

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

December 6, 2024

TO: Keith Berkhout, Zoning Planner

FROM: Matt Tansley, Planner

RE: Kane County Regional Planning Commission Recommendation for Stuckemeyer
Petition for 2040 Land Use Amendment

CC: Mark VanKerkhoff, Director; Natalie Zine, Zoning Planner

The Kane County Regional Planning Commission voted on December 5, 2024 to recommend the approval of a request by petitioner, Barbara Stuckemeyer, to amend the 2040 Land Use Map's designation of PIN: 04-35-400-012 from Countryside Estate / Residential to Rural Residential. Attached you will find a copy of the petition staff report, including the action recommended by the Commission (identified as Option A in the Considerations for Action section of the report).

Respectfully,

Matt Tansley, Planner

ATTACHMENTS:
Stuckemeyer Staff Report_FINAL

STAFF REPORT

TO: Kane County Regional Planning Commission

FROM: Mark VanKerkhoff, AIA, Director of Development & Community Services

DATE: December 5, 2024

RE: Stuckemeyer Petition to Amend 2040 Land Use Map – PIN: 04-35-400-012;
Burlington Township

OVERVIEW

The subject of this report is a petition to amend the 2040 Land Use Map for an approximately one-acre area of a parcel in Burlington Township that is planned for subdivision. (see **Exhibit 1** – Stuckemeyer Site Plan). The subject site is located on the west side of Thomas Road to the immediate southwest of the intersection with McDonald Road. The site is also located approximately 1.3 miles to the northeast of the Village of Virgil’s corporate boundary. The petitioner and owner, Barbara Stuckemeyer, is requesting the land use amendment in conjunction with a petition to rezone the site area from F-District Farming to R-7 Two-Family Residential.

The owner has submitted an application to subdivide their property (PIN: 04-35-400-012) into two parcels sized approximately 1 acre (subject site) and 21 acres. The 1-acre subject site is residential in use while the remaining 21-acre area is agricultural (see **Exhibit 2** –Site Aerial Photos). The subject area consists of a duplex (or two-family unit) that was legally permitted at the time of construction. Prior to 1973, two-family units were a permitted use in areas of the county zoned for agricultural activities, which would make the residence an existing non-conforming use under the current application of the Kane County Zoning Ordinance. The site also includes an encroaching garage from the neighboring property to the north. The garage is presently being used by the current renters on the site, as well as the owner of the property to the north, who also owns the garage.

The Regional Planning Commission has been tasked with reviewing the petitioner’s proposed land use change for consistency with the Kane County 2040 Plan and Land Use Map. The following Staff Report, prepared by Kane County Development and Community Services Department staff, provides the Regional Planning Commissioners with relevant background information, including the context of the subject area and the county’s applicable long-range planning policies.

BACKGROUND

PURPOSE: Assess the proposed land use change from Countryside Estate Residential to Rural Residential.

LOCATION: The subject property is located on the west side of Thomas Road within the Northeast Quarter of the Southeast Quarter of Section 35, Township 41 North, Range 6 East (Burlington Township).

ACREAGE: 1.0 (*existing lot = 22.2 acres*)

EXISTING LAND USE: The existing land use of the site area is residential, which includes a duplex and an encroaching garage. The larger area of the existing parcel is agricultural. The parcel is currently zoned F District-Farming (see **Exhibit 3** – Area Zoning Map).

FUTURE LAND USE: The 2040 Land Use Map indicates that the subject site resides in the Countryside / Estate Residential area, and the area west of the site and within the existing parcel is designated as Agriculture (see **Exhibit 4** – 2040 Land Use Maps).

SURROUNDING LAND USES: Adjoining properties to the northwest and west are zoned F-District Farming, with areas to the northeast, east, and south predominantly zoned for E-1 & E-2 Estate Districts. The 2040 Plan Map designates the area to the west of the subject site as agriculture, while the area to the north, south, and east of the site falls within the Countryside / Estate Residential area.

STAFF REVIEW

KANE COUNTY 2040 PLAN

The Kane County 2040 Land Use Map identifies the 1-acre subject site as within the Countryside / Estate Residential land use area. According to the Kane County 2040 Plan these areas are commonly “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.” The Plan goes on to recommend that low density criteria be applied “for future developments to preserve the character, wildlife base, and natural features of these areas.” It is further recommended that the gross density of these areas should generally not exceed an average of one dwelling unit per four acres of land.

The subject site also falls within the western corridor of the County's Conceptual Land Use Strategy Map: the Agricultural / Food, Farm and Small Town Area (see **Exhibit 5** – Conceptual Land Use Strategy Map). The 2040 Plan establishes policy for this corridor which includes the protection of “productive farmland and the emergence of locally grown foods as a desirable goal.” The Plan also recognizes the adopted plans of municipalities in the western corridor calling for the “protection of farmland through the preservation of their small town character.”

The following objectives from applicable chapters of the 2040 Plan should be considered in issuing a recommendation for the subject site's land use designation:

Land Use and Built Environment:

Objective 3: To promote reinvestment in underutilized vacant properties, opportunities for compact, mixed-use development, and possibilities for suburban retrofits as preferred alternatives to new development that consumes more farmland and open space.

Housing:

Objective 1: To promote a balanced supply of housing types and prices countywide in order to meet the profound changes and shifts in the socio-demographic profile of Kane County residents.

Objective 4: To maintain and create a diverse and affordable housing stock in communities that have existing or planned infrastructure.

Objective 5: To encourage the removal of barriers in regulations that unnecessarily increase housing costs and discourage housing diversity.

Objective 6: To maintain, enhance, and create neighborhoods that are safe, free from environmental and public health hazards, provide a sense of community, and offer a choice of housing.

Agriculture: Food and Farm:

Objective 1: To protect farmland as a valuable natural resource and economically productive land use through land use policy in both municipal and County land use and transportation decisions.

Objective 2: To discourage projects that will have a detrimental impact on the preservation of agricultural lands and discourage the use of public funds for such projects.

Open Space and Green Infrastructure:

Objective 2: To continue the efforts in protecting the environment and restoring the unique and fragile environments associated with the geography of Kane County.

VILLAGE OF VIRGIL – PLANNING JURISDICTION

The subject site does fall within the Village of Virgil’s mile and a half extra-territorial planning jurisdiction. According to Virgil’s Comprehensive Plan and Future Land Use Map (see **Exhibit 6** – Virgil Future Land Use Map), the subject site is located within the Agriculture / Open Space Area. The Plan further recognizes the importance of agriculture in the regional economy, with emphasis on the growth of niche agricultural activities including nurseys, greenhouses, floriculture, and sod production. The Plan also echoes Kane County’s commitment to protecting farmland through agricultural conservation easements, preserving these lands from premature development.

No comments or concerns were received from Virgil Village Officials as of the publication of this report.

WATER RESOURCES

The parcel is currently working on recording a minor subdivision to divide the residential portion of the lot from the farming portion. The owner does not intend on any improvements to the residential lot, and the farm portion will continue to be farmed. They seek the separation so that the uses may be sold separately.

While no development is planned for any Development in the future as defined by the Kane County Stormwater Management Ordinance on the resulting R-7 and F parcels that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area or 3 acres of disturbance, Stormwater Management Measures, as required by the Kane County Stormwater Ordinance, shall be provided.

Regional Planning Commission Considerations for Action

RPC Recommendation Option A – Approval

The following analyses may be considered for supporting the *approval* of the petitioner’s request:

The petitioner's request to amend the 2040 Land Use category of the of the subject site from Countryside / Estate Residential to Rural Residential would bring the property into compliance with existing land use guidelines. At the time of its construction, the duplex on the site was permitted and built in compliance with Kane County's zoning and development requirements. Prior to 1973, two-family units were a permitted use on properties zoned for agricultural activity. Amending the Land Use Map and zoning of the subject site would alleviate a hardship associated with the eventual transfer of ownership of the property. The property has already been developed for residential use by way of the duplex, and the proposed subdivision and land use reclassification would not intensify or otherwise alter the current use of the property.

A similar determination was made by the Regional Planning Commission and County Board in 2017 to approve a land use amendment for a 4-acre property at the northwest corner of Factly Rd. and Engel Rd. in Hampshire Township (aka the Brettschneider petition). This site included multiple residential units on a single lot, including one duplex structure. The residential structures in this case were also constructed in compliance with existing land use requirements, but became non-conforming uses following subsequent updates to the County's land use plans and Zoning Ordinance. The 2040 Land Use Map was amended from Countryside / Estate Residential to Rural Residential to account for the existing use. This would enable the eventual rezoning and subdivision of the site. The remaining 21-acre portion of the lot proposed for subdivision cannot have any additional housing units constructed on it without rezoning. Once subdivided, the lot would fall below the 40-acre minimum threshold for the construction of a single-family residence on properties zoned for F-District Farming.

The Rural Residential land use designation is more closely aligned with the current use and proposed subdivision of the subject property. The Rural Residential land use is similar to Countryside Estate Residential in that it recognizes areas of lower density residential development patterns on lands that are not well suited for agricultural production (see **Exhibit 7** – 2040 Land Use Descriptions). But Rural Residential accommodates a higher density threshold of one-acre minimum lot sizes and gross density of roughly two acres per dwelling unit. Whereas Countryside / Estate Residential recommends that gross densities not exceed an average of one dwelling unit per four acres of land.

Also, the petitioner's proposal does not conflict with the County's Conceptual Land Use Strategy for the Agricultural / Food, Farm and Small Town Area. The Strategy emphasizes the importance of preserving productive agricultural lands and discourages the premature conversion of these lands to non-agricultural uses. The petitioner is not proposing to make improvements or changes to the subject site that would take prime farmland out of production. In this respect, the proposal also aligns with the desires of smaller villages in the western corridor to preserve their small town character. This is further reflected in the Village of Virgil's Future Land Use Map which identifies the subject site and neighboring properties as within the Agriculture / Open Space area.

Potential Action: To approve the petitioner's request to amend the Kane County 2040 Land Use Map's designation of the subject site to Rural Residential.

RPC Recommendation Option B – Denial

The following analyses may be considered for supporting the *denial* of the petitioner's request:

The proposed land use amendment for the subject site may be misaligned with recommendations of the Kane County 2040 Plan and 2040 Land Use Map, as well as the Village of Virgil's Future Land Use Map. The subject site falls within the Countryside / Estate Residential area of the 2040 Land Use Map. The 2040 Plan recommends the application of low-density criteria for these areas to preserve their character, wildlife base, and natural features.

The existing and continued use of the subject property may be misaligned with the Kane County 2040 Plan and 2040 Future land Use Map as well as the Village of Virgil's Future Land Use Map. The subject site falls within the Countryside / Estate Residential area of the 2040 Land Use Map. The 2040 Plan recommends the application of low-density criteria for these areas to preserve their character, wildlife base, and natural features. Once subdivided, the subject site's residential density will exceed the recommended one unit per four acres of land for this land use area. The Rural Residential land use is most commonly applied as an infill strategy to properties that are between and adjacent to other properties of the same classification.

Potential Action: To deny the petitioner's request to amend the Kane County 2040 Land Use Map's designation of the subject site to Rural Residential.

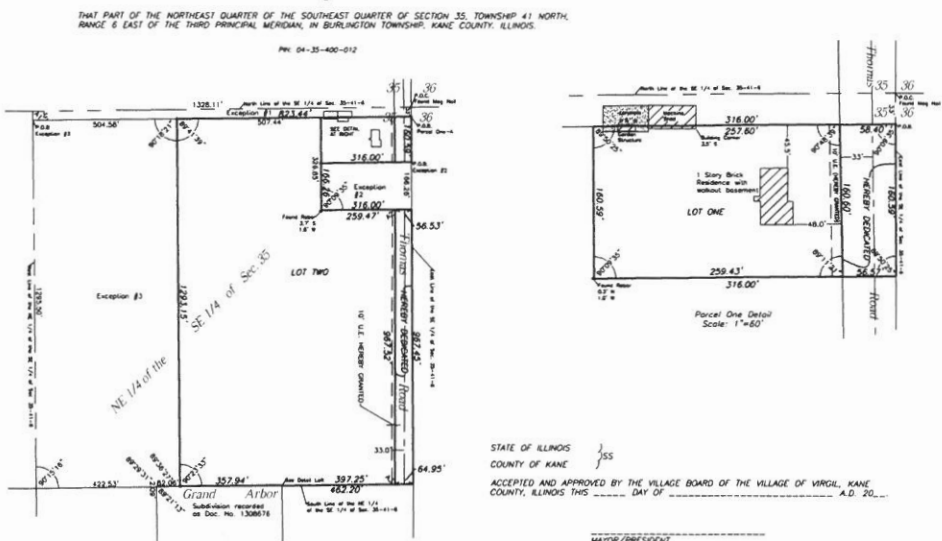
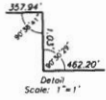
Exhibits

1. Stuckemeyer Site Plan
2. Site Aerial Photos
3. Zoning Map (site area)
4. 2040 Land Use Map (site area)
5. Conceptual Land Use Strategy
6. Virgil Future Land Use Map
7. 2040 Land Use Descriptions

FINAL PLAT OF STUCKEMEYER SUBDIVISION

- LEGEND: Boundary of property surveyed, Found iron pipe, Set iron pipe, P.O.C. Point of commencement, P.O.B. Point of beginning, U.E. Utility easement, A1 89°41'39", A2 89°39'42", A3 90°23'23"

AREA SUMMARY table with columns for LOT ONE, LOT TWO, and DEDICATED ROADWAY, listing square foot areas.



STATE OF ILLINOIS }
COUNTY OF KANE } SS

THIS IS TO CERTIFY THAT BARBARA STUCKEMEYER IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE...

DATED AT ILLINOIS, THIS DAY OF A.D. 2022

BARBARA STUCKEMEYER

ATTEST

STATE OF ILLINOIS }
COUNTY OF KANE } SS

COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT...

COUNTY CLERK

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THIS INSTRUMENT NO. WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE DAY OF A.D. 2022, AT O'CLOCK M. AND RECORDED IN PLAT ENVELOPE NO.

COUNTY RECORDER

UTILITY EASEMENT

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF KANE (HEREINAFTER THE GRANTEE), AND TO ALL PUBLIC UTILITY AND OTHER COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEIR RIGHTS FROM THE GRANTEE...

IT IS EXPRESSLY UNDERSTOOD THAT THE ABOVE-DESCRIBED EASEMENTS, THE DRAINAGE AND CONSERVATION EASEMENT, THE UTILITY EASEMENT, THE DRAINAGE EASEMENT, THE LANDSCAPING EASEMENT, THE SOIL EROSION OPEN SPACE EASEMENT PROVIDED FOR BY ARTICLE OF THE AUTHORITY GRANTED TO GRANTEE IN ILLINOIS REVISED STATUTES CHAPTER 35, PARAGRAPHS 5-104 (1985), 5-104.1 (1985), 5-104.2 (1985), 5-104.3 (1985), 5-104.4 (1985), 5-104.5 (1985), 5-104.6 (1985), 5-104.7 (1985), 5-104.8 (1985), 5-104.9 (1985), 5-104.10 (1985), 5-104.11 (1985), 5-104.12 (1985), 5-104.13 (1985), 5-104.14 (1985), 5-104.15 (1985), 5-104.16 (1985), 5-104.17 (1985), 5-104.18 (1985), 5-104.19 (1985), 5-104.20 (1985), 5-104.21 (1985), 5-104.22 (1985), 5-104.23 (1985), 5-104.24 (1985), 5-104.25 (1985), 5-104.26 (1985), 5-104.27 (1985), 5-104.28 (1985), 5-104.29 (1985), 5-104.30 (1985), 5-104.31 (1985), 5-104.32 (1985), 5-104.33 (1985), 5-104.34 (1985), 5-104.35 (1985), 5-104.36 (1985), 5-104.37 (1985), 5-104.38 (1985), 5-104.39 (1985), 5-104.40 (1985), 5-104.41 (1985), 5-104.42 (1985), 5-104.43 (1985), 5-104.44 (1985), 5-104.45 (1985), 5-104.46 (1985), 5-104.47 (1985), 5-104.48 (1985), 5-104.49 (1985), 5-104.50 (1985), 5-104.51 (1985), 5-104.52 (1985), 5-104.53 (1985), 5-104.54 (1985), 5-104.55 (1985), 5-104.56 (1985), 5-104.57 (1985), 5-104.58 (1985), 5-104.59 (1985), 5-104.60 (1985), 5-104.61 (1985), 5-104.62 (1985), 5-104.63 (1985), 5-104.64 (1985), 5-104.65 (1985), 5-104.66 (1985), 5-104.67 (1985), 5-104.68 (1985), 5-104.69 (1985), 5-104.70 (1985), 5-104.71 (1985), 5-104.72 (1985), 5-104.73 (1985), 5-104.74 (1985), 5-104.75 (1985), 5-104.76 (1985), 5-104.77 (1985), 5-104.78 (1985), 5-104.79 (1985), 5-104.80 (1985), 5-104.81 (1985), 5-104.82 (1985), 5-104.83 (1985), 5-104.84 (1985), 5-104.85 (1985), 5-104.86 (1985), 5-104.87 (1985), 5-104.88 (1985), 5-104.89 (1985), 5-104.90 (1985), 5-104.91 (1985), 5-104.92 (1985), 5-104.93 (1985), 5-104.94 (1985), 5-104.95 (1985), 5-104.96 (1985), 5-104.97 (1985), 5-104.98 (1985), 5-104.99 (1985), 5-104.100 (1985).

IT IS FURTHER UNDERSTOOD THAT NOTHING CONTAINED HEREIN IN ANY GRANT OR DECISION OF ANY AGENCY IS INTENDED NOR SHALL BE CONSTRUED TO OBEY TO ANY DUTY OR LIABILITY ON BEHALF OF THE COUNTY OF KANE OR ANY DEPARTMENT OR DIVISION THEREOF, WHICH IS NOT AUTHORIZED AND REQUIRED BY LAW. THE GRANTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY SUCH DUTY OR LIABILITY...

IT IS FURTHER EXPRESSLY UNDERSTOOD THAT THERE SHALL BE NO ALTERATION OF EXISTING DRAINAGE AT ANY TIME WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE COUNTY OF KANE. UNLESS OTHERWISE AUTHORIZED BY LAW...

SCALE 1"=200'



FOR: LAW OFFICES OF LAUREN E. JACKSON JOB NO. 17401

STATE OF ILLINOIS }
COUNTY OF KANE } SS

ACCEPTED AND APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF VIRGIL, KANE COUNTY, ILLINOIS THIS DAY OF A.D. 2022

MAYOR/PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS }
COUNTY OF KANE } SS

A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT BARBARA STUCKEMEYER PERSONALLY KNOWN TO ME TO BE THE GRANTEE HAS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HEREFOR OF THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF A.D. 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF ILLINOIS }
COUNTY OF KANE } SS

ACCEPTED AND APPROVED THIS DAY OF A.D. 2022

COUNTY ENGINEER

STATE OF ILLINOIS }
COUNTY OF KANE } SS

ACCEPTED AND APPROVED THIS DAY OF A.D. 2022

PLAT OFFICER

STATE OF ILLINOIS }
COUNTY OF KANE } SS

ACCEPTED AND APPROVED THIS DAY OF A.D. 2022

HEALTH OFFICER

STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

THIS IS TO CERTIFY THAT LESLIE ARRON DOODS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3823 HAS SURVEYED THE FOLLOWING DESCRIBED PROPERTY: THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE NORTH 2 ROADS THEREOF.

ALSO EXCEPTING THEREFROM THAT PART OF THE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 132.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY, AT AN ANGLE OF 89°41'39" MEASURED CLOCKWISE FROM SAID NORTH LINE, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 33.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID WEST LINE, 1295.50 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE EASTERLY, AT AN ANGLE OF 90°15'18" MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 423.53 FEET TO THE WEST LINE OF GRAND ARBOR; THENCE NORTHERLY, AT AN ANGLE OF 89°29'31" MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG THE WEST LINE OF SAID GRAND ARBOR, 2.08 FEET TO THE NORTHWEST CORNER OF SAID GRAND ARBOR; THENCE EASTERLY, AT AN ANGLE OF 89°21'13" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE NORTH LINE OF SAID GRAND ARBOR, 82.06 FEET; THENCE NORTHERLY, AT AN ANGLE OF 89°12'57" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID WEST LINE, 1293.15 FEET TO THE SOUTH LINE OF THE NORTH 2 ROADS OF SAID NORTHEAST QUARTER; THENCE WESTERLY, AT AN ANGLE OF 90°15'18" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTH LINE, 504.96 FEET TO THE POINT OF BEGINNING, ALL IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF VIRGIL.

I FURTHER CERTIFY THAT PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MAPS LISTED IN THE KANE COUNTY STORMWATER ORDINANCE, ACCORDING TO F.I.R.M. 17085C0225A, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

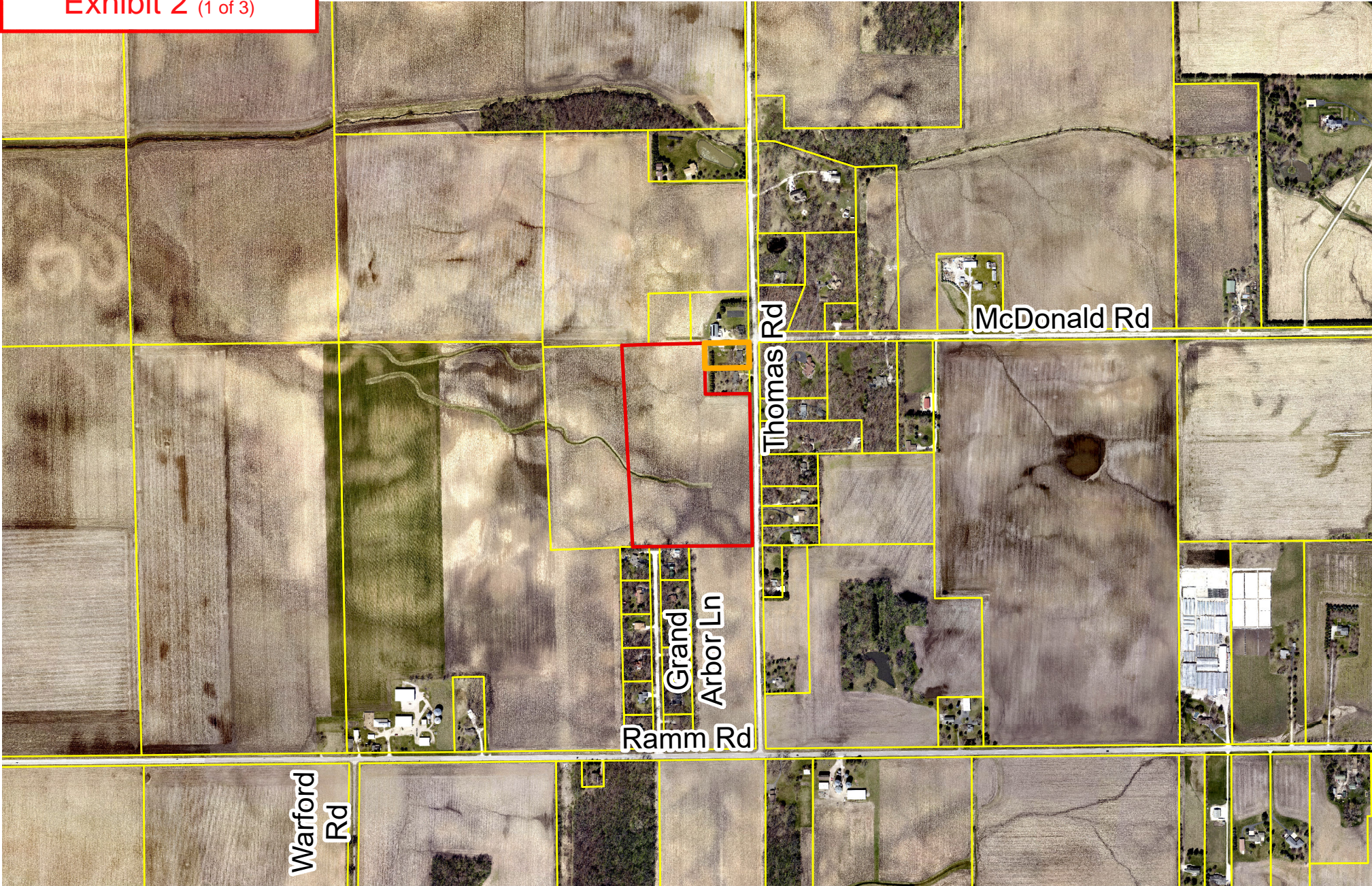
DATED AT DEKALB, ILLINOIS THIS 25TH DAY OF OCTOBER, 2024.



LESLIE ARRON DOODS ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2026

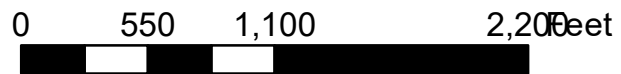
JADE Hanna Surveyors 155 N. 3rd Street DeKalb, IL 60115 (815) 256-2189 info@hannasurveyors.com License No. 184006822

Stuckemeyer Property (8N486 Thomas Road - Hampshire Twp.)

Exhibit 2 (1 of 3)



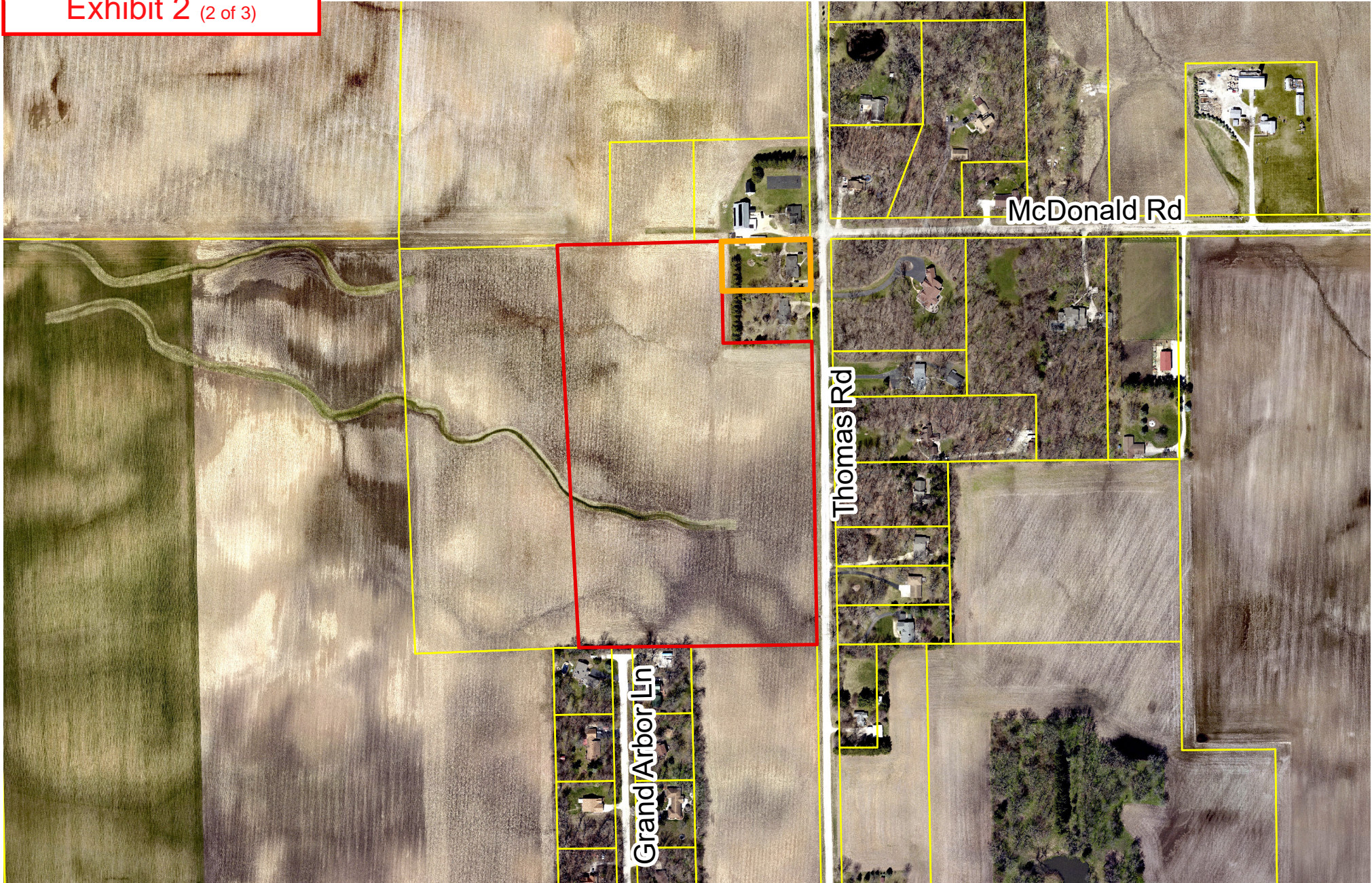
-  Stuckemeyer Subject Site
-  Stuckemeyer Existing Parcel





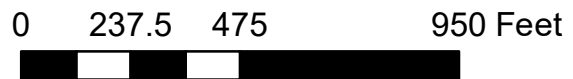
2024 Aerial Photo
Development and Community
Services Department
MTT - 11/24

Stuckemeyer Property (8N486 Thomas Road - Hampshire Twp.)

Exhibit 2 (2 of 3)



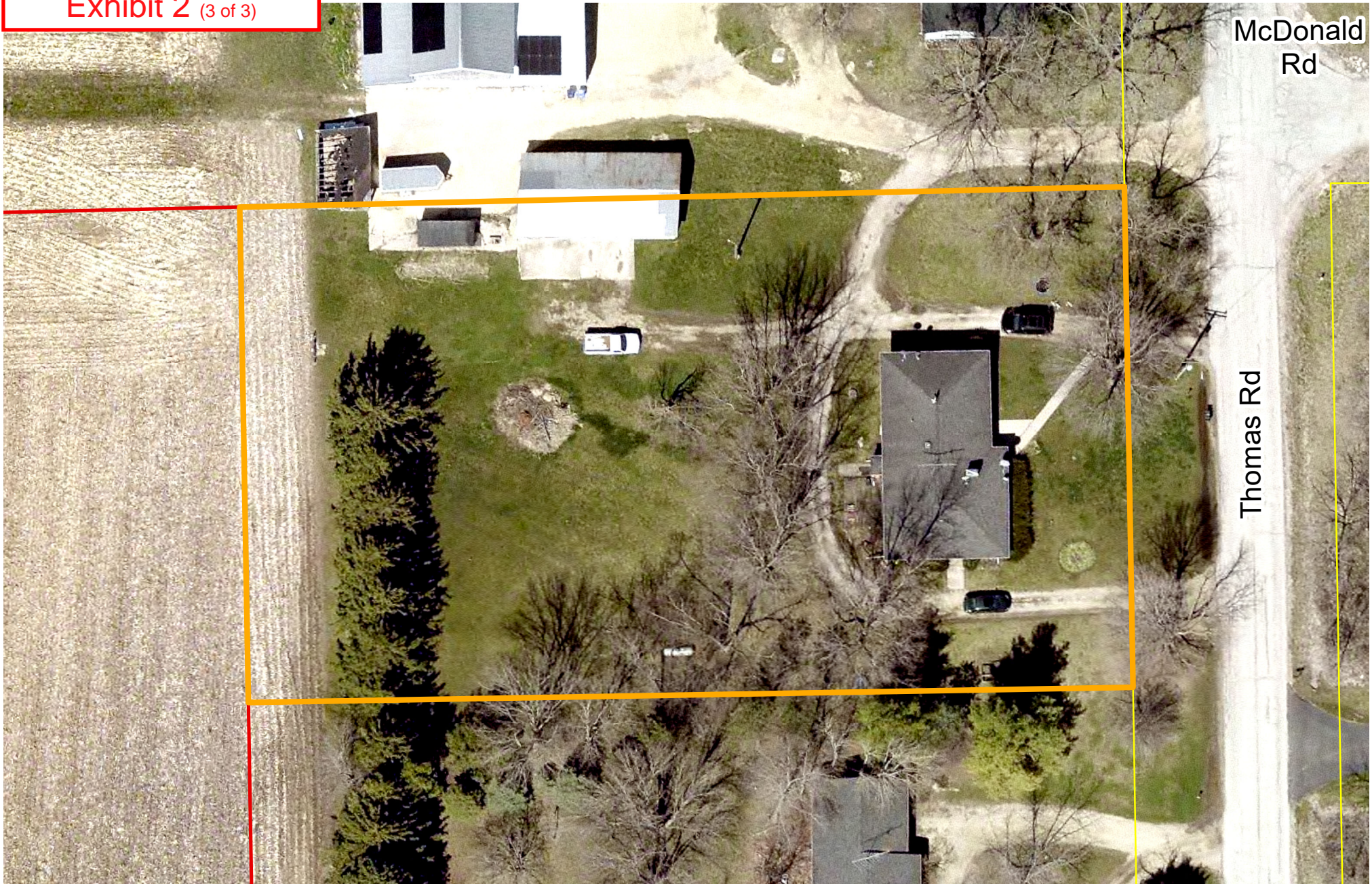
-  Stuckemeyer Subject Site
-  Stuckemeyer Existing Parcel



2024 Aerial Photo
Development and Community
Services Department
MTT - 11/24



Stuckemeyer Property (8N486 Thomas Road - Hampshire Twp.)

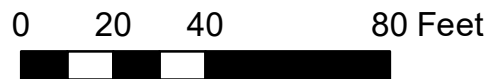
Exhibit 2 (3 of 3)



McDonald Rd

Thomas Rd

-  Stuckemeyer Subject Site
-  Stuckemeyer Existing Parcel

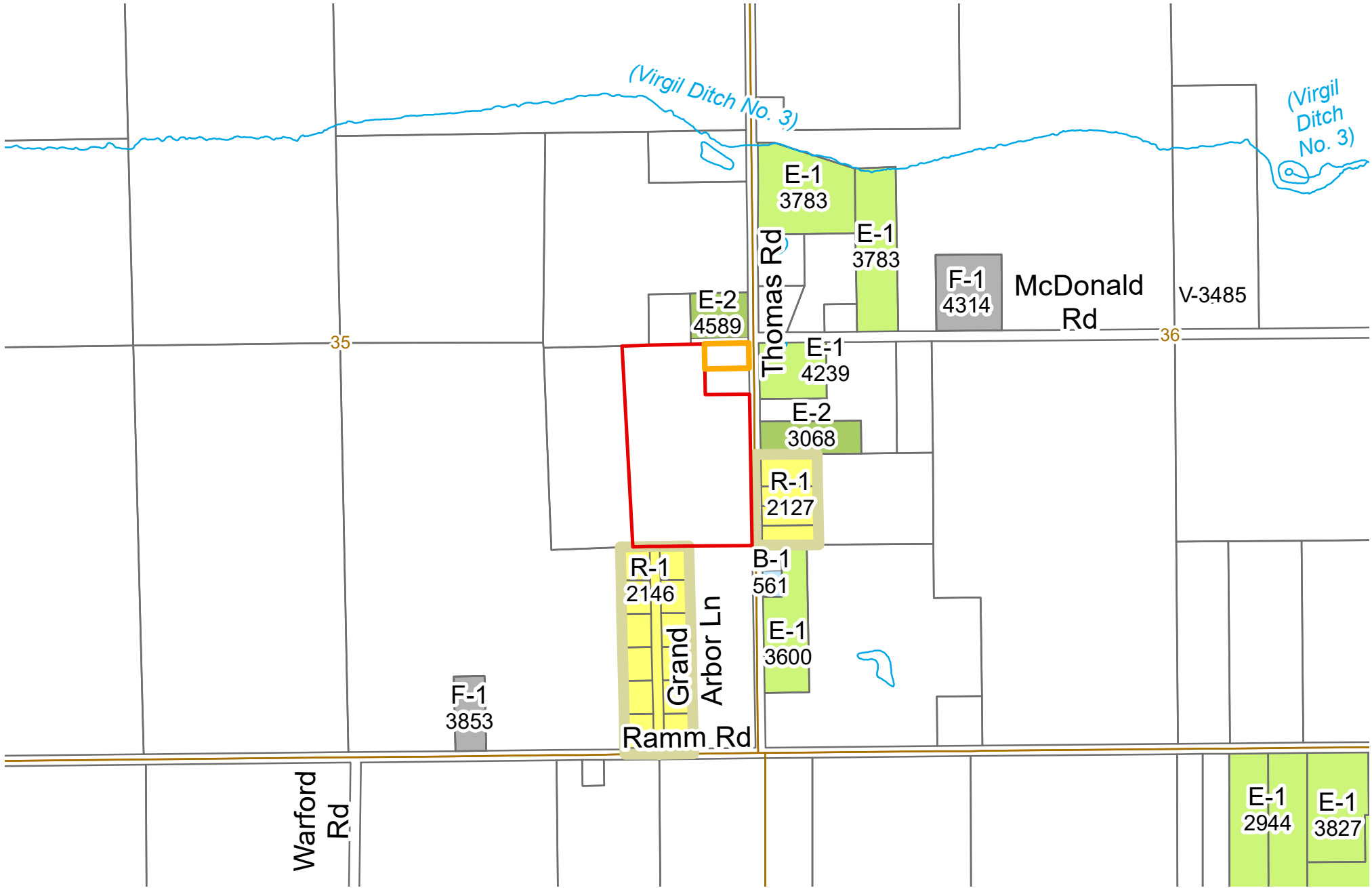


2024 Aerial Photo
Development and Community
Services Department
MTT - 11/24

Exhibit 3

Zoning Map

Stuckemeyer Property (8N486 Thomas Road - Hampshire Twp.)



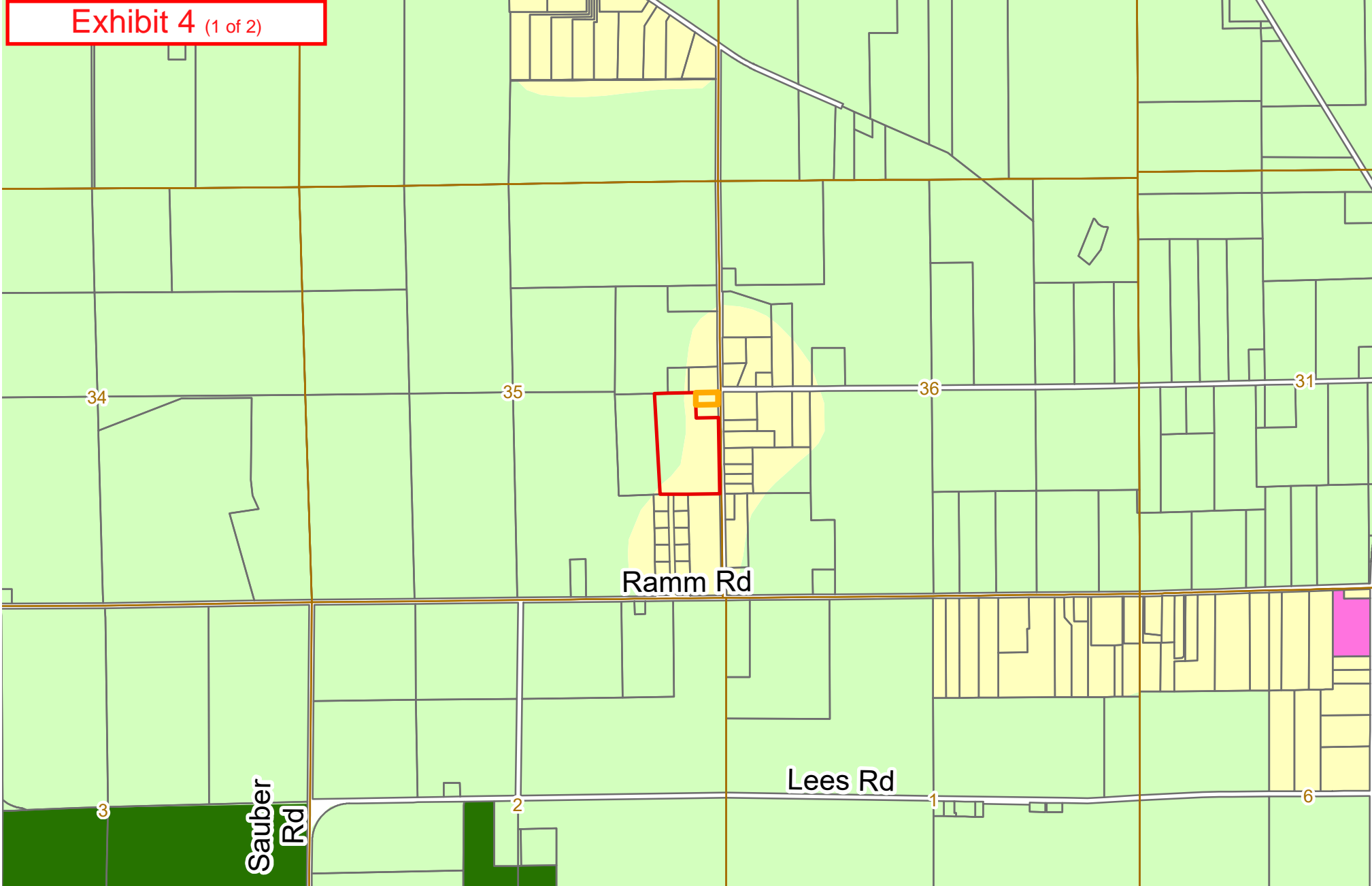
- Stuckemeyer Subject Site
- Stuckemeyer Existing Parcel



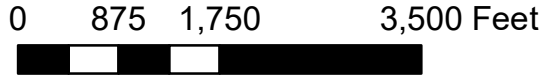
2040 Land Use Map

Stuckemeyer Property (8N486 Thomas Road - Hampshire Twp.)

Exhibit 4 (1 of 2)



- Agriculture
- Countryside / Estate Residential
- Existing Public Open Space
- Commerce / Employment
- Stuckemeyer Subject Site
- Stuckemeyer Existing Parcel

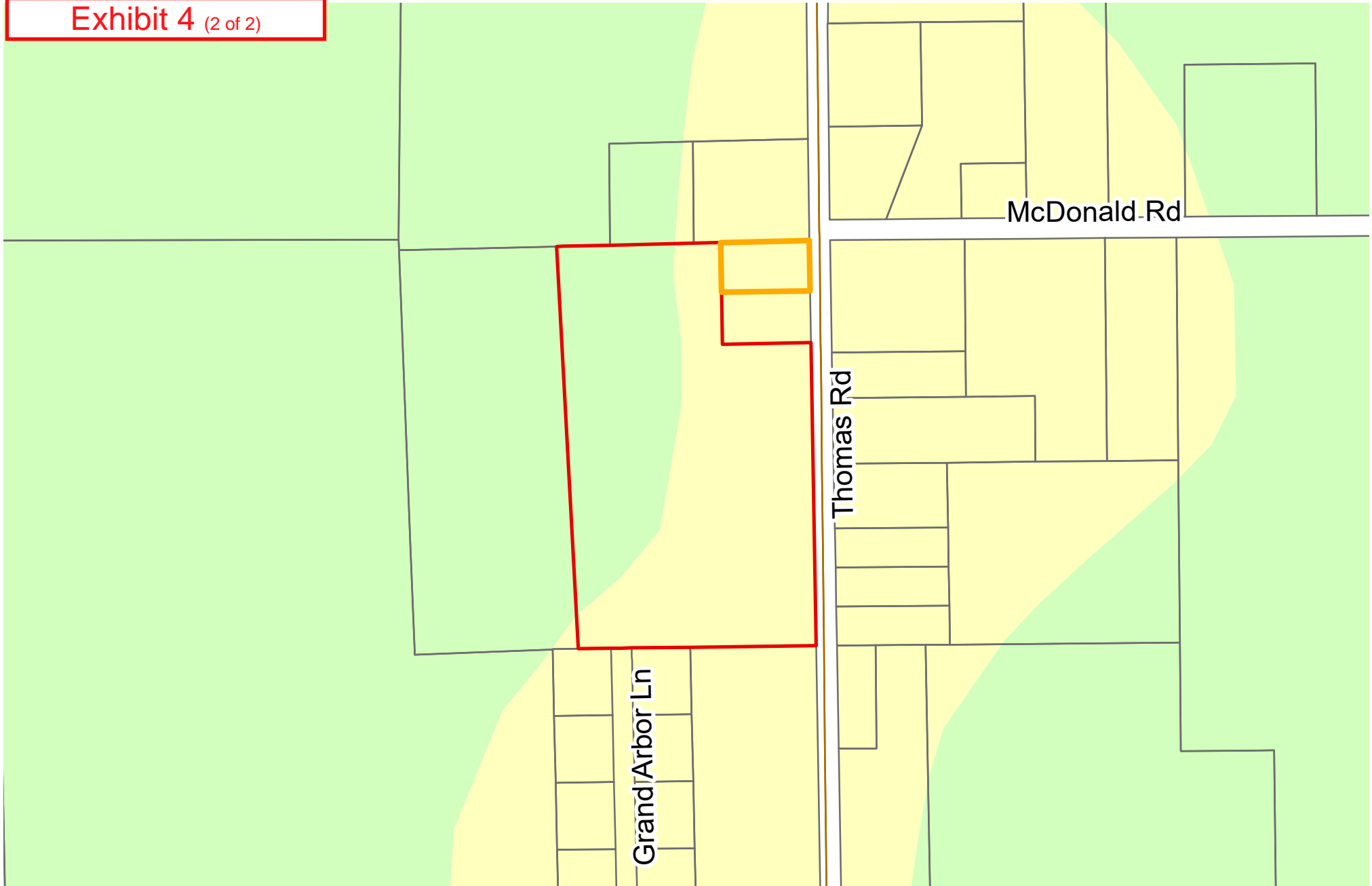


Development and Community Services Department
MTT -11/24

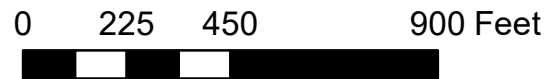
2040 Land Use Map

Stuckemeyer Property (8N486 Thomas Road - Hampshire Twp.)

Exhibit 4 (2 of 2)



- Agriculture
- Countryside / Estate Residential
- Existing Public Open Space
- Commerce / Employment
- Stuckemeyer Subject Site
- Stuckemeyer Existing Parcel



2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010

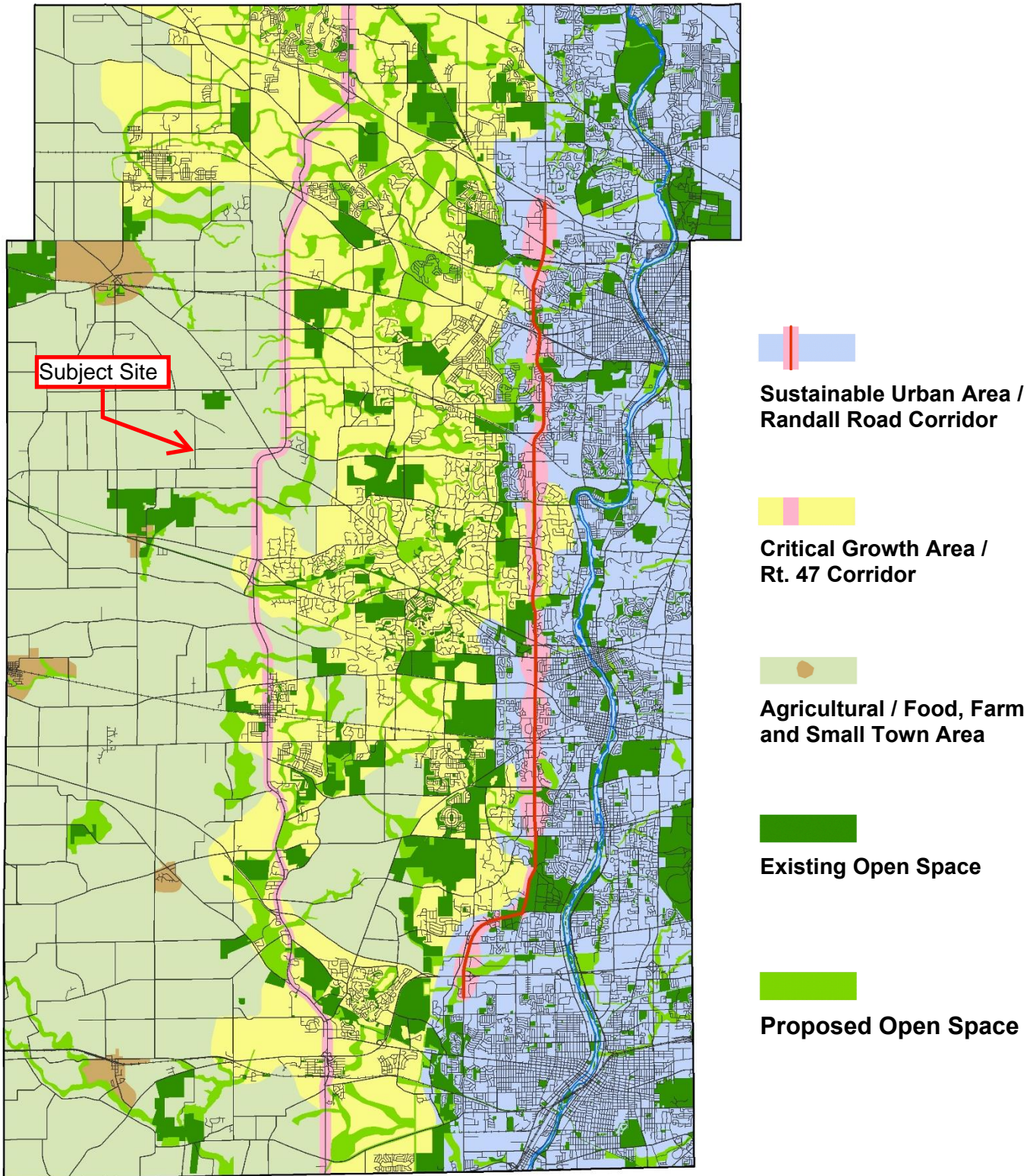
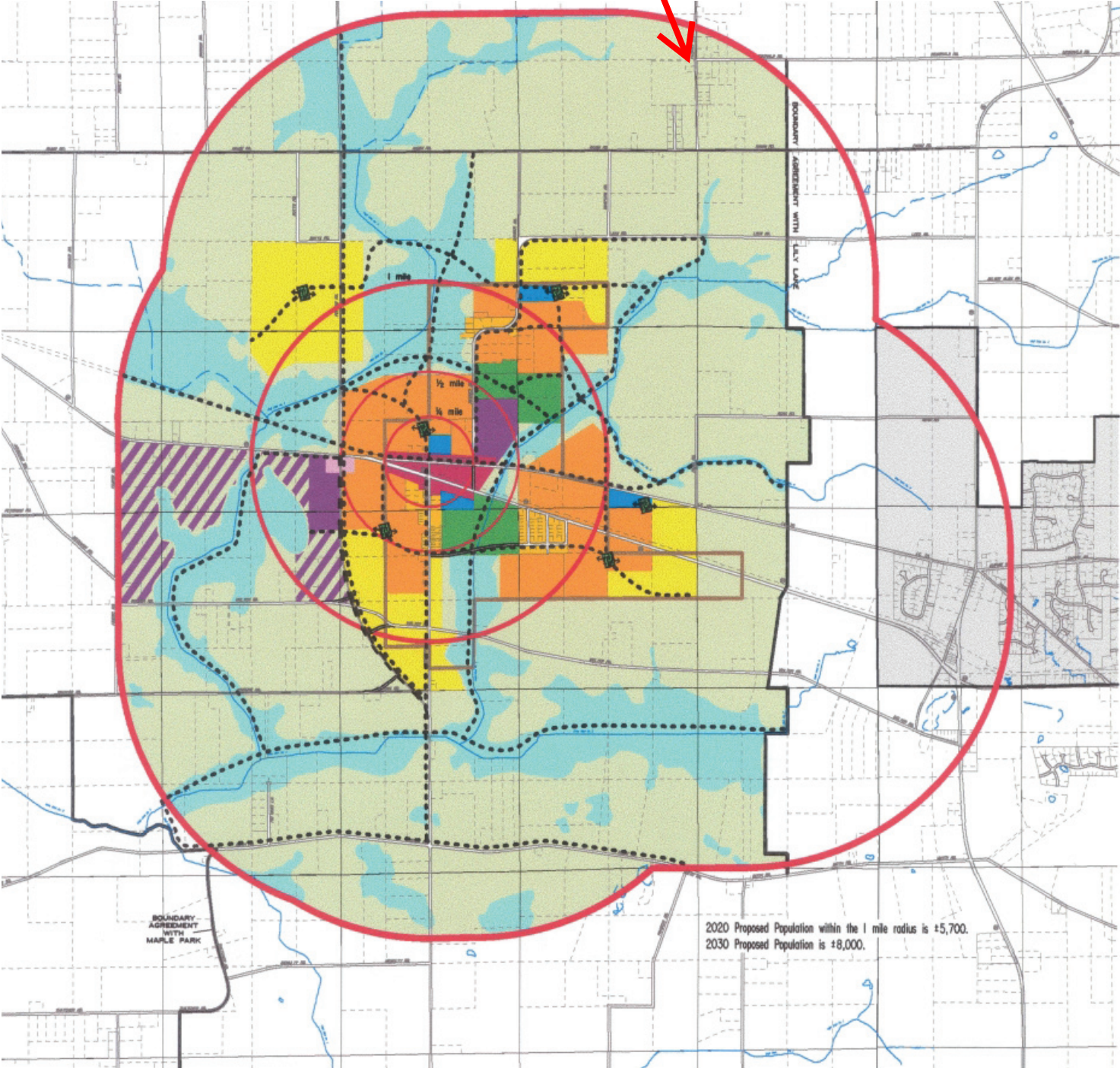


Exhibit 6

Map: 2020 Future Land Use Plan



- | | | | | |
|---|--|---|---|---|
| EXISTING RESIDENTIAL CLUSTER | POTENTIAL SCHOOL SITE | MANUFACTURING / BUSINESS | COMMUNITY PARK | TRAIL |
| TRADITIONAL NEIGHBORHOOD DEVELOPMENT | TOWN CENTER MIXED USE | AGRICULTURE / OPEN SPACE | 🌳 NEIGHBORHOOD PARK | PROPOSED PEPLAW-MEREDITH CONNECTION |
| CONSERVATION DESIGN DEVELOPMENT | CROSSROAD COMMERCIAL | AGRICULTURE / BUSINESS | FLOODPLAIN | PROPOSED STREET LINK |

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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.

The plan recommends establishing low-density criteria for future developments to preserve the character, wildlife base, and natural features of these areas. The density and lot size of each individual development should be determined by the physical characteristics previously stated, the trend and character of development in the surrounding area, soil suitability for septic systems, and significant open space and green infrastructure preservation. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

Rural Residential

Rural Residential areas designated on the map encourage an infill strategy between and adjacent to existing rural residential developments where prime agricultural lands will not be taken out of production. Extensive areas of rural Kane County have been approved for residential use with a one-acre minimum lot size and gross density of generally about two acres per dwelling unit.

Densities of any new proposed subdivisions in the areas planned for rural residential development should be based on prevailing County standards and regulations, surrounding densities, soil suitability for septic systems, as well as preservation of natural features, preservation of healthy, native trees and the character of the area. County review of subdivision proposals in these areas should also consider the rate of development to ensure that it is consistent with the ability of the townships and other local taxing bodies to provide an adequate level of service to new residents.

Resource Management

Resource Management is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources. The Resource Management category applies primarily to land within the Critical Growth Area. Planned land uses within the Resource Management category can accomplish the goals of both municipal and County land use plans. It is important to emphasize that much of the growth in the Resource Management category will be the result of municipal