

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

4573

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): 13-12-400-009
	Street Address (or common location if no address is assigned): 45W336 Wheeler Rd. Sugar Grove, IL 60554

2. Applicant Information:	Name Daniel + Ashley Entle	Phone 630 857 6737
	Address 291B Whitfield Dr.	Fax
	Sugar Grove, IL 60554	Email danentle@gmail.com

3. Owner of record information:	Name Daniel + Ashley Entle	Phone 630 857 6737
	Address 291B Whitfield Dr.	Fax
	Sugar Grove, IL 60554	Email danentle@gmail.com

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.

Daniel and Ashley Entle
Name of Development/Applicant

2-26-21
Date

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

The proposed use of the property will remain as residential with an agriculture use.

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

F and F1

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

The property will remain residential as it has been since 1952.

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

This property fits in with the overall trend of farmettes + farmland in the area.

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

The projected use of the property will align with the 2040 plan because it will be used for rural residential + farming.

March 26, 2021

Sandra Brackett (*Daniel & Ashley Entile*)

Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is seeking, for mortgage purposes, to create a new, separate F-1 zoned property on the farm. This would be in the area where the existing home is now. No additional homes are planned for the farm.

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.

Findings of Fact:

1. The rezoning would create a separate residential parcel for the existing home.
2. No additional homes would be built on the farm.

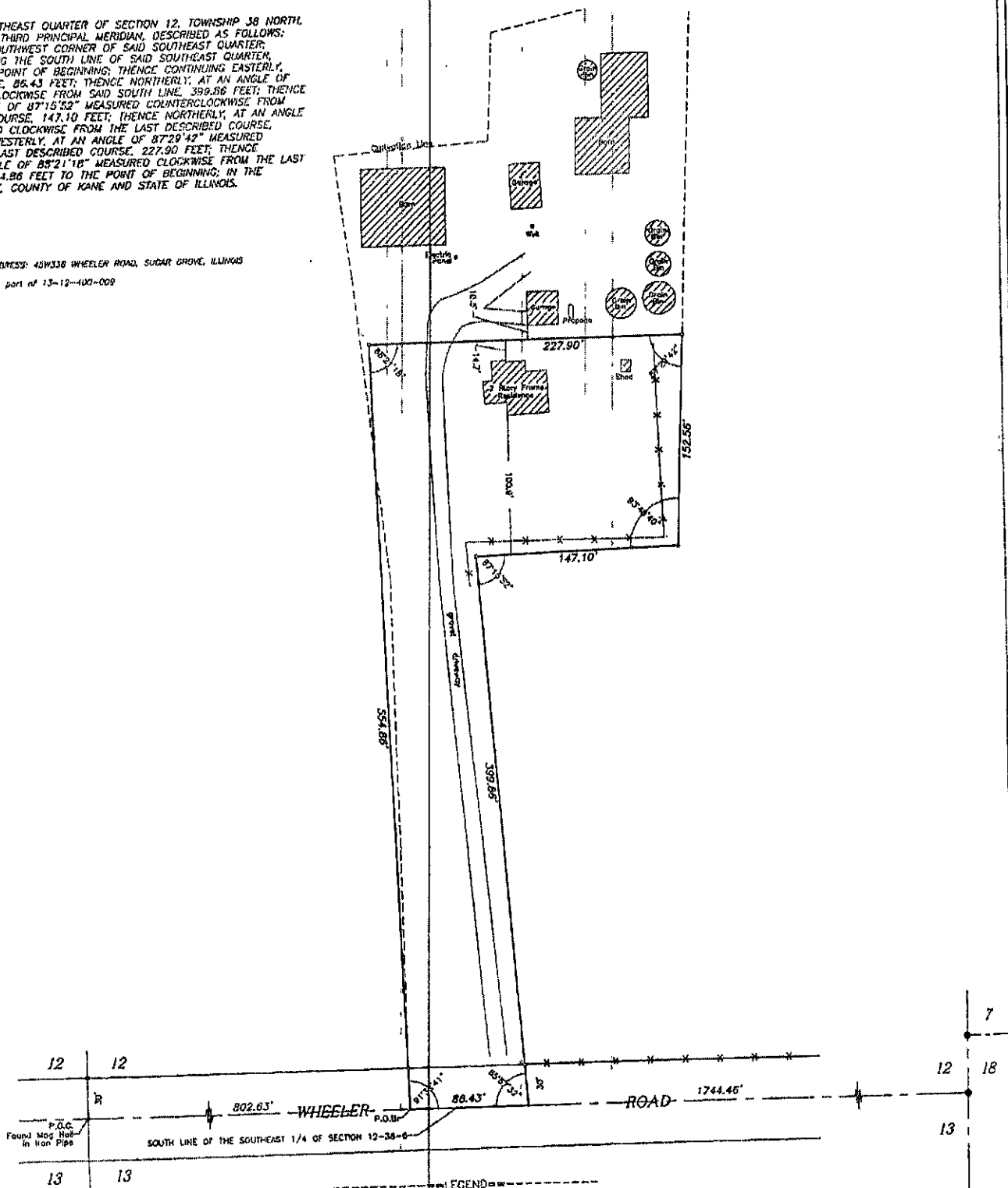
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

PLAT AND CERTIFICATE OF SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 802.63 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY, ALONG SAID SOUTH LINE, 86.43 FEET; THENCE NORTHERLY, AT AN ANGLE OF 85°57'32" MEASURED CLOCKWISE FROM SAID SOUTH LINE, 399.86 FEET; THENCE EASTERLY, AT AN ANGLE OF 87°15'52" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 147.10 FEET; THENCE NORTHERLY, AT AN ANGLE OF 93°48'40" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 152.98 FEET; THENCE WESTERLY, AT AN ANGLE OF 87°29'42" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 227.90 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 88°21'18" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 554.86 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BIG ROCK, COUNTY OF KANE AND STATE OF ILLINOIS.

CONTAINS 1.50 ACRES

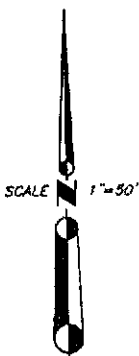
PROPERTY ADDRESS: 40W38 WHEELER ROAD, SUGAR GROVE, ILLINOIS
 P.M. part of 13-12-400-009



- LEGEND
- Boundary of property surveyed
 - Found iron pipe
 - Set iron pipe
 - P.O.C. Point of commencement
 - P.O.B. Point of beginning

STATE OF ILLINOIS }
 COUNTY OF DEKALB } SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 FIELD WORK COMPLETED DECEMBER 10TH, 2020, WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 26TH DAY OF FEBRUARY, 2021:



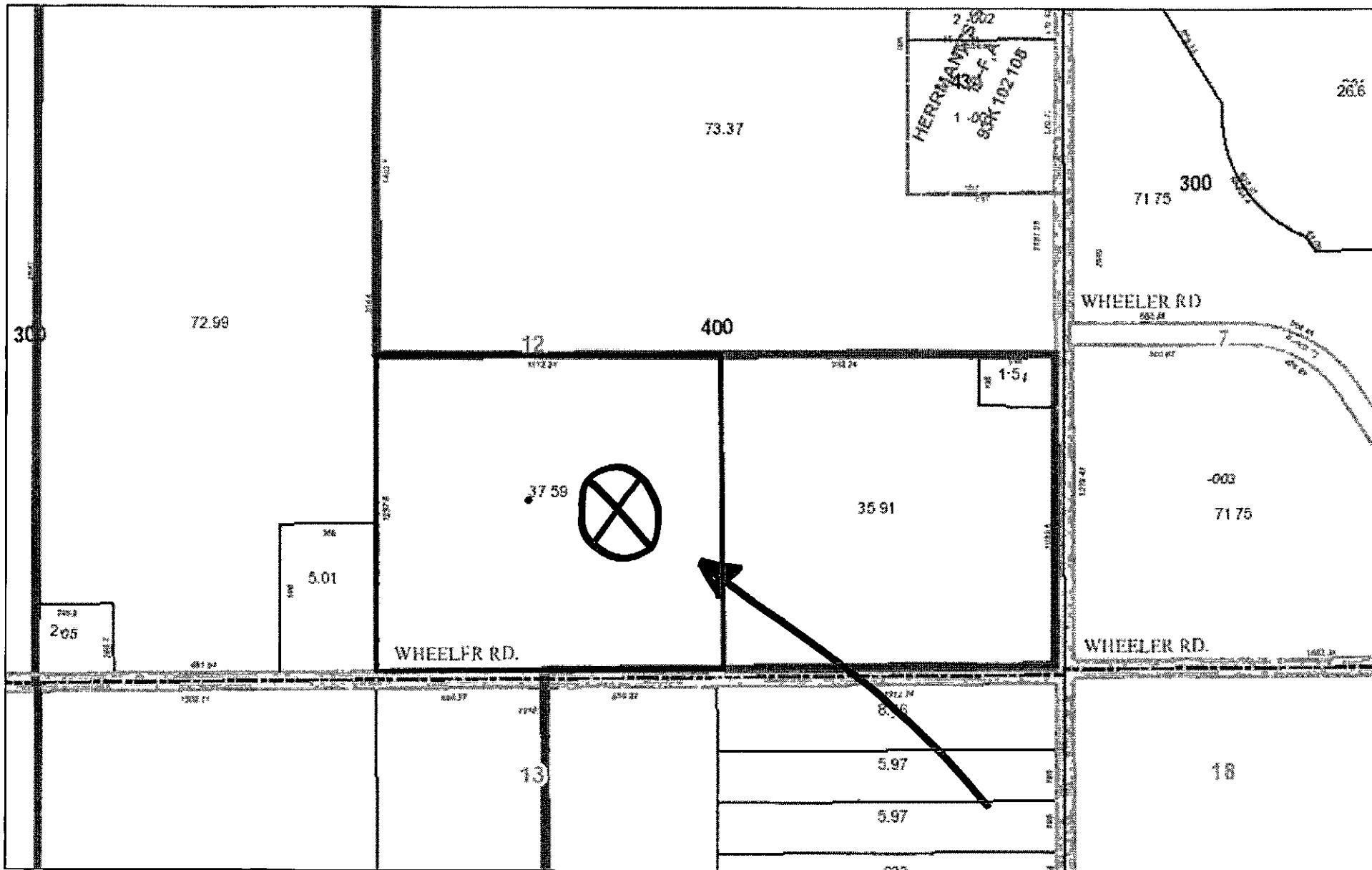
FOR: ASHLEY ENTILE
 JOS NO. 15687

LESLIE ARON DODGS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2022

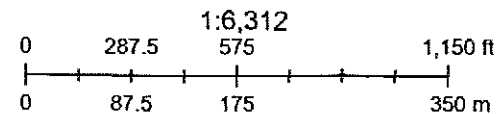


JADE Hanna Surveyors
 155 N 3rd Street
 DeKalb, IL 60115
 (815) 756-2189
 info@hannasurveyors.com
 License No. 184006622

Map Title



March 4, 2021



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