

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

P10220170000415

**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): 07-11-200-002 07-12-100-002
	Street Address (or common location if no address is assigned): READ ROAD

2. Applicant Information:	Name BIDDLE BROTHERS c/o JAMES A. STODDARD	Phone 815-748-0380
	Address 2045 MCKEEN CT, STE A	Fax 815-748-4030
	SYCAMORE, IL 60178	Email jstoddard@kleinstoddard.com

3. Owner of record information:	Name ROBERT C. BIDDLE, JOHN M. BIDDLE, ROGER L. BIDDLE, + RICHARD W. BIDDLE	Phone 630-212-5737
	Address 56W 727 HARTER ROAD	Fax
	MAPLE PARK, IL 60151	Email rbiddle55@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.

BIDDLE BROTHERS  
Name of Development/Applicant

5/4/17  
Date

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

OUR PROPOSED USE WOULD NOT CHANGE EXISTING USES OF PROPERTY WITHIN THE GENERAL AREA.

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

F DISTRICT FARMING

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

THE ~~SUITABILITY~~ PROPERTY IN QUESTION IS SUITED TO USES PERMITTED BUT ONLY IF USED WITH ADJACENT FARM PROPERTY. THIS IMPROVED PROPERTY IS NOT NEEDED FOR THE FARMING ENTERPRISES AND WOULD BE BEST UTILIZED AS A RURAL RESIDENCE

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

NO TRENDING; BASIC AGRICULTURE

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

PROJECTED USE WOULD COMPLY WITH THE PLAN.

August 1, 2017

Old Second National Bank Trust #6077 (*Biddle Brothers*)  
Rezoning from F to F-1

**Special Information:** The petitioners are seeking a rezoning of the property to allow the existing home and barn to be split off from the remaining farmland. The new residential parcel would be 8 acres in size.

**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 Finding of Fact:**

1. The existing residential use will not be intensified by the rezoning.

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

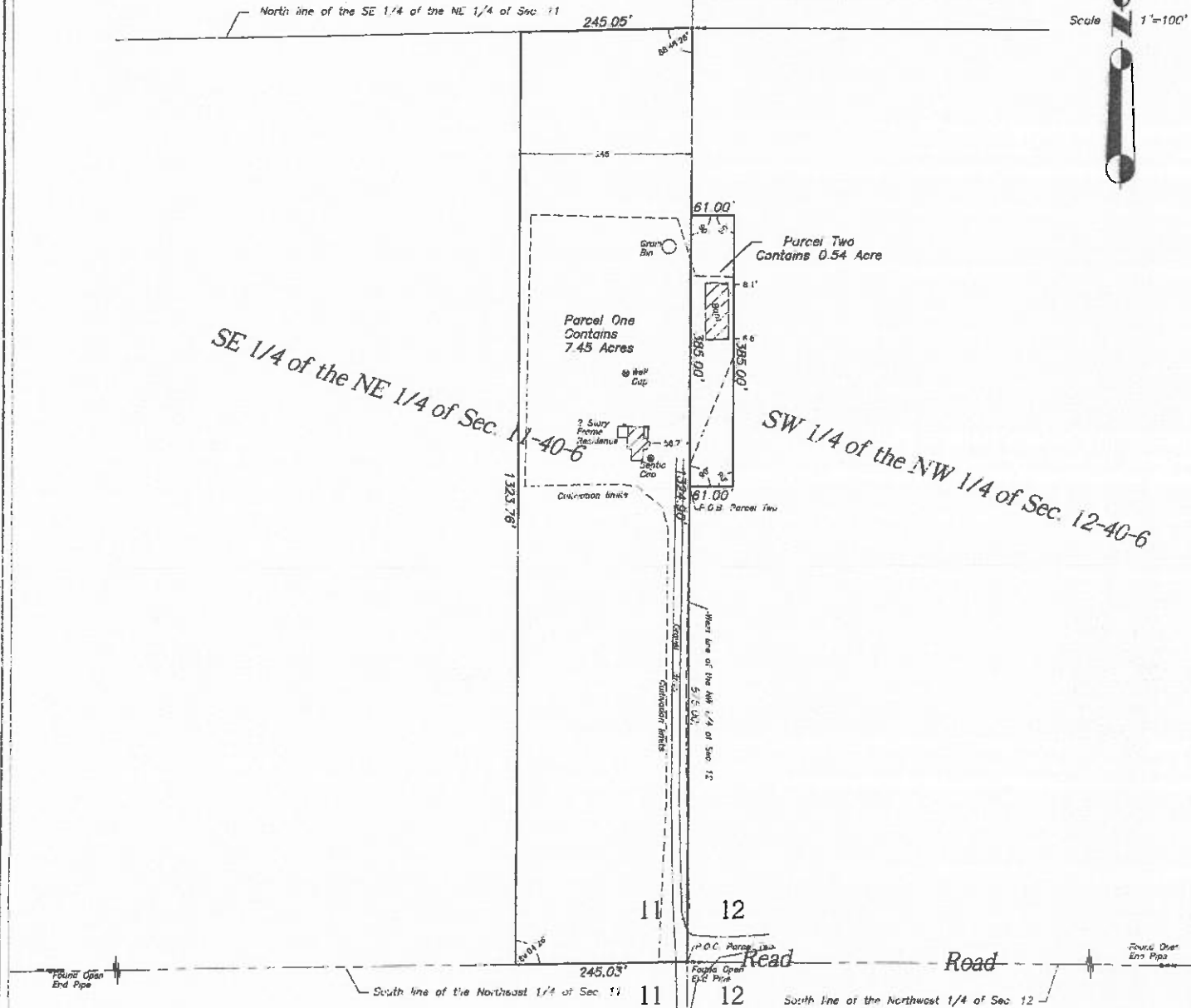
# PLAT AND CERTIFICATE OF SURVEY

**PARCEL ONE**  
THE EAST 245.0 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS

**PARCEL TWO**  
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTHERLY, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 675.00 FEET FOR THE POINT OF BEGINNING; THENCE COMBINING NORTHERLY, ALONG SAID WEST LINE, 385.00 FEET, THENCE EASTERLY, AT RIGHT ANGLE TO SAID WEST LINE, 61.00 FEET, THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID WEST LINE, 385.00 FEET, THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 61.00 FEET TO THE POINT OF BEGINNING, ALL IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.

Note: Property corners not set at client request.

Scale 1"=100'



SE 1/4 of the NE 1/4 of Sec. 11-40-6

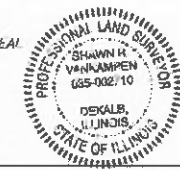
SW 1/4 of the NW 1/4 of Sec. 12-40-6

**LEGEND**  
 - - - - - Boundary of property surveyed  
 o - - - - - indicates found survey marker  
 o - - - - - indicates set (omit) end pipe  
 - - - - - indicates fence line

STATE OF ILLINOIS )  
 ) SSS  
 COUNTY OF DEKALB )

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREOF 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 JULY 20TH, 2016. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 25TH DAY OF JULY, 2016.

SHAWN R. VAN KAMPEN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710  
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2016



Prepared by:  
 William C. Hanna Surveyors  
 License No. 1342807  
 506 Pine Street  
 DeKalb, Illinois 60115  
 (815) 756-2189  
 Fax: 748-2532  
 info@hannasurveyors.com

FOR: ROGER BIDDLE  
 JOB NO. WES 13698

*Old Second National Bank  
Biddle Brothers*



12  
READ RD.

READ RD.

*ch No. 2*

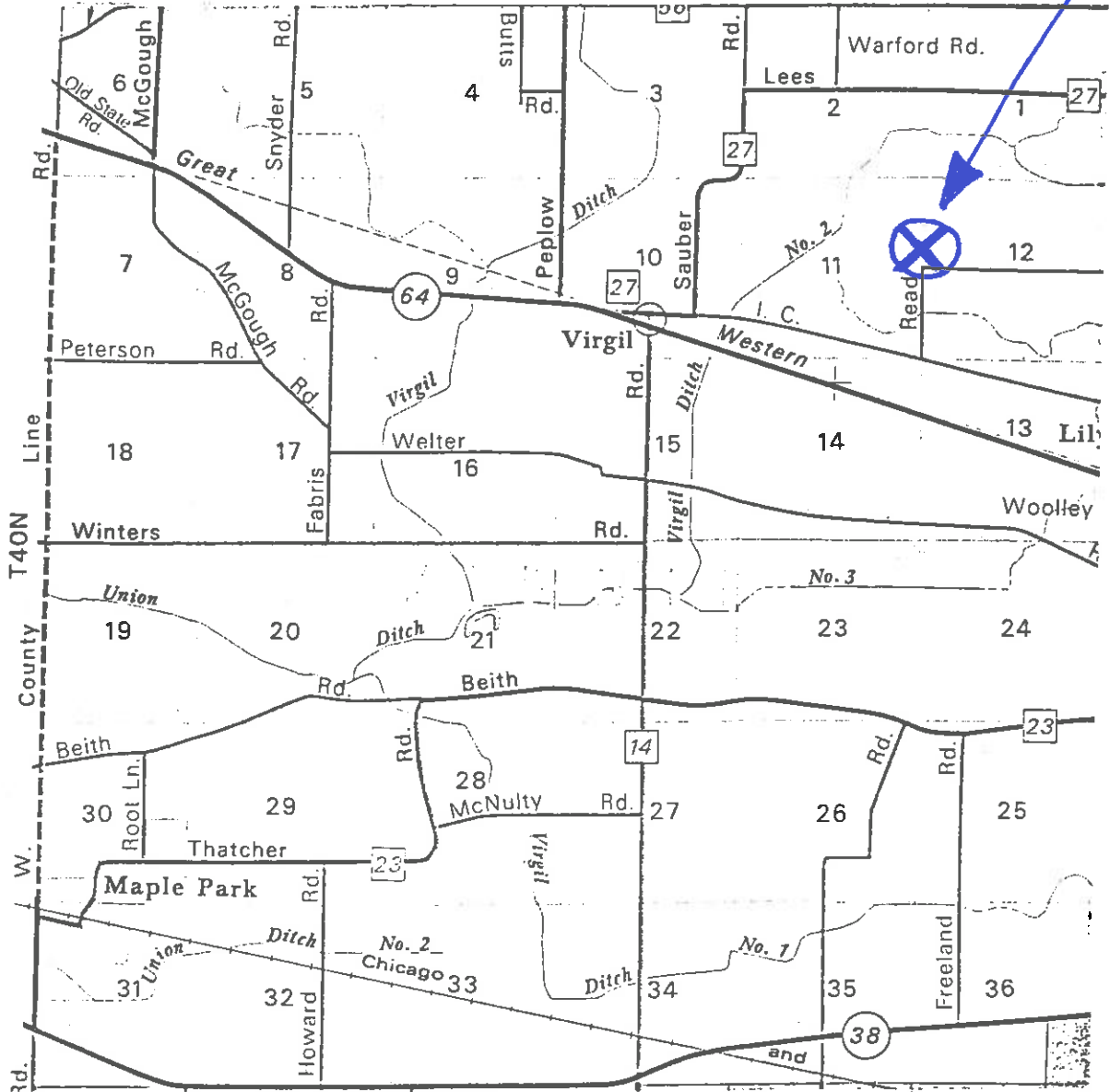
*Virgil Ditch No. 2*

I.C. TR.

I.C. TR.

VIRGIL twp.  
T.40N - R.6E

map 7



1" = MILE