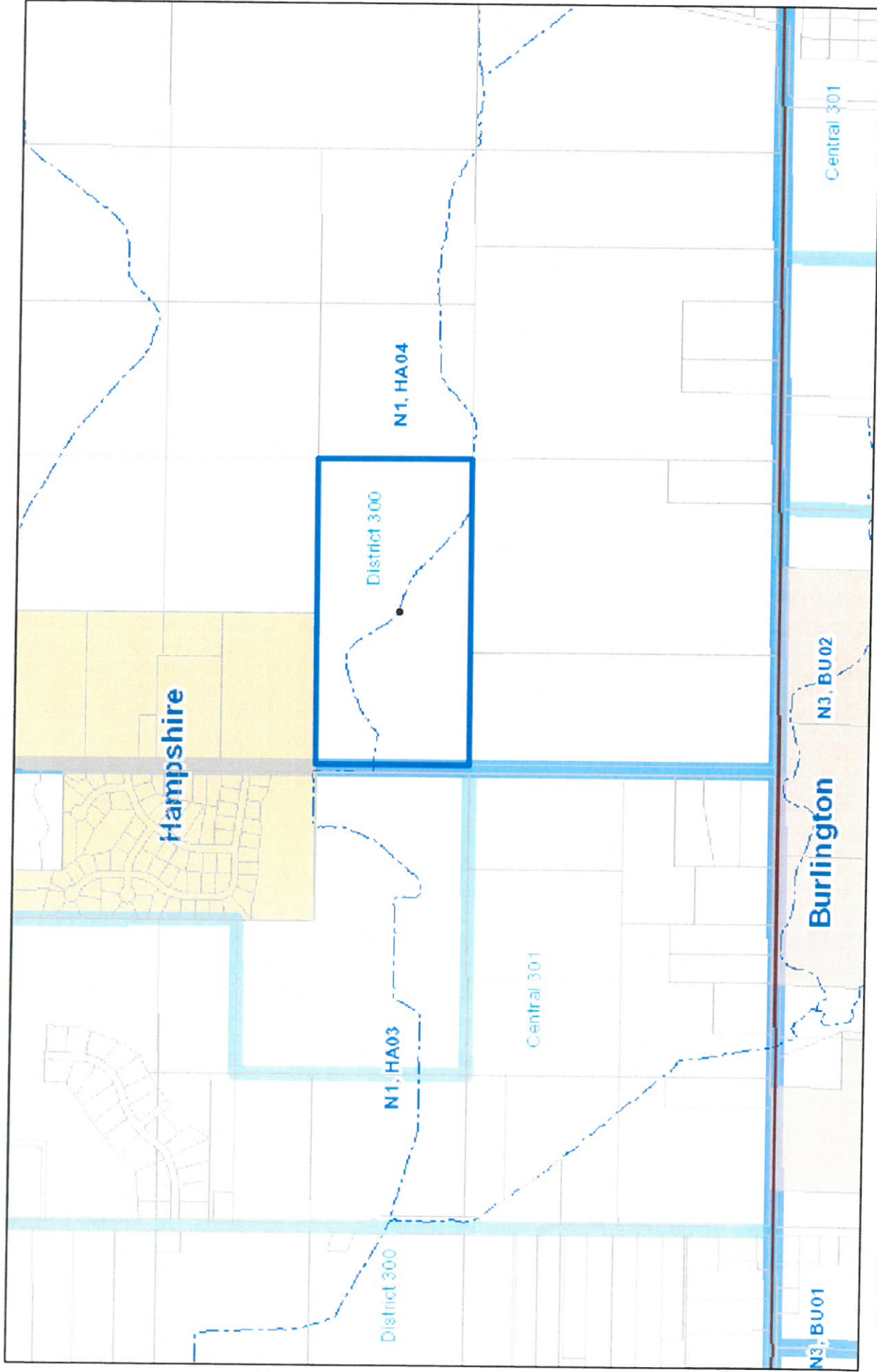


These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County Illinois



# Map Title



July 16, 2024

1:14,014

0 500 1,000 2,000 ft

0 195 390 780 m

GIS-Technologies

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GIS-Technologies  
Kane County Illinois