

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

4646

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): 04-16-100-020
	Street Address (or common location if no address is assigned): 11 N 533 Mc Gough RD. HAMPSHIRE IL 60140

2. Applicant Information:	Name KATHY RUSHING / RICHARD	Phone 224-698-0777 (RICH) 847-409-2053 (KATHY)
	Address 43 W 898 N. Sunset Views Dr. ST. CHARLES IL 60175	Fax N/A
		Email KRUSHING54@yahoo.com

3. Owner of record information:	Name RICHARD + KATHY RUSHING	Phone KATHY-847-409-2053 RICHARD-224-698-0737
	Address 11 N 533 Mc Gough RD HAMPSHIRE IL 60140	Fax N/A
		Email KATHY = KRUSHING54@yahoo.com Rich = QUICKCUTLAWXSREINC@yahoo.com

Richard & Kathy Rushing

Rezoning a property from F-Farming District & F-2 District Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for a landscaping business to F-1 District Rural Residential

Special Information: A rezoning was granted on the western portion of the property to F-2 for a landscaping business. That business eventually left the property. The petitioners and potential buyers are seeking a rezoning for the entire property to F-1 so they can build their new home there. They would keep the existing building for their personal use.

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 would allow a new home to be constructed on the property.

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.

RICHARD + KATHY RUSHING
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 property is bordered by farmland + existing homes. We would be constructing for personal residence.

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

Current farming DISTRICT (F1), (R1) (F2) + (F)

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

Current zoning of F2 prohibits residences + apartments; hence this request to Rezone property to (F1) where we would like to construct a single family residence + continue to farm remaining property.

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

NO DEVELOPMENT

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

Currently farming DISTRICT with scattered farmettes

THAT PART OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE CENTERLINE OF MCGOUGH ROAD, ALL IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.

Map Title





October 17, 2024

Kane County Development Department

Keith Berkhout
719 S. Batavia Ave.
Geneva, IL 60134

Re: Natural Resources Inventory

Application #24-098

Petitioner: Richard & Kathy Rushing
43W898 N. Sunset Views Dr.
St. Charles, IL 60175

Location Address: parcel #04-16-100-020, located at 11N533 McGough Rd. Hampshire, IL 60140
Location: Burlington Township 41N, Range 6E, Section 16, in Kane County

The application for a Natural Resources Inventory was sent to the Kane-DuPage Soil & Water Conservation District (KDSWCD) in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

According to the information received, a Natural Resources Inventory is required at this time for the proposed use of a Single-Family Home. This report will be completed on or before November 18, 2024.

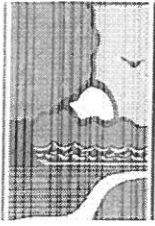
If you have any questions concerning this letter, please contact the KDSWCD office at the address or phone below.

Sincerely,

A handwritten signature in cursive script that reads "Isabella Borzeka".

Isabella Borzeka

Resource Analyst



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Natalie Phelps Finnie, Director

October 15, 2024

Kathy Rushing
Kathy and Richard Rushing
11N533 McGough Road
Hampshire, IL 60140

RE: Build Single Family Residence
Project Number(s): 2504977
County: Kane

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, 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, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe

Adam Rawe
Division of Ecosystems and Environment
217-785-5500