

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

**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): 09-11-134-012 09-11-134-000	09-11-134-011 09-11-134-014
	Street Address (or common location if no address is assigned): 6N766 TUSCOLA AVENUE, ST. CHARLES, IL 60174	

2. Applicant Information:	Name BATIR ARCHITECTURE, LTD.	Phone (630) 513-5109
	Address 1121 E. MAIN STREET, SUITE 220	Fax (630) 513-5919
	ST. CHARLES, IL 60174	Email MKRAMER@BATIRARCH.COM

3. Owner of record information:	Name JUDD + DENNA NILES	Phone (847) 812-1534
	Address 6N772 TUSCOLA AVE.	Fax (847) 695-3055
	ST. CHARLES, IL 60174	Email INVIS07@HOTMAIL.COM

Zoning and Use Information:

2040 Plan Land Use Designation of the property: RURAL RESIDENTIAL

Current zoning of the property: F-FARMING

Current use of the property: MULTIPLE FAMILY RESIDENTIAL (4 LIVING UNITS)

Proposed zoning of the property: R-9, MULTIPLE FAMILY RESIDENTIAL

Proposed use of the property: MULTIPLE FAMILY RESIDENTIAL (4 LIVING UNITS)

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

RECONFIGURE AND UPDATE EXISTING FLOOR PLANS FOR IMPROVEMENT OF EXISTING HOME/UNITS AND TO COMPLY WITH INTERNATIONAL RESIDENTIAL CODE.

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), 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
- 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] _____ Date 1/23/18

[Signature] _____ Date 1/23/18

Applicant or Authorized Agent

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.

MARGARET KRAMER (BARTIR ARCHITECTURE) 1/23/18
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?

SITE IMPROVEMENT AND HOME IMPROVEMENT OF EXISTING MULTIPLE FAMILY RESIDENCE, IN WHICH THE HOME WILL CONTINUE TO BE A MULTIPLE FAMILY RESIDENTIAL HOME.

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

MOST PROPERTIES IN THE GENERAL AREA ARE CLASSIFIED AS F-FARMING. IF NOT F-FARMING, THEY ARE E2-ESTATE FAMILY.

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

PARTS OF SECTION 14 WERE ONCE THE INDEPENDENT TOWN OF VALLEY VIEW. EVENTUALLY, VALLEY VIEW WAS TAKEN OVER BY ST. CHARLES TOWNSHIP. SINCE THIS WAS THE CASE, THE ZONING OF THIS LAND WAS AUTOMATICALLY ASSIGNED AS THE F-FARMING DISTRICT UNTIL OTHER WISE CLASSIFIED BY AMENDMENT. WE ARE TRYING TO UPDATE THE ZONING OF THE EXISTING MULTI-FAMILY RESIDENCE TO R-9 SO IT WILL BE ZONED ACCURATELY FOR FUTURE USE.

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

RESIDENTIAL HOMES ARE A COMMON OCCURRENCE AMONG THE PROPERTIES IN THE GENERAL AREA. SOME PARCELS HAVE BEEN REZONED FROM THEIR EXISTING F-FARMING CLASSIFICATION TO E2-ESTATE FAMILY HOMES. HOWEVER, MANY OF THE PROPERTIES IN SECTION 14 OF ST. CHARLES ARE STILL ZONED AS F-FARMING.

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

THE KANE COUNTY 2040 LAND USE PLAN HAS THIS PROPERTY'S FUTURE USE PROJECTED AS RURAL RESIDENTIAL WHICH IS DEFINED AS AREAS THAT ARE TO ENCOURAGE USE ALL STRATEGIES BETWEEN AND ADJACENT TO EXISTING RURAL RESIDENTIAL DEVELOPMENTS. WHILE WE ARE KEEPING THE USE OF THE HOME AS MULTIPLE FAMILY RESIDENTIAL TO INCREASE POPULATION DENSITY IN THIS AREA THE PROPERTY DOES NOT COMPLY WITH THE PROJECTED RURAL RESIDENTIAL 2040 LAND USE WITH A ONE-ACRE MINIMUM LOT SIZE. 60766 TUSCOLA AVE.'S PROPERTY IS APPROXIMATELY TWO-THIRDS OF AN ACRE.

March 28, 2018

Judd Nilles, et ux
Rezoning from F-District Farming to R-9 District Multiple Family with a variance request for
required parking on the property

Special Information: The existing residential structure is existing non-conforming as it has four units. Under the current zoning of F-District Farming, multiple family use is not permitted. The petitioners and new property owners are seeking a rezoning to bring the property into conformance with the Zoning Ordinance. The structure was in poor condition when the petitioners purchased it. They are proposing a substantial rehabilitation to the existing building. They would like to continue the parking along the street and are seeking a variance for parking on the property. The zoning and variance being granted would allow the petitioners to apply for a building permit to rehabilitate the home for multiple family use.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill. The purpose of this category is to protect and improve the existing residential neighborhoods. Existing neighborhoods should be preserved and enhanced through housing rehabilitation, enforcement of property maintenance and zoning ordinances, improvements to infrastructure, increase mobility options and access to parks and recreation.

Staff recommended Findings of Fact:

1. The rezoning will bring the property into conformance with the Zoning Ordinance for multi-family occupancy and allow rehabilitation of the four units.
2. The variation will allow for continued use of the existing parking along the street.

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

LOCATION: 6N166 TUSCOLA AVE.
ST. CHARLES, IL 60174

PLAN #: FRONT ELEVATION
PROJECT#: 17075



EXISTING FRONT ELEVATION

SCALE: N/A



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: ALL ELEVATIONS
ARE PRELIMINARY AND
SUBJECT TO CHANGE.

BÂTIR
BAYLOR ARCHITECTURAL, LTD.
1122 E. MADISON ST., STE. 220, ST. CHARLES, IL 60174
PHONE: 630-513-5110 FAX: 630-513-5916
WWW.BATIRARCH.COM

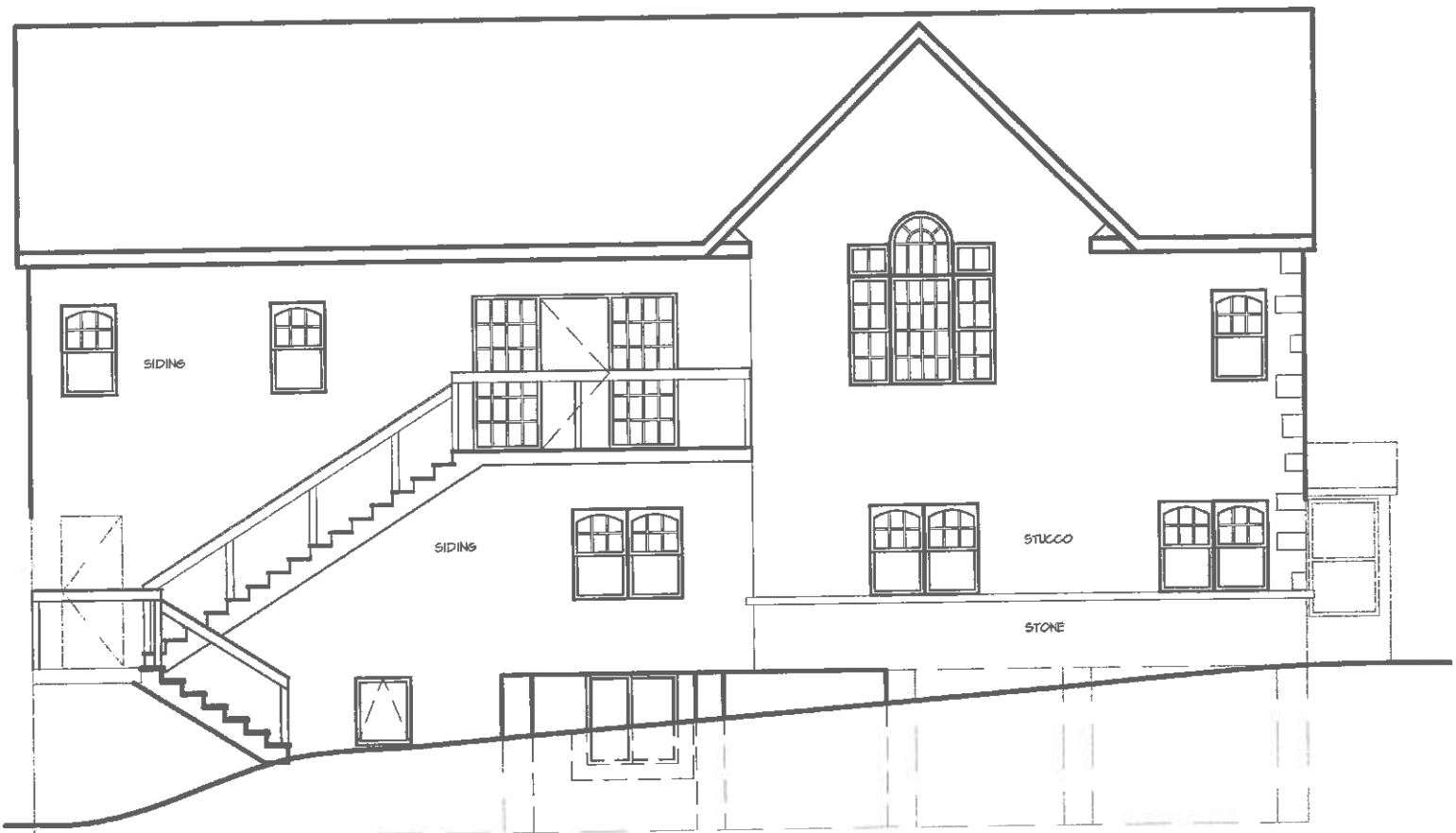
LOCATION: 6NT66 TUSCOLA AVE.
ST. CHARLES, IL 60174

PLAN #: SOUTH ELEVATION
PROJECT#: 17075



EXISTING SOUTH ELEVATION

SCALE: N/A



**PROPOSED NORTH
ELEVATION**

SCALE: 1/8" = 1'-0"

NOTE: ALL ELEVATIONS
ARE PRELIMINARY AND
SUBJECT TO CHANGE.

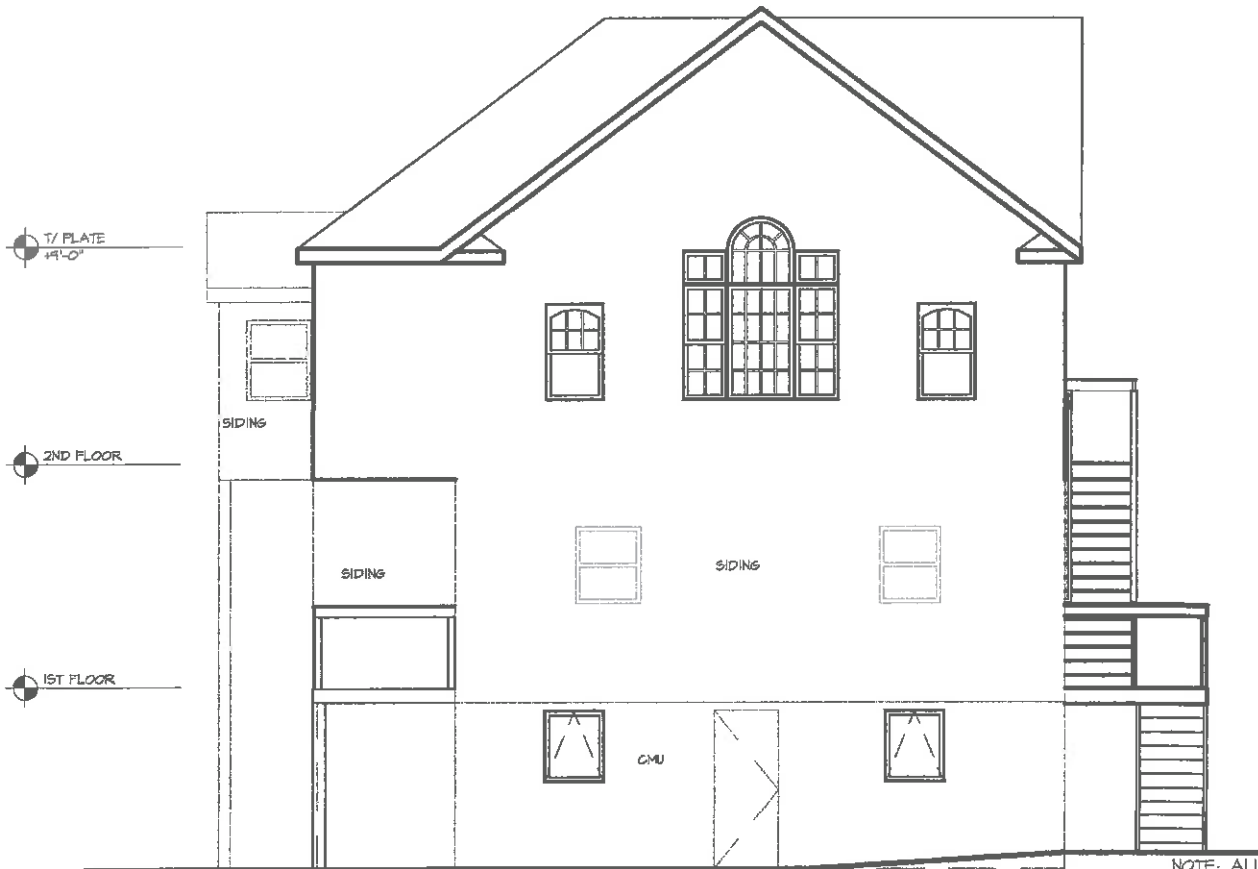
BÂTIR
NEAR OLD STATION/11111
BÂTIR ARCHITECTURE, LLC
1121 E MAIN ST SUITE 220, ST. CHARLES, IL 60174
PHONE: 618-313-3169 FAX: 618-313-3919
WWW.BATIRARCH.COM

LOCATION: 6N166 TUSCOLA AVE.
ST. CHARLES, IL 60174
PLAN #: REAR ELEVATION
PROJECT#: 17075



EXISTING REAR ELEVATION

SCALE: N/A



NOTE: ALL ELEVATIONS
ARE PRELIMINARY AND
SUBJECT TO CHANGE.

PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

BATR
BATR ARCHITECTURE, LTD.
1121 E. MAIN ST., SUITE 204, ST. CHARLES, IL 60174
PHONE: (618) 513-5199 FAX: (618) 513-2914
WWW.BATRARCH.COM

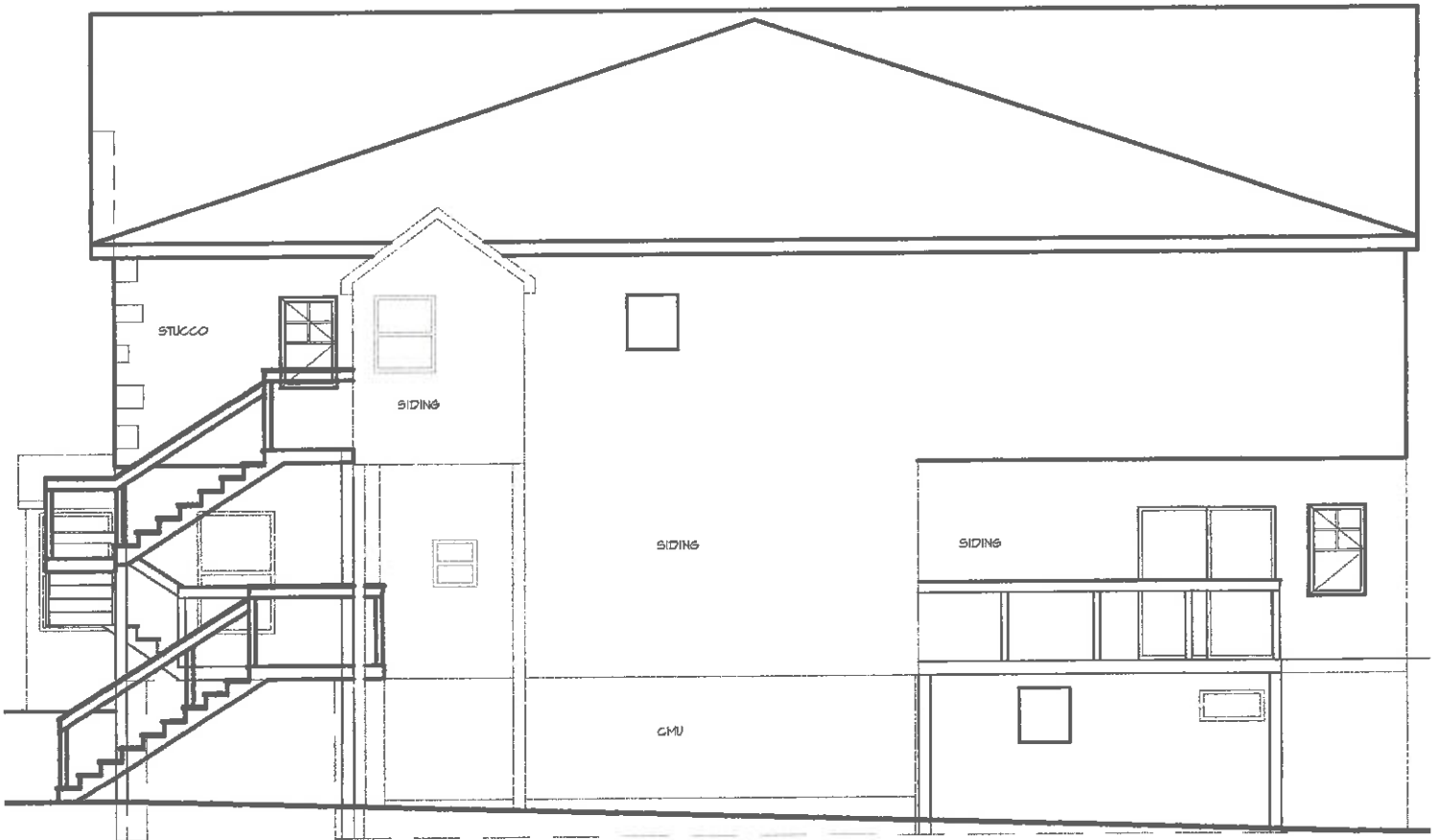
LOCATION: 6NT66 TUSCOLA AVE.
ST. CHARLES, IL 60174

PLAN #: NORTH ELEVATION
PROJECT#: 17075



EXISTING NORTH ELEVATION

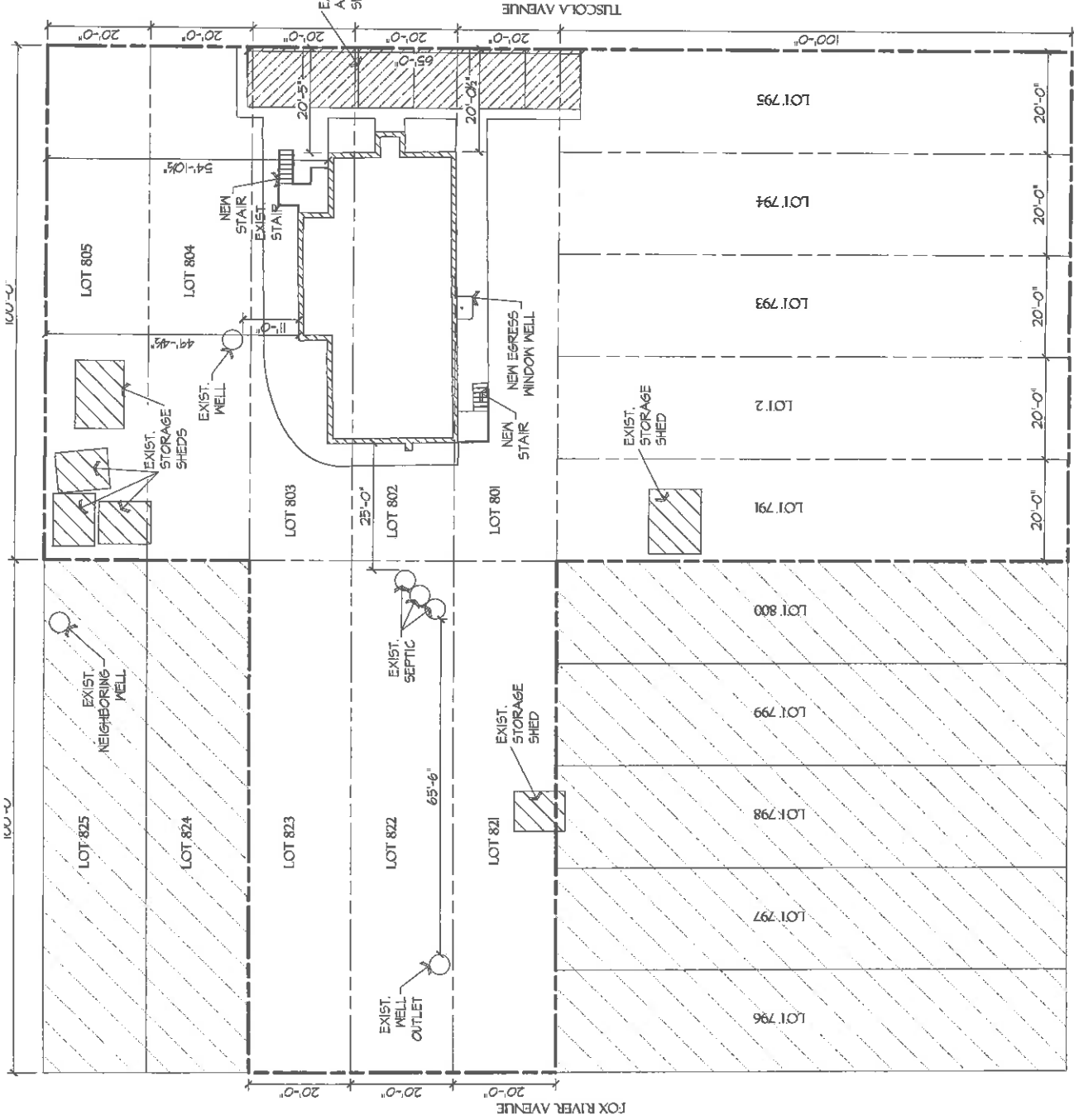
SCALE: N/A



PROPOSED NORTH ELEVATION

NOTE: ALL ELEVATIONS
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SUBJECT TO CHANGE.

BATR
BAPTIST ARCHITECTURE, LLC
1123 E. MADISON STREET, ST. CHARLES, IL 60174
PHONE: 618-513-5100 FAX: 618-513-5114
WWW.BATRARCHITECT.COM



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

PARCEL 1: LOTS 801, 802, 803, 804, 821, 822 AND 823

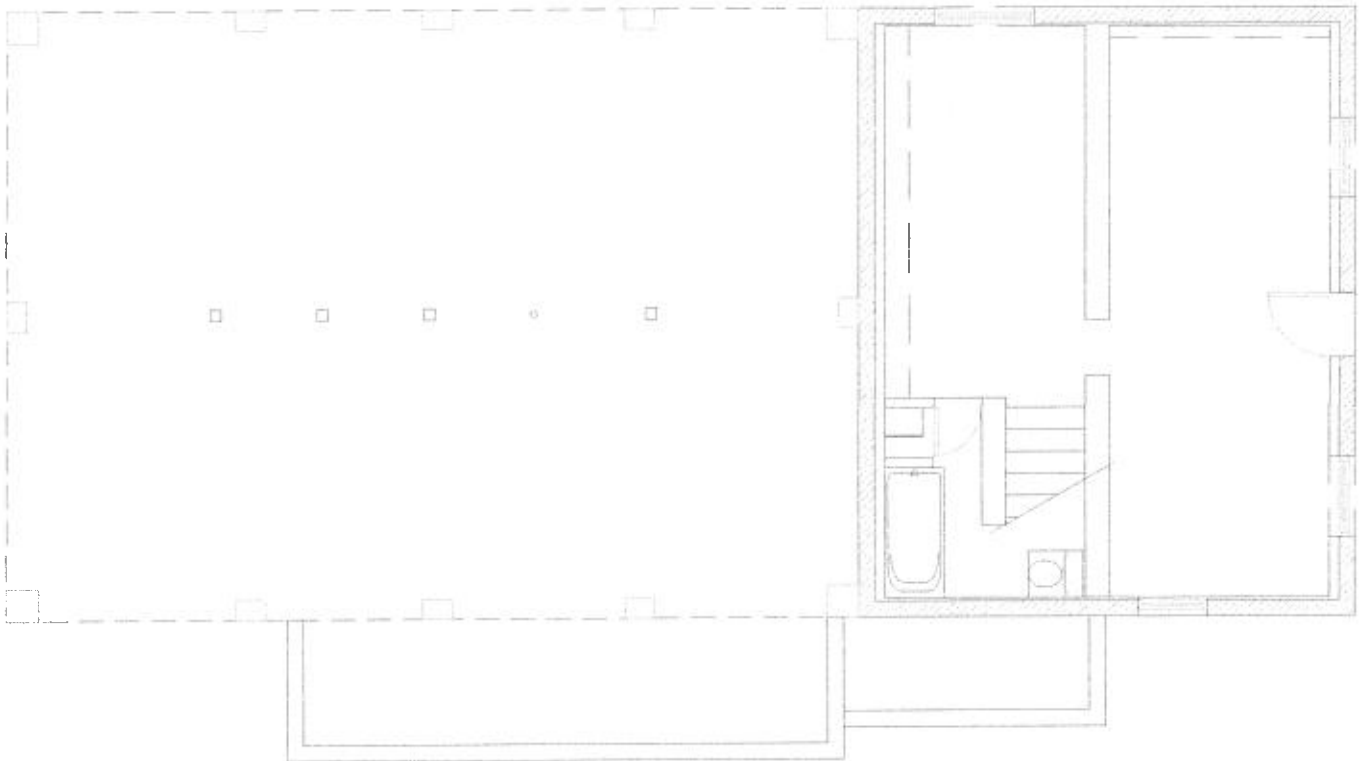
PARCEL 2: LOT 805

PARCEL 3: LOTS 791, 792, 793, 794 AND 795



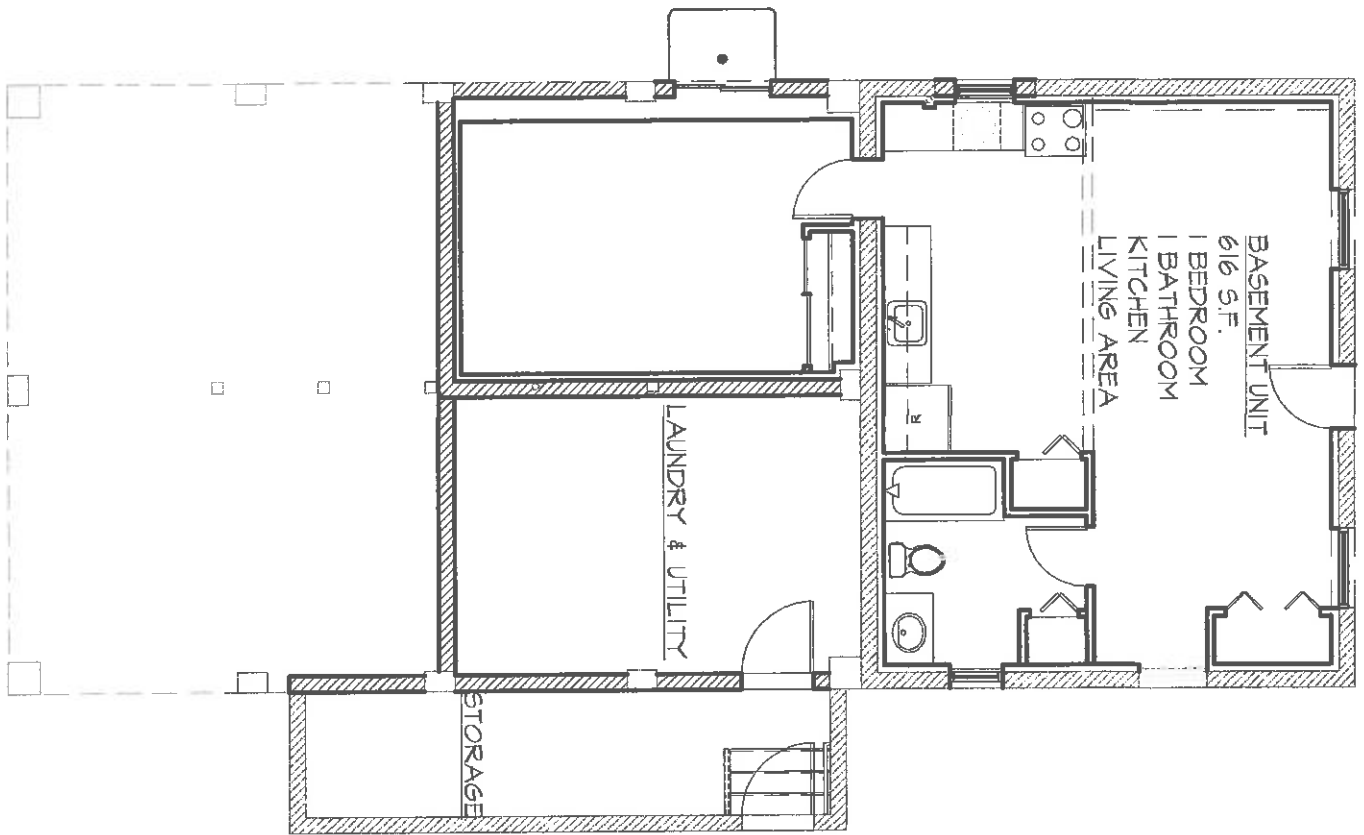
LOCATION: 6N166 TUSCOLA AVE.
ST. CHARLES, IL 60174

PLAN #: 1
PROJECT#: 17075



EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"



PROPOSED BASEMENT PLAN

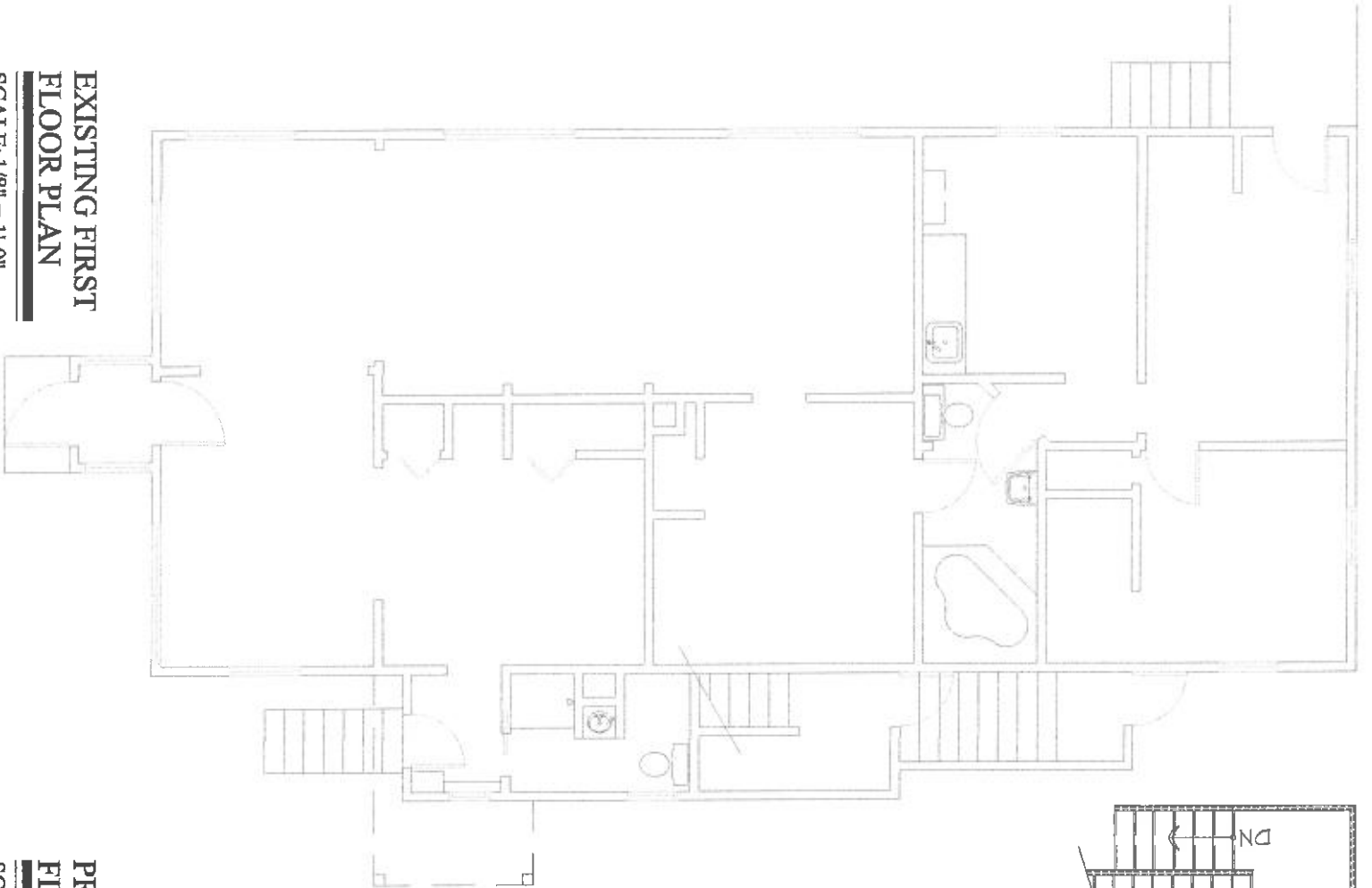
SCALE: 1/8" = 1'-0"

NOTE: ALL PLANS ARE
PRELIMINARY AND
SUBJECT TO CHANGE.

BATIR
ARCHITECTURE
1121 P. MARSH ST. SUITE 202, ST. CHARLES, IL 60174
PHONE: 630.358.0000 FAX: 630.358.5919
WWW.BATIRARCHITECTURE.COM

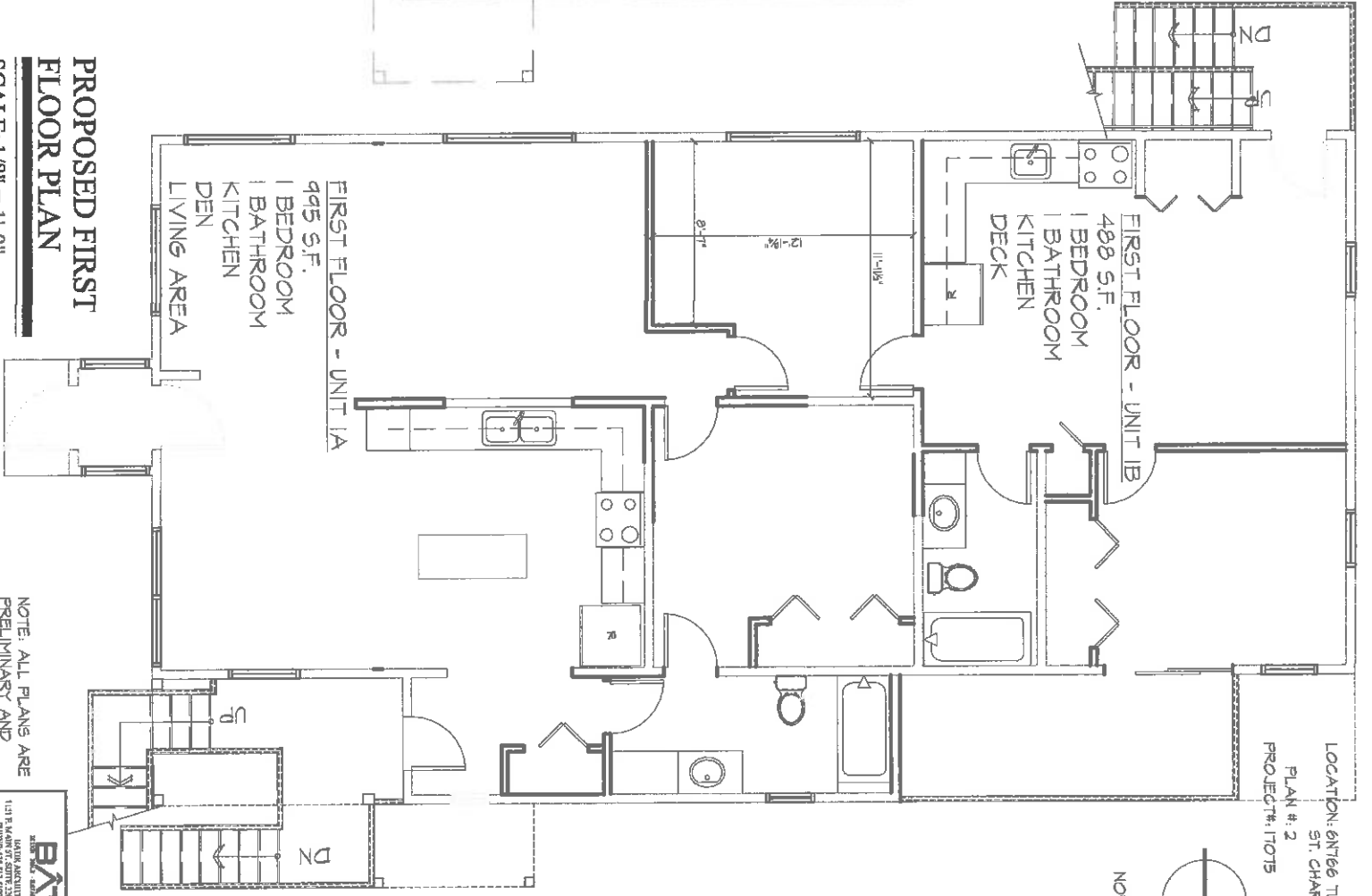
SCALE: 1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN



SCALE: 1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN



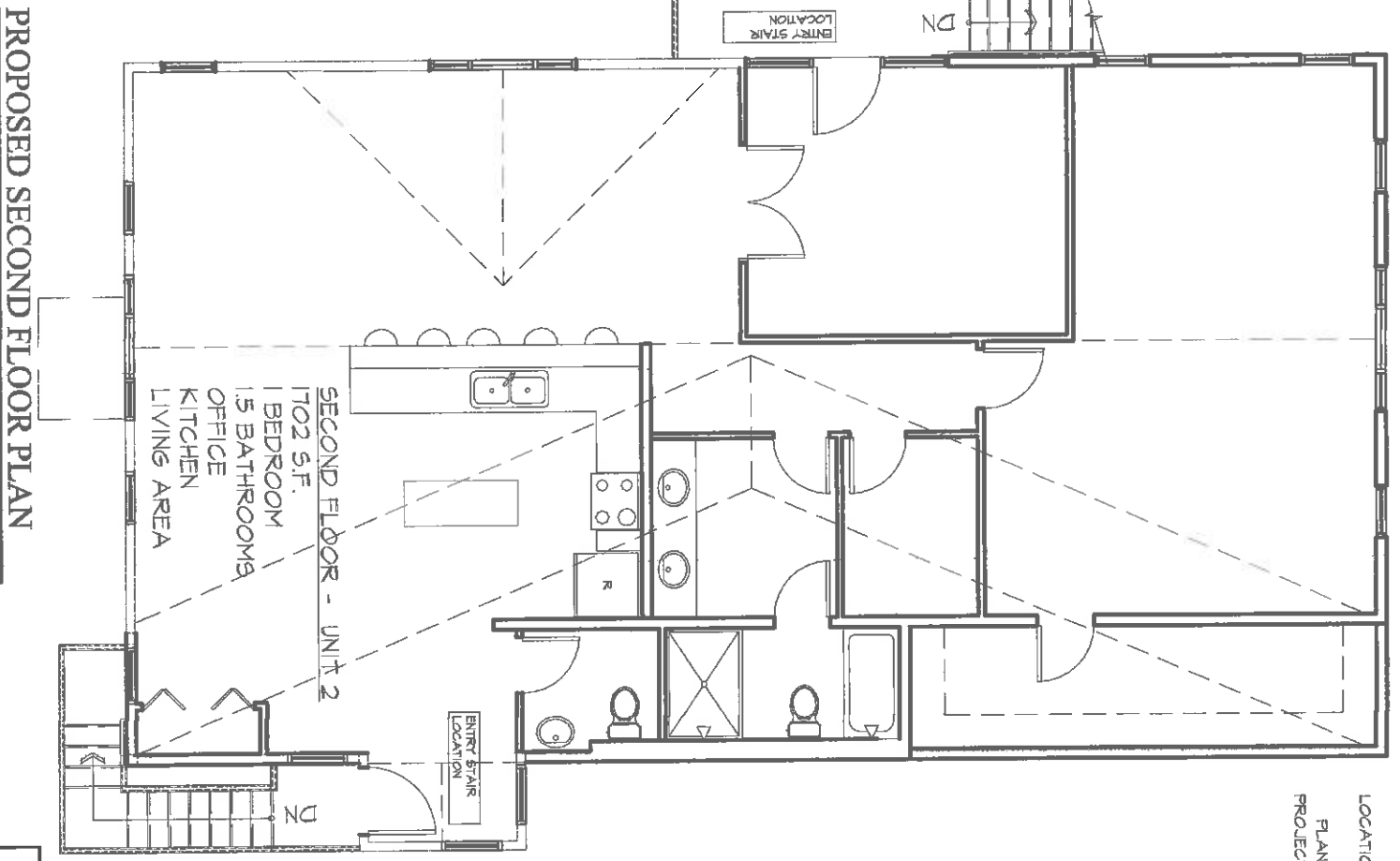
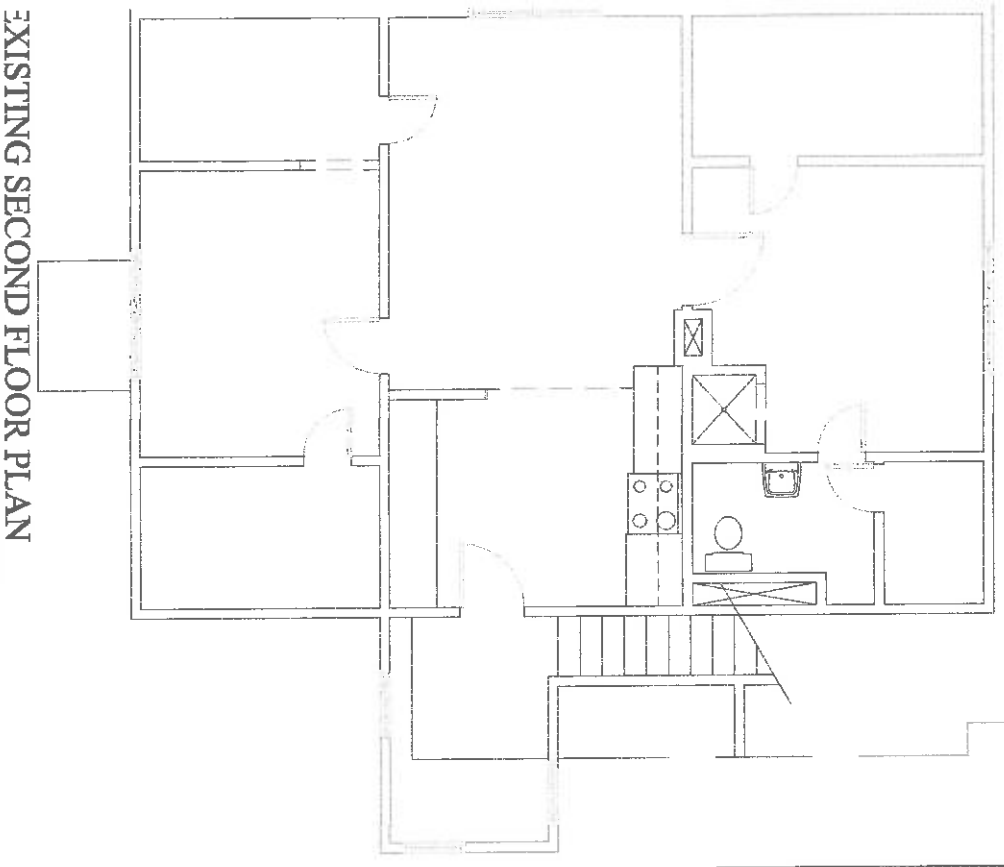
LOCATION: 61766 TUSCOLA AVE.
ST. CHARLES, IL 60114
PLAN #: 2
PROJECT#: 17075

NOTE: ALL PLANS ARE
PRELIMINARY AND
SUBJECT TO CHANGE.

BATR
ARCHITECTURAL FIRM
1111 E. MADISON ST. SUITE 200
CHICAGO, IL 60601
PHONE: 773.327.2500 FAX: 773.327.2502
WWW.BATRARCHITECT.COM

LOCATION: 6NT66 TUSCOLA AVE.
ST. CHARLES, IL 60174

PLAN #: 3
PROJECT#: 11075



SCALE: 1/8" = 1'-0"

EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED SECOND FLOOR PLAN

NOTE: ALL PLANS ARE
PRELIMINARY AND
SUBJECT TO CHANGE.

BATR
ARCHITECTURE
1111 F. MANR...
CHICAGO, IL 60611
PHONE: 312.333.3333
WWW.BATRARCH.COM

LEGEND

A = ASSUMED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 D = DEED
 E = EAST
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FT. = FEET/FOOT
 L = ARC LENGTH
 M = MEASURED
 N = NORTH
 NE = NORTHEAST

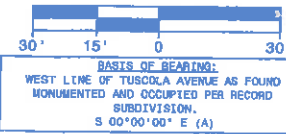
AM = NORTHWEST
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RECORD
 RAD = RADIUS
 R.O.W. = RIGHT OF WAY
 S = SOUTH
 S.I.P. = SET IRON PIPE
 S.I.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

PLAT OF SURVEY OF

PARCEL 1: LOTS 801, 802, 803, 804, 821, 822 AND 823 IN FOX RIVER HEIGHTS, IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.

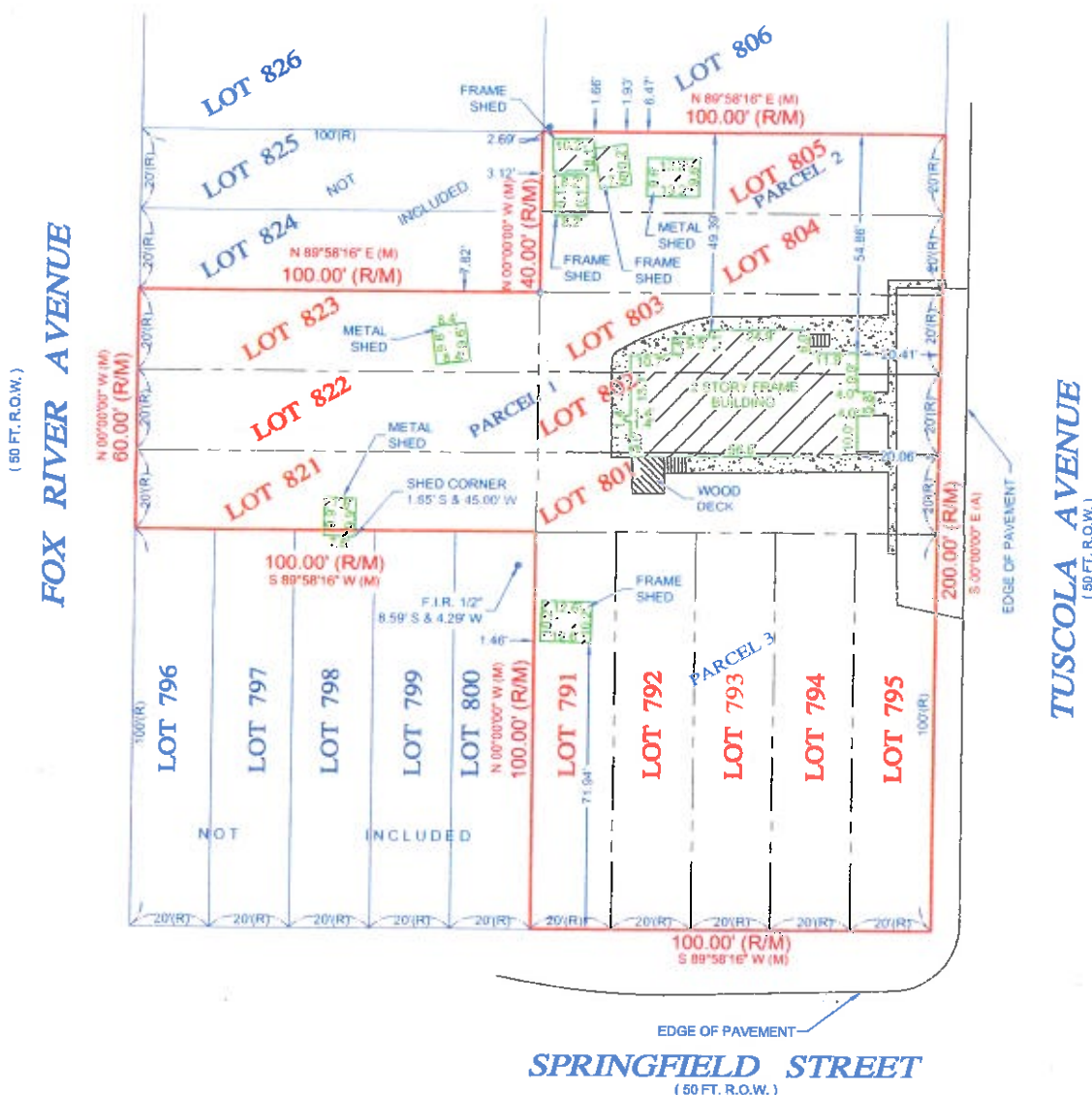
PARCEL 2: LOT 805 IN FOX RIVER HEIGHTS, IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 3: LOTS 791, 792, 793, 794 AND 795 IN FOX RIVER HEIGHTS, IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.



AREA OF SURVEY:
 CONTAINING 26,000.0 SQ. FT. OR 0.60 ACRES MORE OR LESS

- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- VINYL FENCE
- EASEMENT LINE
- SETBACK LINE
- INTERIOR LOT LINE



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 19TH DAY OF OCTOBER, A.D. 2017, AT LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
 LICENSE EXPIRATION DATE NOVEMBER 30, 2019
 ILLINOIS BUSINESS REGISTRATION NO. 184-002245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 6N766 TUSCOLA AVENUE
 ST. CHARLES, ILLINOIS

CLIENT LAW OFFICES OF ELSIE DORTA-DEAN, P.C.

FIELDWORK DATE (CREW) 10/18/2017 (RJ/JP)
 DRAWN BY: JB REVISED: JOB NO. 17-10-0211

ST. CHARLES twp.
T.40N - R.8E

map 9

