

Acition 4449

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236 Fax: (630) 232-3411

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): 08-05-100-015
	Street Address (or common location if no address is assigned): 43W675 Burlington Rd Elgin, IL 60124

2. Applicant Information:	Name Katheryn Murphy	Phone 847-421-5320
	Address	Fax
		Email Katheryn.aurelio@gmail.com

3. Owner of record information:	Name Dominick & Jeannine Aurelio	Phone 847-508-9846
	Address 43W675 Burlington Rd Elgin, IL 60124	Fax
		Email DNJAurelio@gmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Farmland

Current zoning of the property: F

Current use of the property: Residential & Farmland

Proposed zoning of the property: Partial F and Partial F1

Proposed use of the property: Residential & Farmland (same)

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

No changes are planned for the property. Rezoning is only requested for compliance of zoning regulations

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (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 www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to 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.

Jessie Anselio _____ Date 5/17/18

Rathayn Murphy _____ Date 5/17/18

Record Owner

Date

Applicant or Authorized Agent

Date

May 30, 2018

Dominick Aurelio, et ux
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is requesting a rezoning to allow the property to be divided and to create a second buildable parcel to the north of the existing home. This rezoning will allow the existing residence to be split off and put on its own separate parcel. The rezoning will keep the existing residential use in conformance with the Zoning Ordinance.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

/

Staff recommended Findings of Fact:

1. The rezoning will keep the existing residential use in conformance with the Zoning Ordinance.

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.

Katheryn Murphy
Name of Development/Applicant

5/17/18
Date

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

No changes are proposed for the property. Rezoning is requested for the purpose of compliance with zoning regulations. The property is used as a majority of farmland with a single family homesite, consistent with the property in the general area.

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

The area consists of both F and F1 zoning classifications.

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

The property is currently zoned as Farmland. The majority of the property is used as cropland, and a portion is used as a single family homesite.

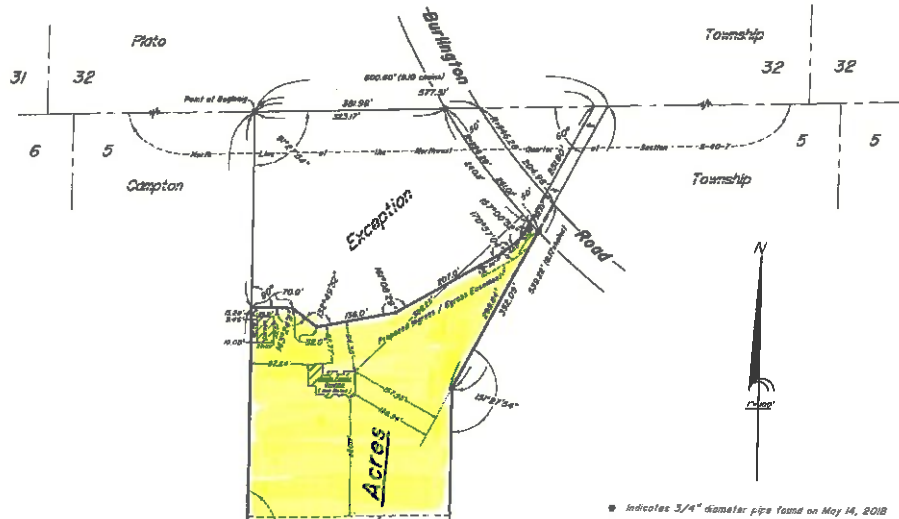
4. What is the trend of development, if any, in the general area of the property in question?

Newer development in the general area consists of single family homes on 1-2 acres.

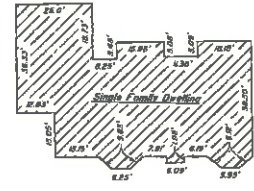
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

No changes are proposed for the property. It will continue to be used as farmland with a single family homesite, consistent with the 2040 Land Use Plan.

Plot of Survey of
Part of the East Half of the Northwest Quarter of Section 5-40-7
Campton Township Kane County Illinois



• Indicates 3/4" diameter pipe found on May 14, 2018



(18.590 Acres - Area Exclusive of Burlington Road)
 (Of which 15.878 Acres is Area of Land Being Farmed)
18.614

State of Illinois } This is to certify that I, Charles S. Marshall, an Illinois
 County of Kane } Professional Land Surveyor of Deceus and Thorbald,
 have surveyed that part of the East Half of the
 Northwest Fractional Quarter of Section 5, Township 40 North, Range 7 East
 of the Third Principal Meridian described as follows: Beginning at the
 Northwest corner of said East Half; thence easterly along the north line of
 said Quarter 600.00 feet (610 chains); thence southeasterly along a line
 forming an angle of 50°00'00" with the last described course (measured
 counter-clockwise therefrom) 539.22 feet (517 chains); thence southerly
 parallel with the west line of said East Half forming an angle of 15°27'54" with
 the last described course (measured clockwise therefrom) 282.54 feet to the
 south line of said East Half; thence westerly along said south line forming an
 angle of 90°49'42" with the last described course (measured
 counter-clockwise therefrom) 342.85 feet to the southwest corner of said
 East Half; thence northerly along the west line of said East Half forming an
 angle of 89°00'00" with the last described course (measured counter-clockwise
 therefrom) 2655.06 feet to the point of beginning, excepting therefrom the
 following described tract: Beginning at the Northwest corner of said East Half;
 thence easterly along the north line of said Quarter 577.51 feet; thence
 southeasterly along a line forming an angle of 50°00'00" with the last
 described course (measured counter-clockwise therefrom) 231.00 feet; thence
 continuing southeasterly along a line forming an angle of 157°00'52" with the
 last described course (measured counter-clockwise therefrom) 40.00 feet;
 thence continuing southeasterly along a line forming an angle of 170°45'70" with
 the last described course (measured counter-clockwise therefrom)
 207.00 feet; thence westerly along a line forming an angle of 187°08'28" with
 the last described course (measured counter-clockwise therefrom) 126.00
 feet; thence northwesterly along a line forming an angle of 132°49'32" with the
 last described course (measured counter-clockwise therefrom) 82.00 feet;
 thence westerly along a line forming an angle of 145°24'28" with the last
 described course (measured clockwise therefrom) 70.00 feet to the west line
 of said East Half; thence northerly along the west line of said East Half
 bearing an angle of 90°00'00" with the last described course (measured
 counter-clockwise therefrom) 327.00 feet to the point of beginning.
 in Campton Township, Kane County, Illinois and containing 18.614 acres as shown
 by the plat hereon drawn which is a correct representation of said survey and
 location and that this professional service conforms to the current Illinois
 minimum standards for a boundary survey. All distances are given in feet and
 decimal parts thereof.

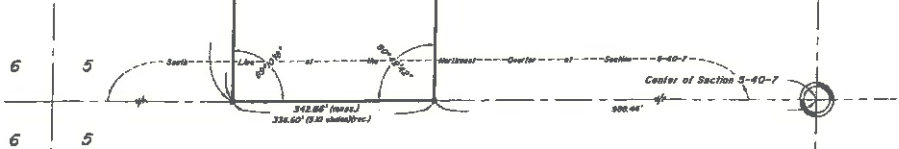
Dated at Burlington, Illinois, May 18, 2018

 Illinois Professional Land Surveyor No. 035-003377

DONAHUE and THORNHILL
 (Illinois Professional Design Firm No. GOM)
 16 E. Wilson Street
 Batavia, Illinois 60210
 (630) 561-1557



Licensee Examination Date of Expiration = 11/09/2018



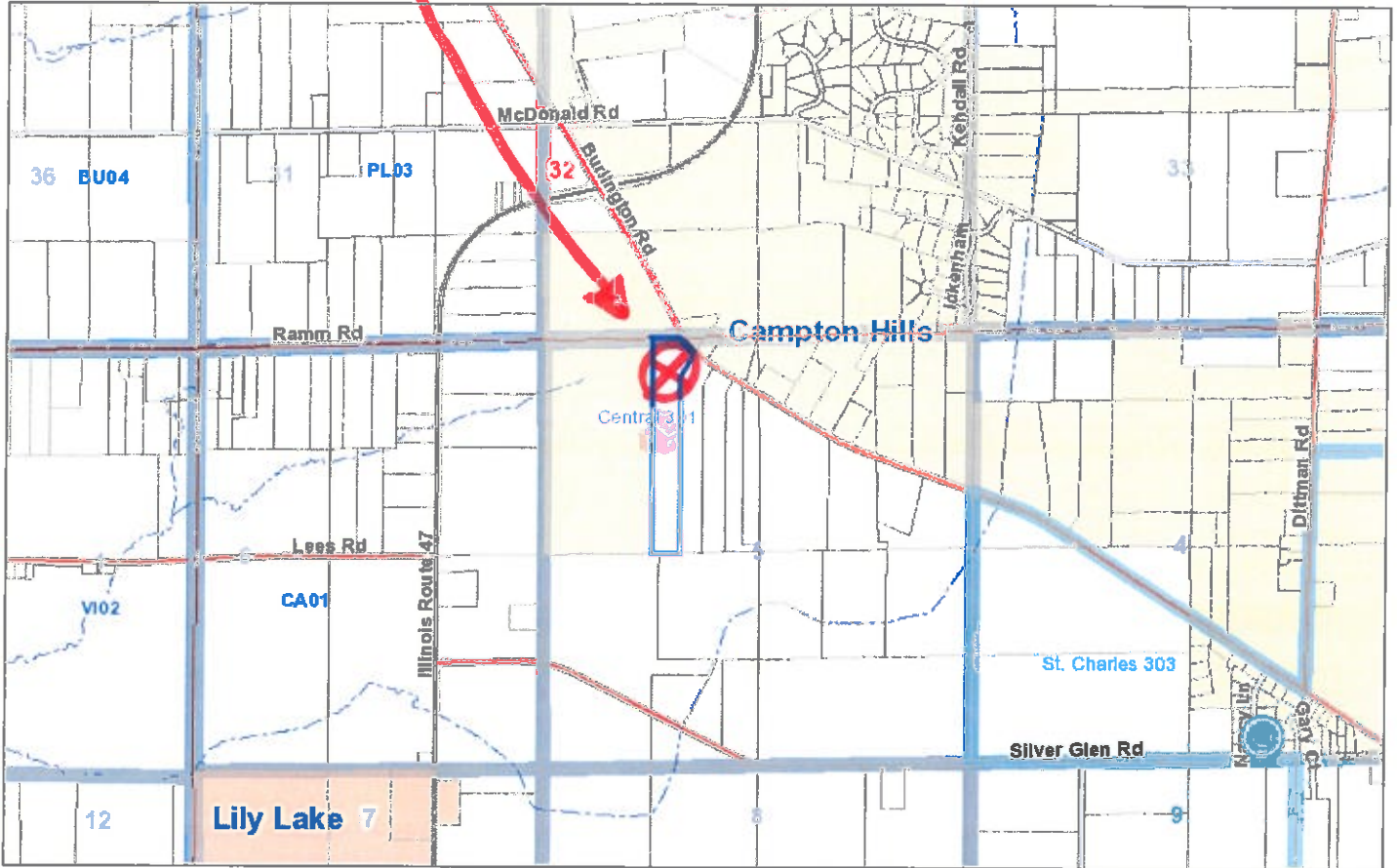
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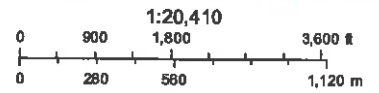
Kathy Murphy

6790154

Map Title



May 18, 2018



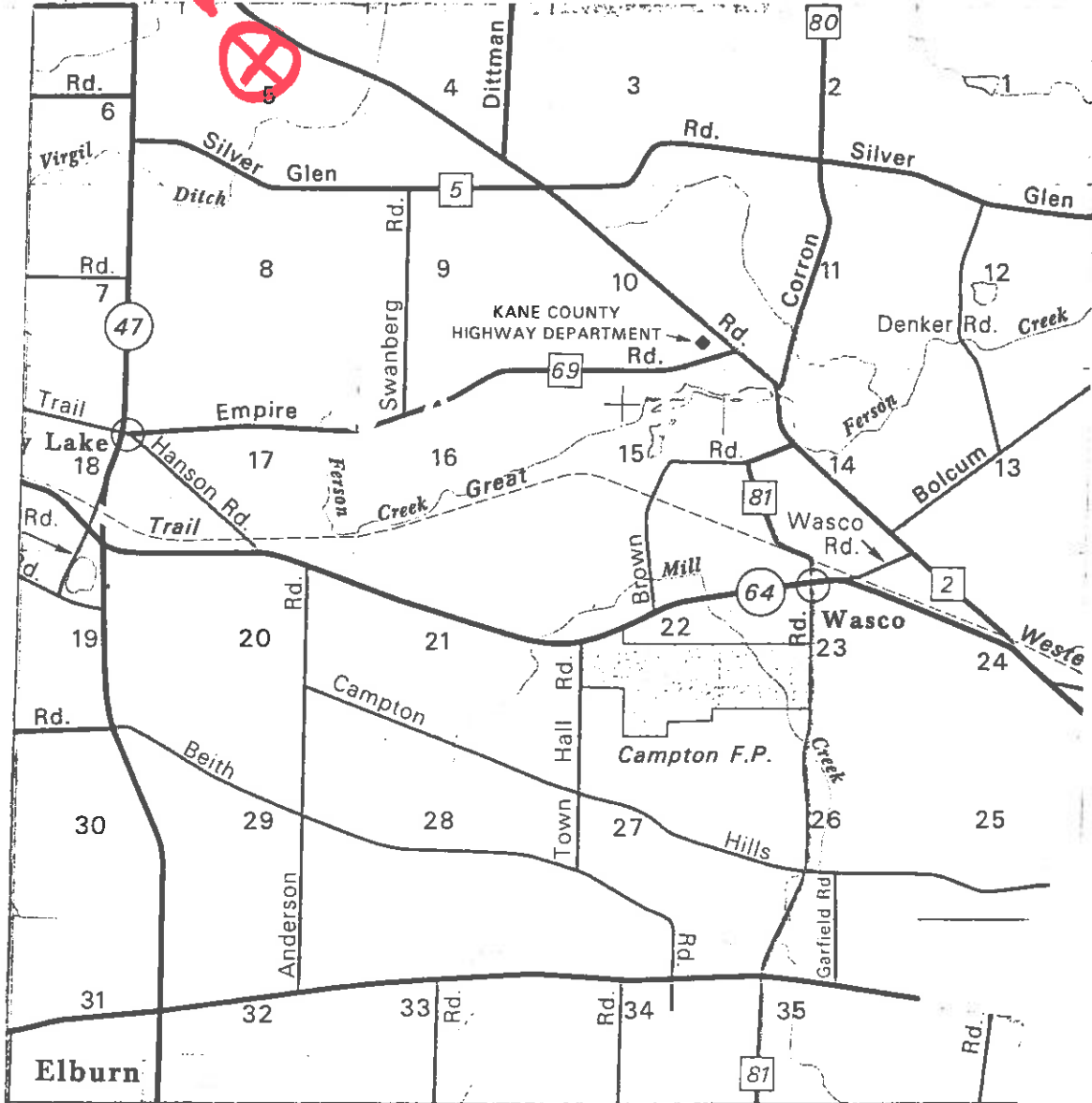
Source : GIS-Technologies
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated here, 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

CAMPTON twp.
T.40N - R.7E

map 8



1 MILE