

KANE COUNTY DEVELOPMENT DEPARTMENT
Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492 Fax: (630) 232-3411

<i>Received Date</i>

ZONING MAP AMENDMENT APPLICATION

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): 10-22-400-016 - Alvah & Susan Withey 10-22-400-017 – Marcus Withey
	Street Address (or common location if no address is assigned): 1S614 Dauberman Road, Elburn, IL 60119 1S623 Harter Road, Maple Park, IL 60151

2. Applicant Information:	Name Development Properties, Inc. John A. Thornhill, President	Phone 630-584-3303
	Address 44 White Oak Circle, St. Charles, IL 60174-4165	Fax 630-584-3303
		Email JATLDC@sbcglobal.net

3. Owner of record information:	Name Alvah J. Withey & Susan J. Withey Marcus P. Withey	Phone 630-557-2454
	Address 1S614 Dauberman Road Elburn, IL 1S623 Harter Road, Maple Park, IL	Fax
		Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property:
Agriculture

Current zoning of the property:
F-Farming & F1-Rural Residential Districts

Current use of the property:
Residential

Proposed zoning of the property:
F1 District-Rural Residential District

Proposed use of the property:
Two single-family residences, both of which already exist

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)
None anticipated

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor. (*Exhibit "B"*)
- Legal description (See Exhibit "A")
- 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
- Aerial (air photo) with property clearly highlighted contact:
~~The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000~~
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee = \$1350.00 (make check payable to Kane County Development Department)

We certify that this application and the documents submitted with it are true and correct to the best of our knowledge and belief.

Record Owners:

Date: August 28, 2017

Alvah J. Withey
Alvah J. Withey

Susan J. Withey
Susan J. Withey

Marcus P. Withey
Marcus P. Withey

Applicant/Authorized Agent: Development Properties, Inc.

Date: August 28, 2017

By:

John A. Thornhill
John A. Thornhill, President

November 30, 2017

Alvah Withey, et ux and Marcus Withey
Rezoning from F to F-1

Special Information: The Petitioners are seeking a rezoning to allow the property lines to be reconfigured. There is a home on each parcel and the residential use will not be intensified.

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. If approved, the rezoning would allow the property owners to reconfigure their existing properties.
2. If approved, the rezoning would not result in an intensification of the existing residential use.

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

Findings of Fact Sheet – Rezoning

- *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.*

Withey Rezoning / Development Properties, Inc.

Name of Development/Applicant

Date: August 28, 2017

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

There is no change in use contemplated. The purpose of rezoning only seeks to re-configure the 2 existing F1 parcels on which 2 residences already exist.

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

Two parcels within the subject premises are already in the F1 District; F District-Farming surrounds the subject premises.

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

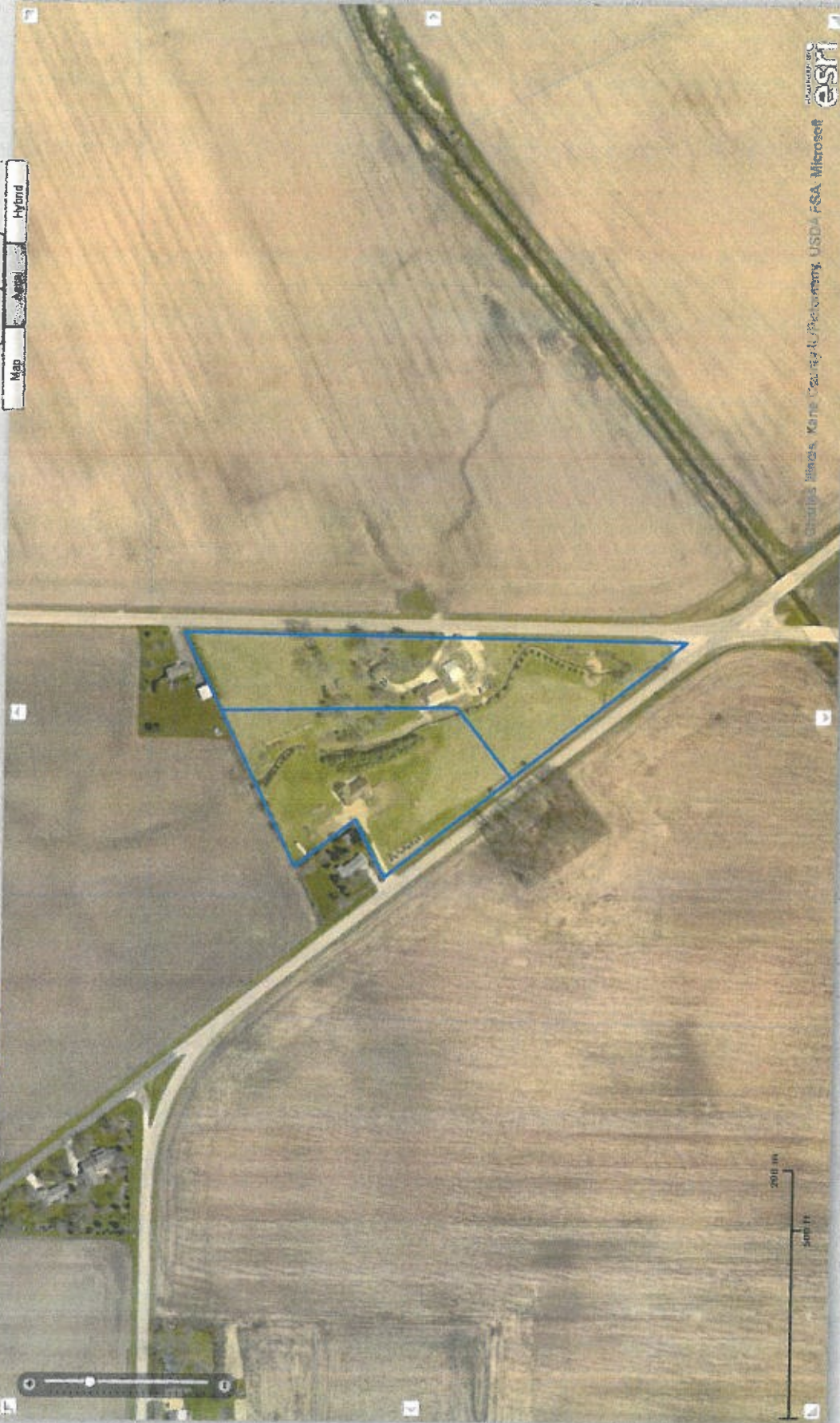
The proposed use is permitted under the F1 District-Rural Residential classification being sought.

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

There is little or no trend of development in the immediate area except for agricultural endeavors.

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

Area is designated Agriculture but proposed rezoning of subject premises to F1 is not inconsistent with the uses contemplated in the 2040 Land Resource Management Plan.



North line of the Southeast 1/4 of Sec. 22

22

23

22

23

Found
Pinchtop
Pipe

726.47'

Parcel One
Contains: 6.00 Acres

ROAD 311.86'

355.03'

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TOWNSHIP 39 NORTH, RANGE 6 EAST
BEGINNING AT THE POINT OF
WITH THE EAST LINE OF SAID
OF THE NORTHEAST CORNER OF SAID
OF 39°01'08", MEASURED
IAL CENTERLINE, 805.46 FEET; THENCE
7 FEET; THENCE NORTHWESTERLY, AT AN
SCRIBED COURSE, 145.00 FEET; THENCE
INTERCLOCKWISE FROM THE LAST
THERLY, AT AN ANGLE OF 62°17'36",
URSE, ALONG SAID EAST LINE, 1128.93
OF KANEVILLE, KANE COUNTY, ILLINOIS.

Sec. 22-39-6
Southeast 1/4 of

P.O.B.
Parcel One

Parcel Two
Contains: 6.89 Acres

1128.93'

1513.45'

East line of the Southeast 1/4 of Sec. 22

DAUBERMAN

805.46'

330.00'

145.00'

105°

91°4'15"

200.00'

203.73'

200.00'

203.73'

320.00'

203.73'

200.00'

203.73'

200.00'

203.73'

200.00'

203.73'

200.00'

203.73'

200.00'

203.73'

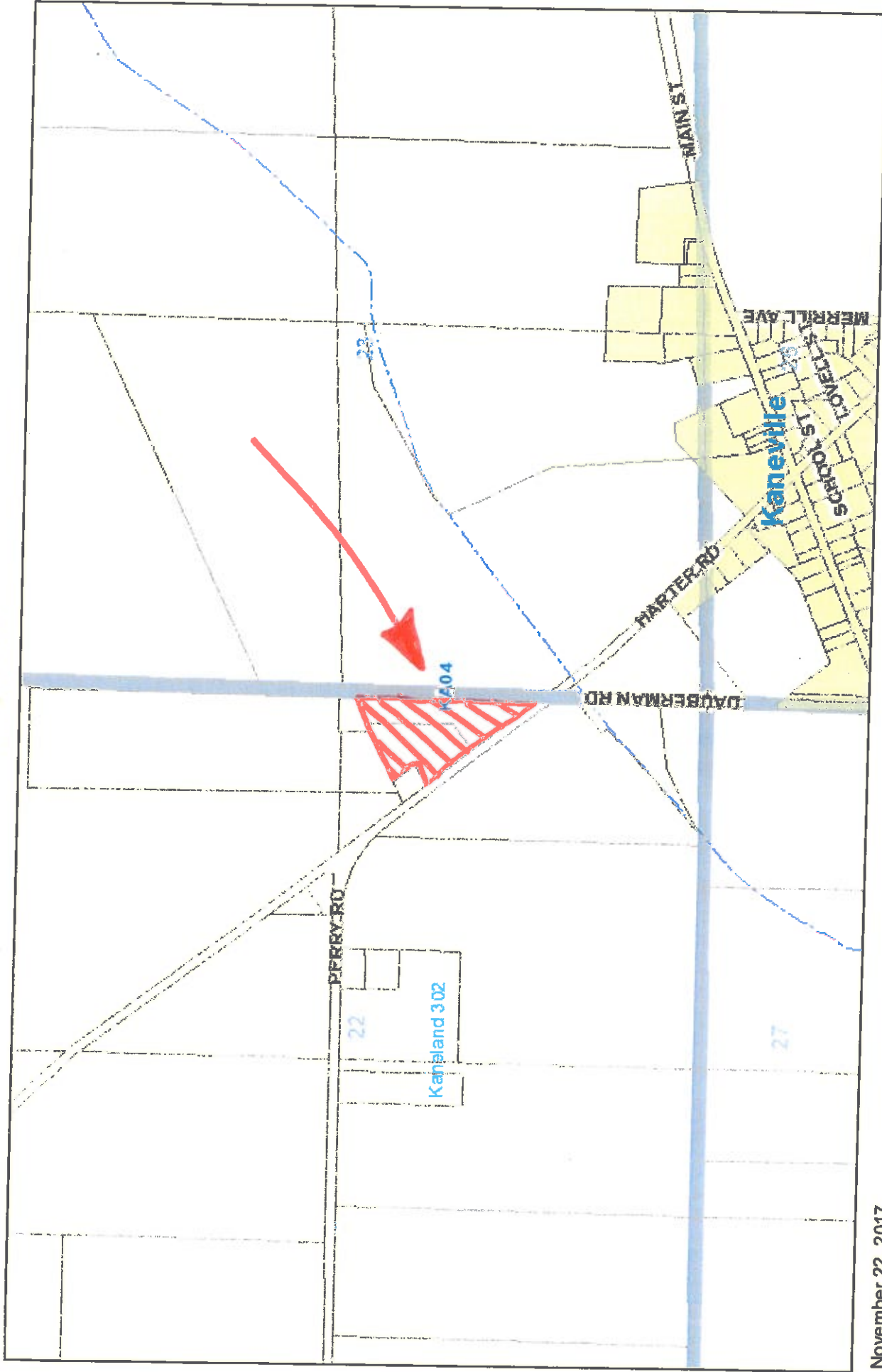
200.00'

203.73'

200.00'

P.O.C.
Parcel One

Map Title



November 22, 2017

1:11,754



Source : GIS-Technologies
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

KANEVILLE twp.

T.39N - R.6E

map 10

