

**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

4586

Received Date  
 DEC 13 2021  
 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.**

1. Property Information:	Parcel Number (s): 12-12-300-040
	Street Address (or common location if no address is assigned): ON 495 Old Kirk Rd., Geneva, IL (2.49 acres)

2. Applicant Information:	Name Patrick E. Caulfield	Phone 630-618-7780
	Address 420 Mill St. Batavia, IL 60510	Fax
		Email pecaulfield35@gmail.com

3. Owner of record information:	Name Patrick E. Caulfield	Phone 630-618-7780
	Address 420 Mill St. Batavia, IL 60510	Fax
		Email pecaulfield35@gmail.com

**Zoning and Use Information:**

*Urban Neighborhoods / Mixed Use Infill*

2040 Plan Land Use Designation of the property: ~~single family home (residential)~~

Current zoning of the property: F-District Farming

Current use of the property: vacant lot

Proposed zoning of the property: ~~residential~~ E2-A-District-Estate

Proposed use of the property: residential, primary residence

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

New home construction / single family residence

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (\* This report may best be accessed with Internet Explorer on some computers, per the State)
- 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.

*[Signature]* 11/30/2021  
Record Owner Date

*[Signature]* 11/30/2021  
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.

Patrick Caulfield  
Name of Development/Applicant

11/20/2021  
Date

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

We would be constructing our new home.  
The area currently has established residences.

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

To our knowledge, it is currently residential.

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

We are unable to construct a new home under  
current zoning classification.

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

Unknown, no current changes.

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

The zoning would allow the residential development  
of this vacant parcel. There are other residential  
properties in the immediate area.

December 21, 2021

Patrick Caulfield, et ux

Rezoning from F-District Farming to E2-A District Estate

**Special Information:** The petitioner is seeking a rezoning to allow a single family home to be built on the northern portion of the property. The property is part of a large parcel which was divided in 1984. The rezoning would bring the property into conformance for residential use.

**Analysis:** The Kane County 2040 Land Use Plan designates this area as Urban Neighborhood / Mixed Use Infill. The purpose of this designation is to protect and improve existing residential neighborhoods and identify opportunities for the creation of additional livable, sustainable, and healthy neighborhoods and communities.

**Findings of Fact:**

1. The rezoning would allow one single family home to be constructed on the property.

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

# PLAT OF TOPOGRAPHY

D.F.L.S.  
DALE FLOYD LAND SURVEYING L.L.C.  
2000 W. LINCOLN ROAD SUITE A  
GENEVA, ILLINOIS 60134  
PHONE: 630-236-7705 FAX: 630-233-1725  
E-MAIL: DFLS@SBGLOBAL.NET

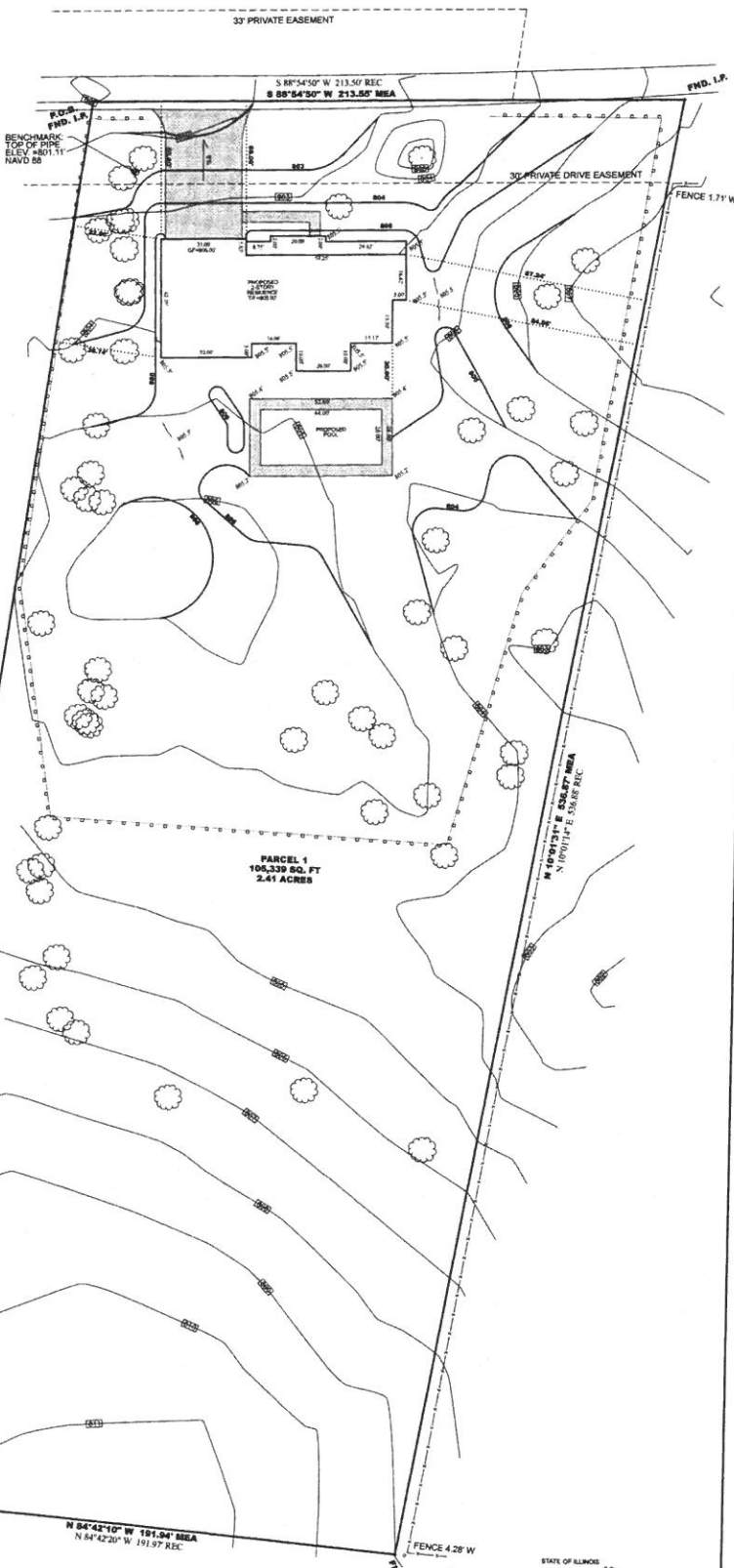


**PARCEL 1**  
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE CENTER OF SAID SECTION 12, AS SHOWN ON THE PLAT OF THE MARTIN SCHOCK ESTATE RECORDED IN BOOK 20 OF PLATS, AT PAGE 23 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 55 MINUTES WEST 114.40 FEET TO A POINT ON THE CENTER LINE OF OLD KIRK ROAD WHICH IS 607.56 FEET SOUTH 7 DEGREES 58 MINUTES 40 SECONDS WEST FROM THE SOUTHWEST CORNER OF FRANK F. EITER SUBDIVISION AS PER THE PLAT THEREOF FILED IN BOOK 67 OF PLATS AT PAGE 28 AS DOCUMENT 1206715 FOR A POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 58 MINUTES 45 SECONDS WEST ALONG THE CENTER LINE OF OLD KIRK ROAD 461.40 FEET TO A LINE DRAWN PARALLEL WITH THE SOUTHERLY LINE OF LOT 6 OF THE ABOVE SAID MARTIN SCHOCK ESTATE AND 80.0 FEET NORMALLY DISTANT NORTHERLY THEREFROM; THENCE SOUTH 84 DEGREES 24 MINUTES 42 SECONDS EAST ALONG SAID PARALLEL LINE 640.0 FEET; THENCE NORTH 8 DEGREES 59 MINUTES 37 SECONDS EAST 526.79 FEET TO A POINT ON A LINE DRAWN NORTH 88 DEGREES 55 MINUTES EAST FROM THE POINT OF BEGINNING WHICH IS 467.80 FEET SOUTH 88 DEGREES 55 MINUTES WEST FROM THE CENTER OF SAID SECTION 12; THENCE SOUTH 88 DEGREES 55 MINUTES WEST 965.50 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF GENEVA, KANE COUNTY, ILLINOIS.

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:  
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 12, AS PER ASSessor MAP OF THE MARTIN SCHOCK ESTATE RECORDED IN BOOK 20 OF PLATS, AT PAGE 23 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 55 MINUTES WEST 1134.96 FEET TO A RAILROAD SPIKE ON THE CENTER LINE OF OLD KIRK ROAD THAT IS 601.53 FEET NORTH 7 DEGREES 58 MINUTES 40 SECONDS EAST OF A SOUTHERLY LINE OF LOT 6 OF SAID MAP FOR A POINT OF BEGINNING; THENCE NORTH 7 DEGREES 58 MINUTES 40 SECONDS EAST ALONG THE LAST DESCRIBED COURSE 433.20 FEET; THENCE SOUTH 7 DEGREES 58 MINUTES 40 SECONDS WEST PARALLEL WITH SAID CENTER LINE 511.88 FEET TO A LINE DRAWN PARALLEL WITH AND 80.0 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT 6 (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTH 84 DEGREES 42 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE 448.03 FEET TO SAID CENTER LINE; THENCE SOUTH 7 DEGREES 58 MINUTES 40 SECONDS EAST ALONG SAID CENTER LINE 461.40 FEET TO THE POINT OF BEGINNING, IN GENEVA TOWNSHIP, KANE COUNTY, ILLINOIS.

**PARCEL 2**  
EASEMENT FOR INGRESS AND EGRESS RE SERVED IN DEED DATED DECEMBER 29, 1928 AND RECORDED JANUARY 8, 1929 IN BOOK 855, PAGE 129 AS DOCUMENT 317918, AND RESERVED IN DEED DATED AUGUST 21, 1948 AND RECORDED SEPTEMBER 21, 1949 AS DOCUMENT 512527 IN BOOK 1424, PAGE 41, FOR THE BENEFIT OF PARCEL 1, OVER THAT PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SECTION 12, THENCE SOUTH 88 DEGREES 55 MINUTES WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 467.8 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 55 MINUTES WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 41.18 FEET; THENCE NORTH 8 DEGREES 17 MINUTES EAST 33.37 FEET TO A LINE DRAWN PARALLEL WITH AND 33 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES THERETO, THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 43.70 FEET TO A LINE DRAWN PARALLEL WITH AND 30 FEET SOUTH OF, MEASURED AT RIGHT ANGLES THERETO, THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 55 MINUTES EAST ALONG SAID PARALLEL LINE 884.80 FEET TO A LINE DRAWN SOUTH 8 DEGREES 17 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE NORTH 8 DEGREES 17 MINUTES EAST 30.33 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF GENEVA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 04510 OLD KIRK ROAD, GENEVA, ILLINOIS



LEGEND	
—	FOUNDED FROM ROAD
—	FOUND FROM PINE
—	FENCE
—	BUILDING
—	BUILDING
—	EXIST'G FENCE
—	EAST TOWNSHIP PROP. CONTIGUA
—	EASEMENT
—	ASPHALT
—	CONCRETE

THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY.  
COMPARE ALL RIGHTS BEFORE BUILDING BY THE HOMEOWNER. ONCE REPORT ANY DIFFERENCE.

DATE: 12-20-23  
JOB NO. 1220-53



License Information: 11-03-2022  
FIELD WORK COMPLETED: 10-3-2021  
PREPARED FOR: CTDI CONTRACTING SERVICES

STATE OF ILLINOIS  
COUNTY OF KANE  
DALE FLOYD LAND SURVEYING L.L.C.  
PROFESSIONAL SURVEYOR LICENSE NO. 184-00129  
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED BY THE SURVEYOR REPRESENTED ON THE PLAT HEREON DRAWN.  
COMMISSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
GENEVA, ILLINOIS 10-13 A.D. 2021  
DALE FLOYD LAND SURVEYING L.L.C.  
LICENSE PROFESSIONAL LAND SURVEYOR NO. 004-6008

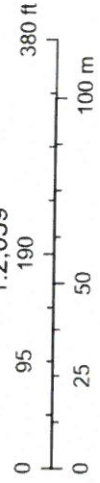


# Map Title



December 13, 2021

1:2,039

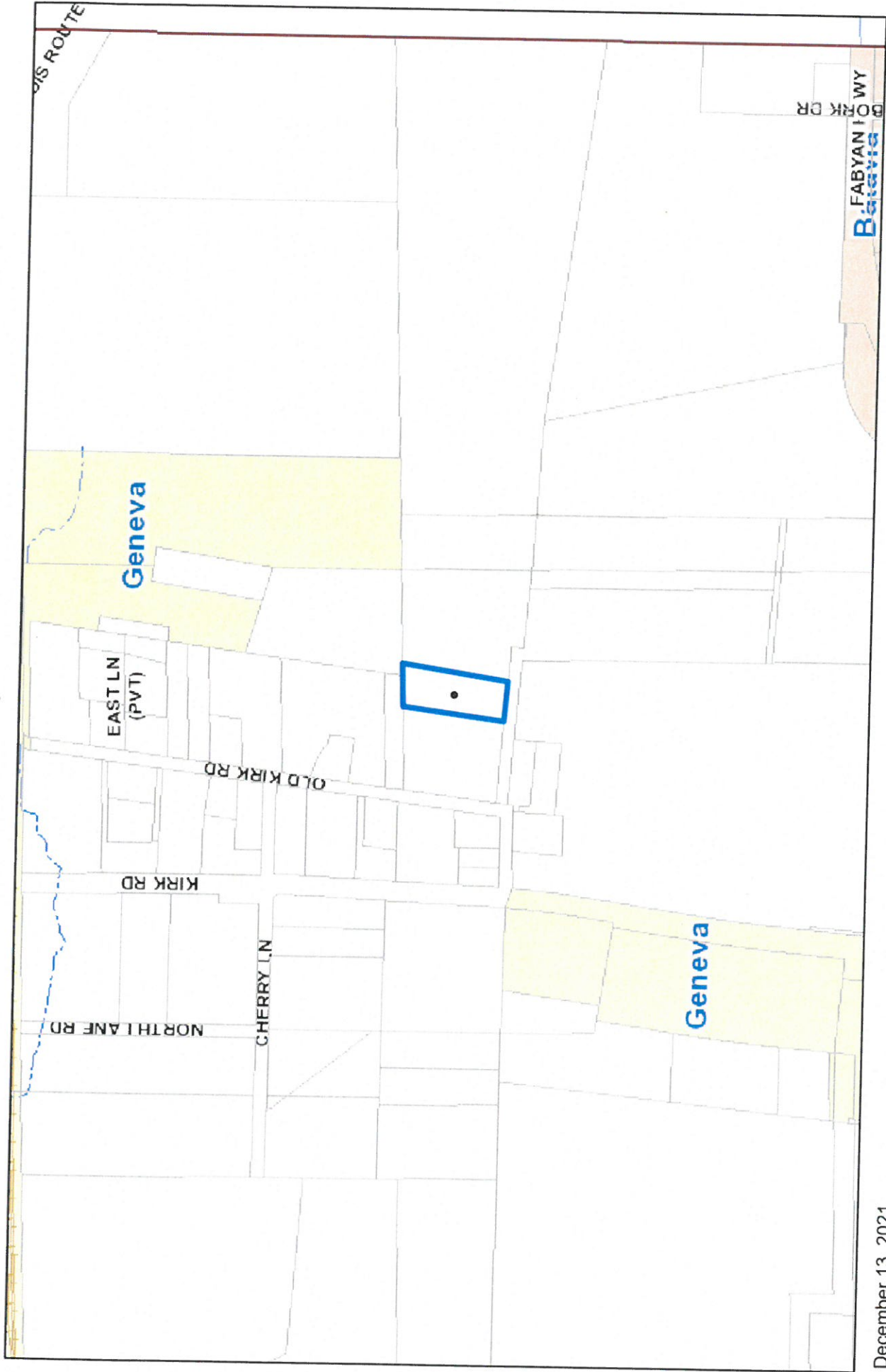


GIS-Technologies

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

# Map Title



December 13, 2021

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