

4510

**KANE COUNTY DEVELOPMENT DEPARTMENT**  
 Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3441

Received Date

MAY 07 2019

Kane Co. Dev. Dept.  
Zoning Division

**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.**

<b>1. Property Information:</b>	Parcel Number (s): 07-30-100-003
	Street Address (or common location if no address is assigned): 5010636 Beith Rd Maple Park, IL 60151

<b>2. Applicant Information:</b>	Name John & Susan Ament	Phone 630-885-8247
	Address 5010636 Beith Rd	Fax
	Maple Park	Email j-ament@hotmail.com

<b>3. Owner of record information:</b>	Name John & Susan Ament	Phone 630-885-8247
	Address 5010636 Beith Rd	Fax
	Maple Park IL	Email j-ament@hotmail.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: \_\_\_\_\_

Current zoning of the property: F

Current use of the property: home farmland

Proposed zoning of the property: F1

Proposed use of the property: split farmland and home

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

\_\_\_\_\_

\_\_\_\_\_

**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](http://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](http://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 within 250 feet of the 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.**

John Oust  
Record Owner

5-7-2019  
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.

\_\_\_\_\_  
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?

Same use

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

F

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?

None

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

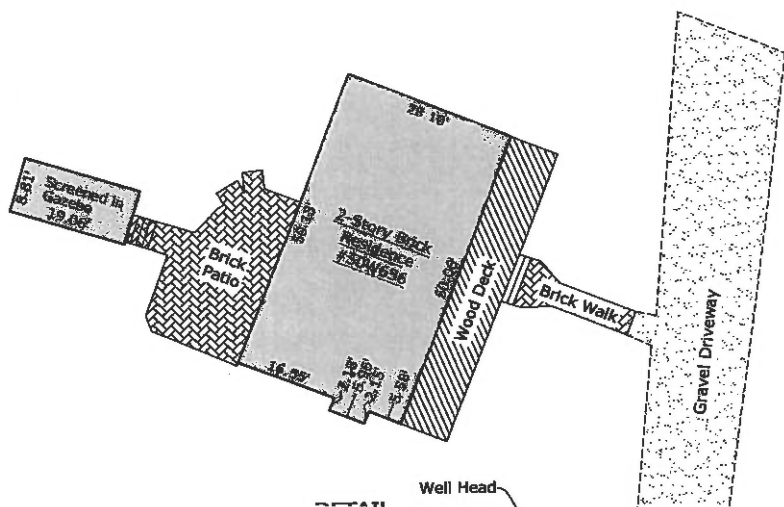
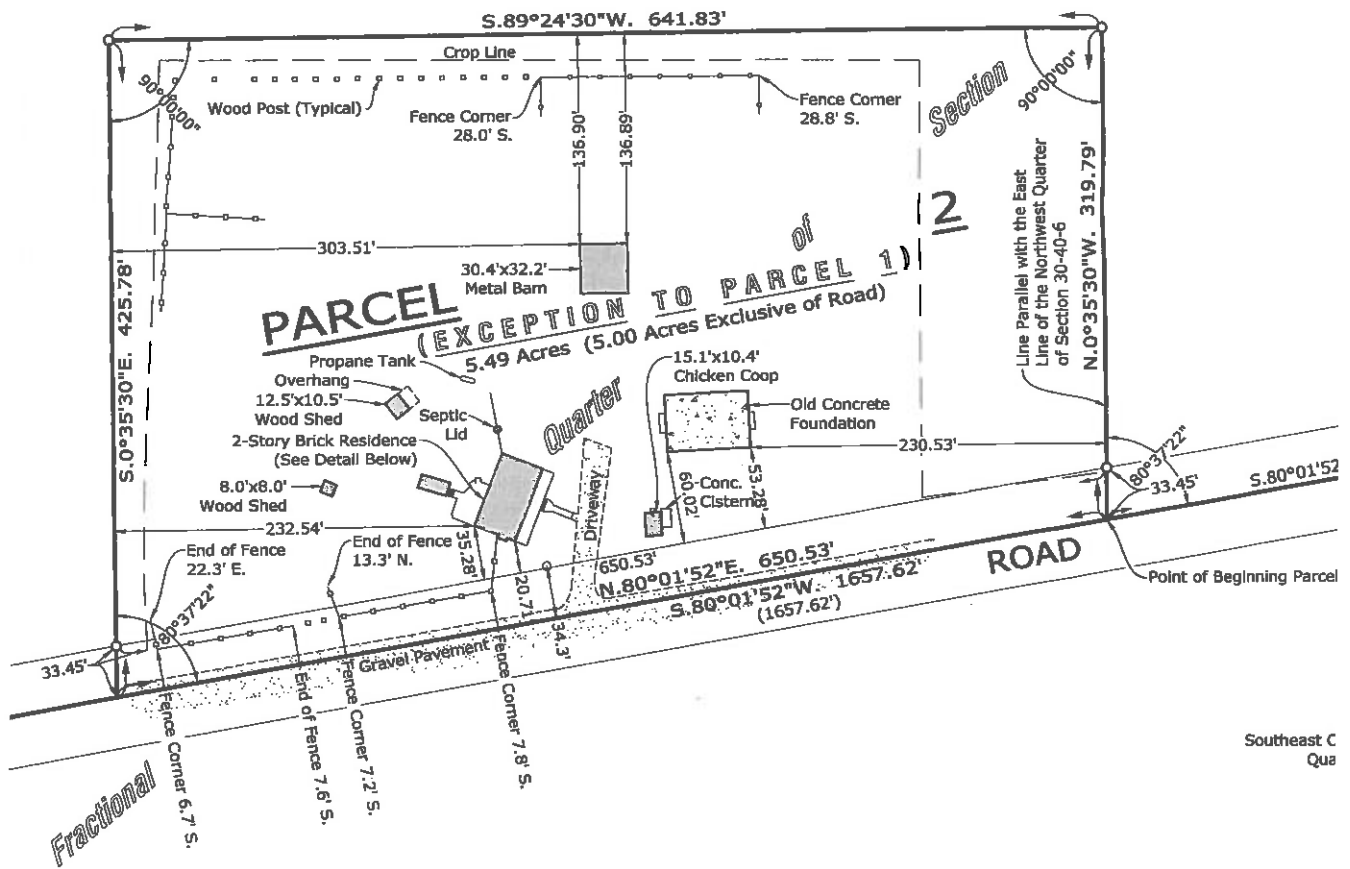
IN KEEPING WITH INTENT OF PLAN

**PARCEL**  
39.96 Acres

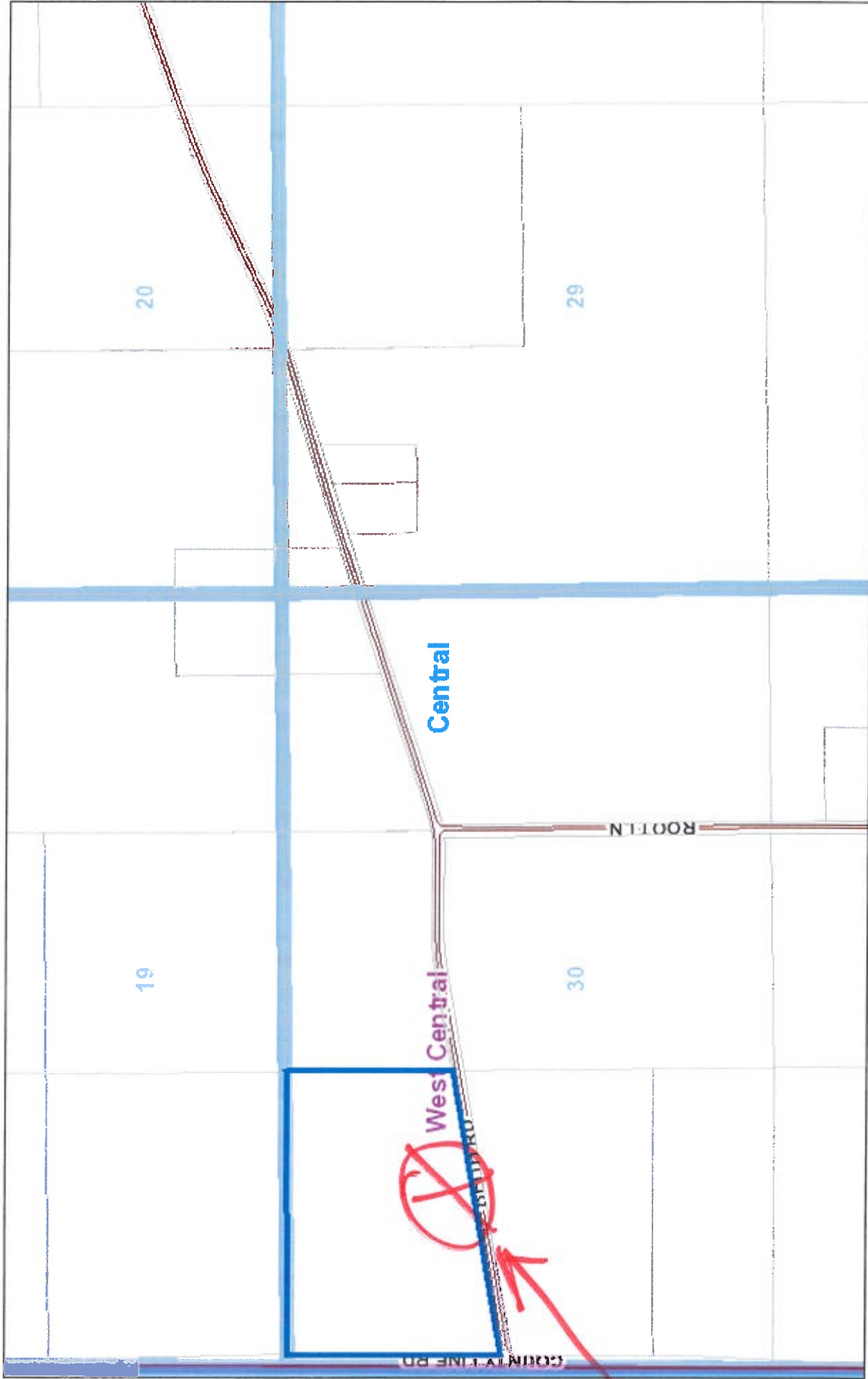
(34.47 Acres Exclusive of Parcel 2)

1

30-40-6

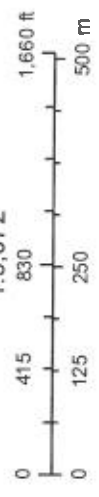


# Map Title



June 21, 2019

1:9,072



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

## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF BEITH ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION , 1620.01 FEET TO THE NORTHEAST CORNER OF SAID QUARTER; THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 04 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, ALONG THE EAST LINE OF SAID QUARTER, 934.23 FEET TO THE CENTER LINE OF BEITH ROAD; THENCE SOUTHWESTERLY AT AN ANGLE OF 99 DEGREES 22 MINUTES 38 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, ALONG SAID CENTER LINE AND ALONG SAID CENTER LINE EXTENDED, 1657.62 FEET TO THE WEST OF SAID SECTION; THENCE NORTHERLY AT AN ANGLE OF 79 DEGREES 53 MINUTES 18 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID WEST LINE, 1206.41 FEET TO THE POINT OF BEGINNING, ALL IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE FOLLOWING:

### PARCEL 2:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF BEITH ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION , 1620.01 FEET TO THE NORTHEAST CORNER OF SAID QUARTER; THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 04 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, ALONG THE EAST LINE OF SAID QUARTER, 934.23 FEET TO THE CENTER LINE OF BEITH ROAD; THENCE SOUTHWESTERLY AT AN ANGLE OF 99 DEGREES 22 MINUTES 38 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, ALONG SAID CENTER LINE, 313.04 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY AT AN ANGLE OF 80 DEGREES 37 MINUTES 22 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE BEING PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 319.79 FEET; THENCE WESTERLY, PERPENDICULAR WITH THE LAST DESCRIBED COURSE, 641.83 FEET; THENCE SOUTHERLY, PERPENDICULAR WITH THE LAST DESCRIBED COURSE, 425.78 FEET TO THE CENTERLINE OF BEITH ROAD; THENCE EASTERLY AT AN ANGLE OF 80 DEGREES 37 MINUTES 22 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID CENTERLINE, 650.53 FEET TO THE POINT OF BEGINNING, ALL IN VIRGIL TOWNSHIP, KANE COUNTY ILLINOIS.

## SURVEYOR'S NOTES

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVICITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

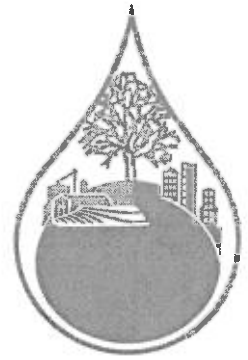
ALL BUILDING TIES ARE TO THE BRICK CORNERS.

THE PERMANENT PARCEL INDEX NUMBER FOR PARCEL 1 DESCRIBED HEREON IS 07-30-100-003.

160'

ARE BASED ON  
NE, NAD83 (2011)

# Kane – DuPage Soil & Water Conservation District



May 3, 2019

Kane County Development Department  
Keith Berhout  
719 S. Batavia Avenue  
Geneva, IL 60134

We have assigned number 19-037 to a Land Use Opinion Applications from:

John Ament  
50W636 Beith Road  
Maple Park, IL 60151

The site location is:

Virgil Township  
Section 30, Township 40N, Range 6E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservations Districts Act.

\_\_\_\_\_ Our review and comments will be sent on or before \_\_\_\_\_.

According to the information received, a full Land Use Opinion report is not required at this time. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

Sincerely,

Susan M. Rankin  
Office Assistant

C: John Ament

## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF BEITH ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION , 1620.01 FEET TO THE NORTHEAST CORNER OF SAID QUARTER; THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 04 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, ALONG THE EAST LINE OF SAID QUARTER, 934.23 FEET TO THE CENTER LINE OF BEITH ROAD; THENCE SOUTHWESTERLY AT AN ANGLE OF 99 DEGREES 22 MINUTES 38 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, ALONG SAID CENTER LINE AND ALONG SAID CENTER LINE EXTENDED, 1657.62 FEET TO THE WEST OF SAID SECTION; THENCE NORTHERLY AT AN ANGLE OF 79 DEGREES 53 MINUTES 18 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID WEST LINE, 1206.41 FEET TO THE POINT OF BEGINNING, ALL IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE FOLLOWING:

### PARCEL 2:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF BEITH ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION , 1620.01 FEET TO THE NORTHEAST CORNER OF SAID QUARTER; THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 04 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, ALONG THE EAST LINE OF SAID QUARTER, 934.23 FEET TO THE CENTER LINE OF BEITH ROAD; THENCE SOUTHWESTERLY AT AN ANGLE OF 99 DEGREES 22 MINUTES 38 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, ALONG SAID CENTER LINE, 313.04 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY AT AN ANGLE OF 80 DEGREES 37 MINUTES 22 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE BEING PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 319.79 FEET; THENCE WESTERLY, PERPENDICULAR WITH THE LAST DESCRIBED COURSE, 641.83 FEET; THENCE SOUTHERLY, PERPENDICULAR WITH THE LAST DESCRIBED COURSE, 425.78 FEET TO THE CENTERLINE OF BEITH ROAD; THENCE EASTERLY AT AN ANGLE OF 80 DEGREES 37 MINUTES 22 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID CENTERLINE, 650.53 FEET TO THE POINT OF BEGINNING, ALL IN VIRGIL TOWNSHIP, KANE COUNTY ILLINOIS.

## SURVEYOR'S NOTES

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

ALL BUILDING TIES ARE TO THE BRICK CORNERS.

THE PERMANENT PARCEL INDEX NUMBER FOR PARCEL 1 DESCRIBED HEREON IS

160'

E BASED ON  
NAD83 (2011)