

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

4641

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 trusts	Phone 847-561-3499
	Address 9N728 Peplow Rd., Hampshire, IL 60140	Fax
		Email alvolpp@netscape.net

3. Owner of record Information:	Name Declaration of Alan G. Volpp Living Trust No. 201, undivided 1/2 interest	Phone
	Declaration of Gayle A. Volpp Living Trust No. 200, undivided 1/2 interest	
	Address	Fax
		Email bob.becker@beckerlawillinois.com

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

Alan G. Volpp and Gayle A. Volpp

Name of Development/Applicant

Date

- 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 61 acres in size. Petitioner proposes to subdivide the existing parcel into a parcel that is 4.5 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 two lots with the homes from the farmland and the resulting single family residence lots will be - Lot 1 = 2.56 acres and Lot 2 = 1.83 acres for total of 4.39 acres with single family residences. The pole buidings have been used by the Westerly lot for years and should continue

- 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.

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 EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE EAST 2 RODS OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM 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.

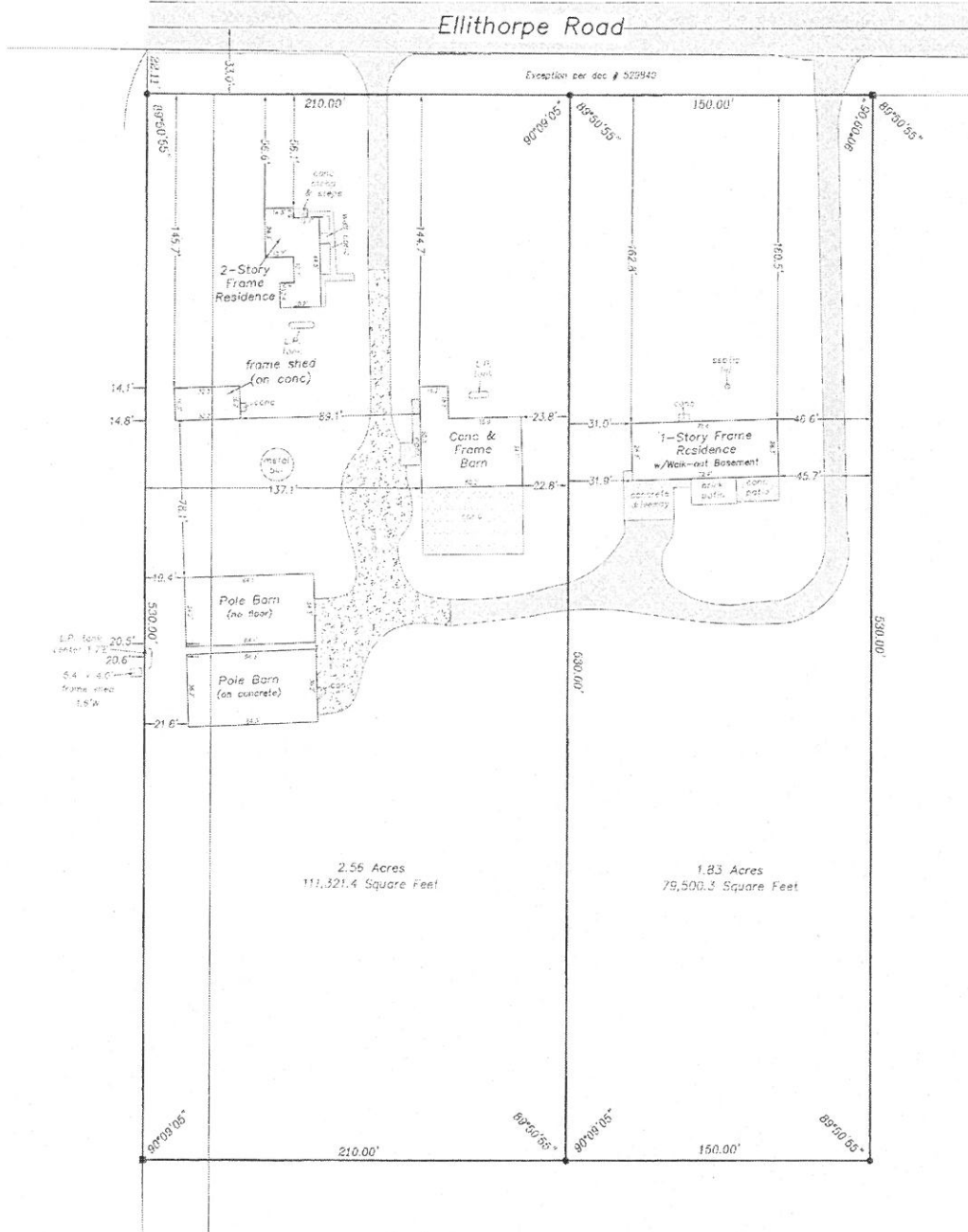
Property Address: 49W105 Ellithorpe Road, Hampshire, Illinois
PIN : 04-29-200-002

Proposed Volpp Subdivision

OF PART OF

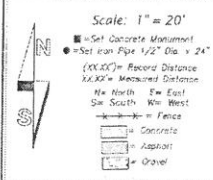
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE EAST 2 RODS OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS BY INSTRUMENT DATED APRIL 27, 1945, AND RECORDED MAY 9, 1945, AS DOCUMENT #529940; IN BOOK 1229, PAGE 247), IN THE TOWNSHIP OF BURLINGTON, COUNTY OF KANE AND STATE OF ILLINOIS.

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



PREPARED ON MAY 28, 2024 BY:

Eric C. Pokorny
ERIC C. POKORNY
I.P.L.S. NO. 3818



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

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309



Client:	Alan Volpp
Block # sheets:	10/20/24 By: J.C. Lee (Plot # 14724)
Reference:	
Field Work Completed:	4/12/2024
Rev. Date / Rev. Description:	
Project Number:	2024-0193 PROP

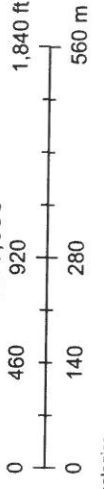
Survey is only valid if original steel is shown in red.

Map Title



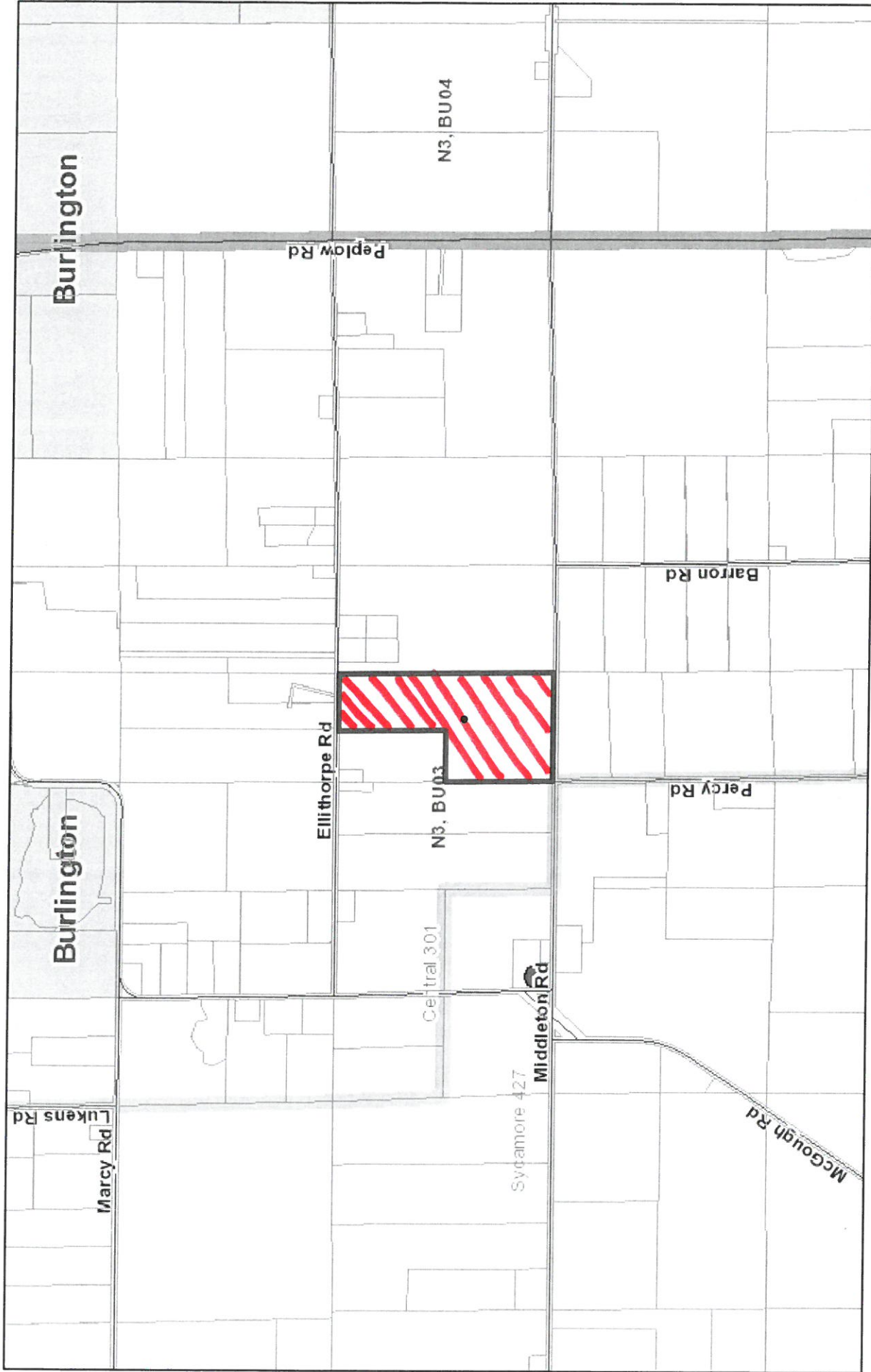
August 30, 2024

1:10,053



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.

Map Title



August 30, 2024

1:20,106
0 500 1,000 2,000 ft
0 275 550 1,100 m

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