

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

4650

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): <i>04-03-100-025</i>
	Street Address (or common location if no address is assigned): <i>French Rd + Lenschow Rd BURLINGTON, TWP</i>

2. Applicant Information:	Name <i>GLEN E WAKEFIELD</i>	Phone <i>630-437-0279</i>
	Address <i>3013 DOROTHY DR.</i>	Fax
	<i>AURORA, IL 60504</i>	Email <i>glen.wakefield19@gmail.com</i>

3. Owner of record information:	Name <i>GLEN E WAKEFIELD</i>	Phone <i>630-437-0279</i>
	Address <i>3013 DOROTHY DR.</i>	Fax
	<i>AURORA, IL 60504</i>	Email <i>SAME</i>

Zoning and Use Information:

2040 Plan Land Use Designation of the property: COUNTRY SIDE ESTATE RESIDENTIAL

Current zoning of the property: F

Current use of the property: F

Proposed zoning of the property: E 1 DISTRICT ESTATE RESIDENTIAL

Proposed use of the property: E 1 RESIDENTIAL & AGRICULTURAL

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

SINGLE HOUSE

PRODUCE FARM

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), 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) N/A
- Findings of Fact Sheet NO SPECIAL USE
- 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.

Glen E Waterfield

Record Owner

11-12-74

Date

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.

GLENSHIRE FARMS LLC
Name of Development/Applicant

11-12-24
Date

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

RESIDENTIAL ACROSS THE STREET WEST
AG TO THE NORTH + EAST

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

F + F1

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

SAME

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

AG NO TEND, RESIDENTIALS TO THE WEST,
CHURCH TO THE SOUTH, AG. EAST + NORTH

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

LOCAL GROWN PRODUCE

November 18, 2024

Dear Property Owner,

I am requesting a change in zoning for property pin (04-03-100-025) from F to F1. My property is located North of St. Johns Lutheran Church and SE of Lenschow Rd & French Rd. It is currently being monoculture farmed (corn, soybeans... etc).

I will be building one house which will be my principal residence and an aesthetically looking utility building that will serve as our (rinse, weighing & package station, walk-in coolers and seed storage).

We will be starting a produce, berry and flower farm. This will be a no-pesticide, no-herbicide, no animal fertilizer, no animal compost, no outside compost, low till-no till farm.

Most of the produce will be 80% heirloom (high in anthocyanins, polyphenols... etc). The berries we will be growing are considered super foods (goose berries, honey berries, aronia berries... etc). Most of the flowers we will be growing are to attract good bugs; however, we will be growing edible flowers as well. Also, no farm is complete without the pollinators. We'll be working with local bee keepers to develop our hives for honey bees and bumble bees as well as planting particular vegetation and ornamental fruit bearing trees to attract hummingbirds.

Our primary customers will be local freshness stores, farmers markets & restaurants so we will not have an onsite stand.

Once the farm is fully developed, it will become a community bright spot!

Should you have any questions regarding my zoning request, please contact the Kane County Zoning Department.

Thank you for your time and consideration. We look forward to becoming a much-needed asset to our local community.

A handwritten signature in cursive script that reads "Glen E. Wakefield". The signature is written in black ink and is positioned above the printed name.

Glen E. Wakefield

Glen Wakefield

Rezoning from F-Farming District to E-1 District Estate Residential

Special Information: The petitioner is seeking a rezoning so a new home can be constructed on the south end of the property. The rest of the property would remain in agricultural production.

Analysis: The Kane County 2040 Land Use Plan designates this area as Countryside Estate Residential. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

Comments received regarding this petition as of December 27, 2024:

1. From the Village of Hampshire – The Village does not have any comments as the property is outside of the Village’s planning jurisdiction/area.
2. From the Kane County Health Department – The petitioner will need well and septic for the home. Regarding the farm, raw agricultural products wouldn’t require specific requirements or permitting from the Health Department as long as the petitioner doesn’t process it in any way.

Staff recommended findings of fact:

1. The rezoning would allow a new home to be built on the property.

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

LENSCHOW RD.

FRENCH RD.

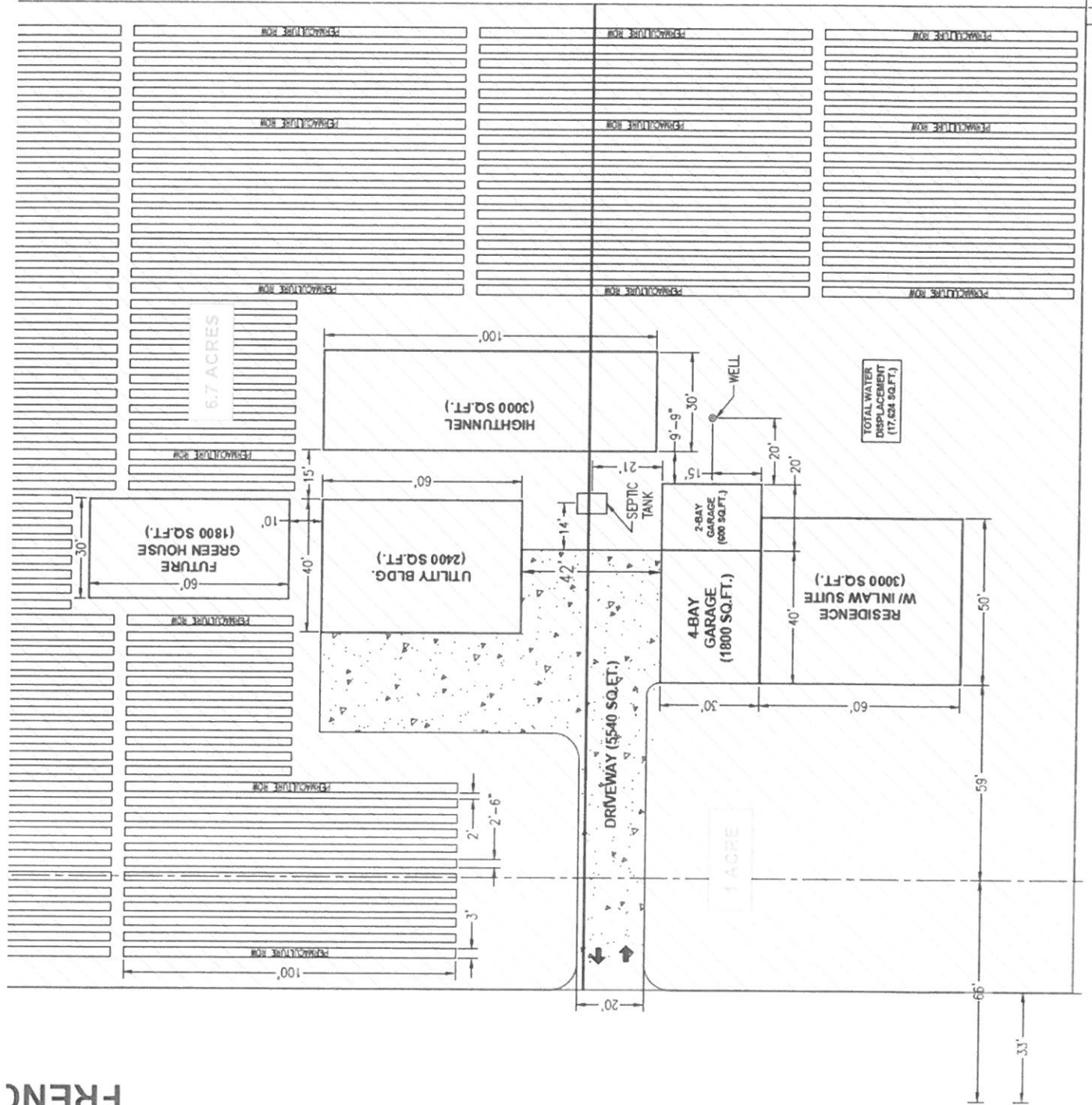


A OVERALL SITE LAYOUT PLAN



PROJECT NO.	
DATE	
SCALE	
DESIGNER	
CLIENT	
PROJECT NAME	
SHEET NO.	
OVERALL SITE LAYOUT PLAN	

FRENCH



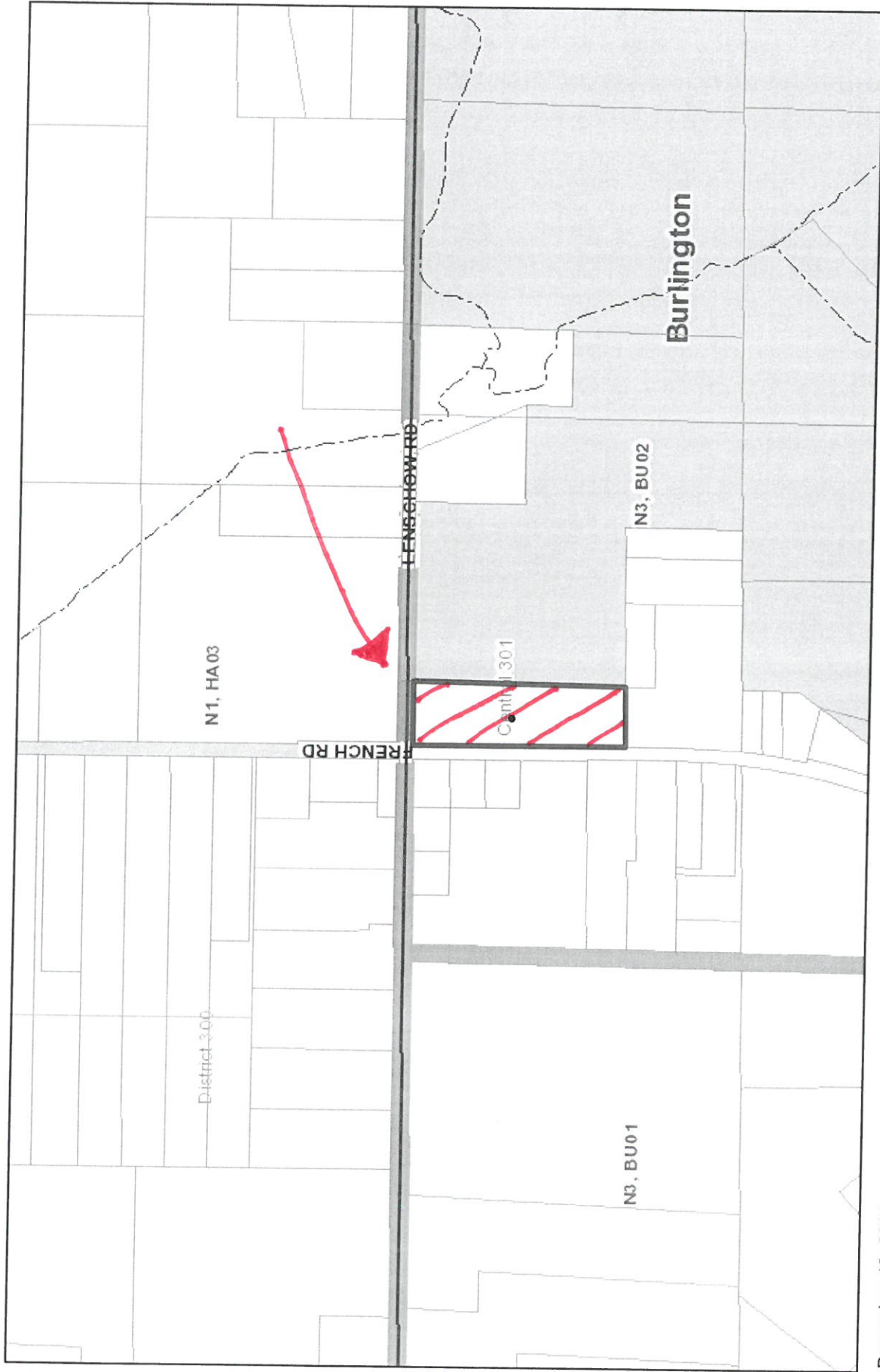
Map Title



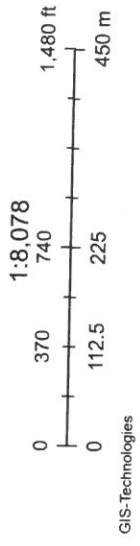
December 12, 2024



Map Title



December 12, 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