

KANE COUNTY DEVELOPMENT DEPARTMENT  
 Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3411

4445

<i>Received Date</i>
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**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.**

<b>1. Property Information:</b>	Parcel Number (s): 08-05-100-015
	Street Address (or common location if no address is assigned): 43W675 Burlington Rd Elgin, IL 60124

<b>2. Applicant Information:</b>	Name Katheryn Murphy	Phone 847-421-5320
	Address	Fax
		Email katheryn.aurelio@gmail.com

<b>3. Owner of record information:</b>	Name Dominick & Jeannine Aurelio	Phone 847-508-9846
	Address 43W675 Burlington Rd	Fax
	Elgin, IL 60124	Email DNJAurelio@gmail.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Farmland

Current zoning of the property: F

Current use of the property: Farmland

Proposed zoning of the property: F1

Proposed use of the property: Single Family Homesite

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

Intended construction includes a single family dwelling utilizing the property for personal agricultural use.

**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](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 [www.dnr.state.il.us/orep/nrrc/aar.htm](http://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.

Jessie Aurelio  
Record Owner

3/29/18  
Date

Kathryn Murphy  
Applicant or Authorized Agent

3/29/18  
Date

March 29, 2018

To Whom it may Concern:

We are writing to introduce ourselves and to explain the intentions of our requested zoning changes to the parcel located at 43W675 Burlington Rd in Elgin.

The current parcel of approximately 22 acres belongs to Kathy's parents, Dominick and Jeannine Aurelio. They have lived there for over 20 years, and this is where Kathy grew up from the age of 11. We, Mike and Kathy Murphy, are looking to build our own home with our three children, Michael (6), Mackenzie (4), and Mason (3), on the parcel and establish a homesite with an agricultural atmosphere. We are proposing to subdivide the 3 acres in front of the current home, closest to Burlington Rd, and rezone it from Farmland (F) to Rural Residential (F1). If our rezoning request is approved, we intend to build a single-family home with multiple personal agricultural uses, including chickens, gardens, cropland, greenhouse, etc. We are looking to move our family to this parcel as a means of providing a more natural, rural upbringing for our children close to their grandparents, and utilizing the land for our personal agricultural uses.

We hope you find our application sufficient, and that we have provided all the necessary documentation. Please call with any questions.

Thank you,  
Michael and Katheryn Murphy  
847-421-5320



# 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.

Katheryn Murphy  
Name of Development/Applicant

3/29/18  
Date

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

The general area consists of a mix of farmland and single family homesites. The proposed use would be a single family homesite with personal agricultural use of the land, keeping with the same use of land in the surrounding area.

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

The properties to the North and East are single-family homes.<sup>(F)</sup> The property to the West is a working farm.<sup>(F)</sup> The general area consists of both (F) Farmland and (FI) Rural Residences.

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

The existing zoning is Farmland and the land is currently used as cropland. However, the small size of the field used for farming and the narrow access to it, it is not a very efficient property for farming and equipment.

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

Newer development in the general area consists of single-family homes on 1-2 acre lots.

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

The current zoning of the parcel is Farmland. While the parcel would change to Rural Residential, we intend to maintain the agricultural atmosphere of the area by using the property for personal agricultural purposes.

April 25, 2018

Dominick Aurelio, et ux  
Rezoning from F-District Farming to F-1 District Rural Residential

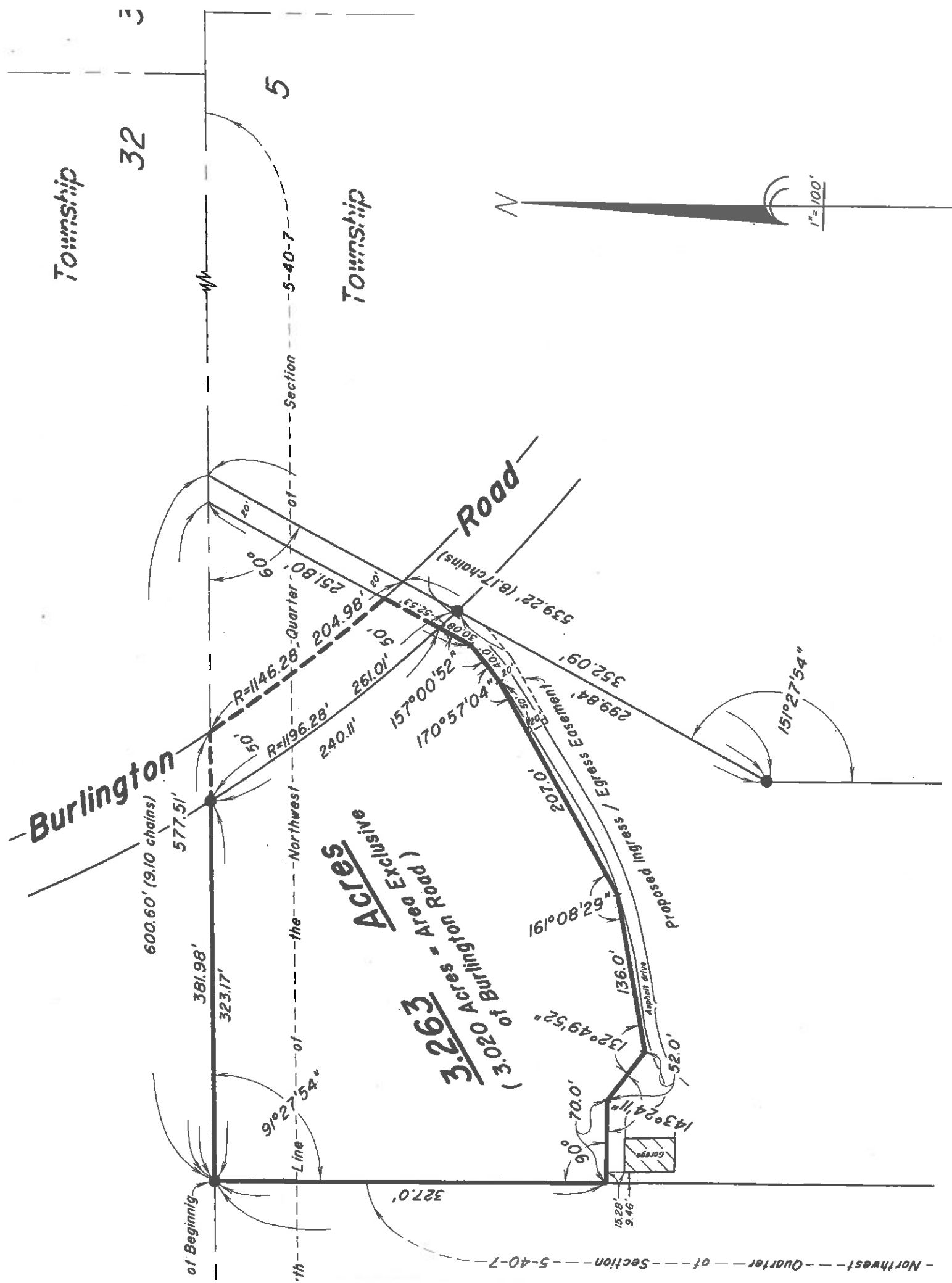
**Special Information:** The petitioner is requesting a rezoning to allow the property to be divided and to create a second buildable parcel to the north of the existing home. The rezoning will allow the petitioner to construct a home and live next to her parents.

**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. The rezoning will create a second buildable parcel.

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



Township

32

5

Township



**Burlington**

**Road**

**3.263 Acres**  
 of Burlington Road Exclusive Area

600.60' (9.10 chains)

577.51'

381.98'

323.17'

of Beginning

Line of Beginning  
 151°27'54"

th of the Northwest

Section 5-40-7

Quarter of

240.11'

204.98'

251.80'

R=1146.28'

R=1196.28'

327.0'

Northwest-Quarter-Section-5-40-7

1528'  
 9.46'

143°24'11"

90°

132°49'52"

136.0'

62.80°19'

2070.1'

299.84'

352.09'

539.22' (8.17 chains)

157°00'52"

170°57'04"

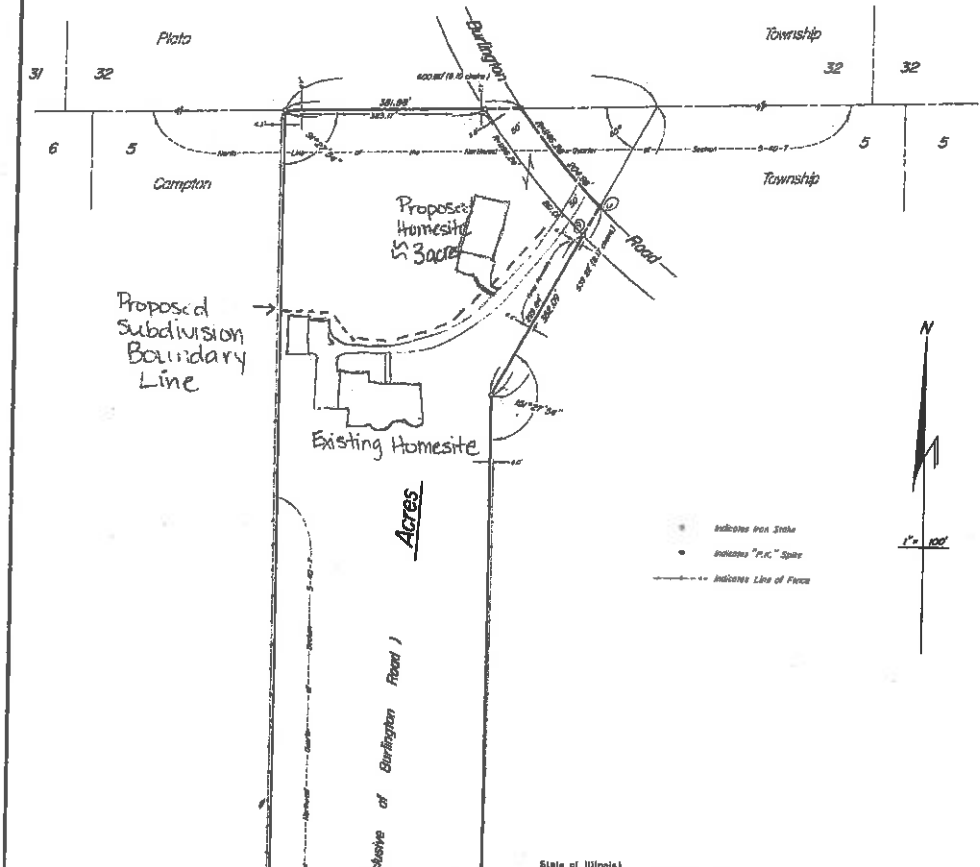
Proposed Ingress / Egress Esplanade

Alphit drive

151°27'54"

1"=100'

Plot of Survey of  
Part of the East Half of the Northwest Quarter of Section 5-40-7  
Campton Township Kane County Illinois



Site/Concept Map  
Drawing shows existing parcel with proposed boundary line for subdividing a separate 3-acre parcel and the approximate location of the intended single-family home.

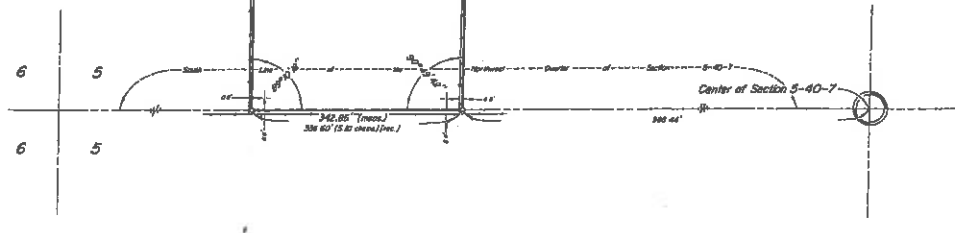
State of Illinois: This is to certify that I, John A. Thornhill, Jr., an

range / best of the 1/4 principal meridian described as follows: beginning at the northwest corner of said East Half; thence easterly along the north line of said Quarter 800.00 feet (80.00 chains); thence southerly along a line forming an angle of 60°00'00" with the last described course (measured counter-clockwise therefrom) 839.92 feet (83.99 chains); thence southerly parallel with the west line of said East Half forming an angle of 15°32'15" with the last described course (measured clockwise therefrom) 2192.65 feet to the south line of said East Half; thence westerly along said south line forming an angle of 92°48'32" with the last described course (measured counter-clockwise therefrom) 342.88 feet to the southwest corner of said East Half; thence northerly along the east line of said East Half forming an angle of 45°10'18" with the last described course (measured counter-clockwise therefrom) 255.88 feet to the point of beginning, excepting therefrom that part thereof lying northeasterly of the center line of Burlington Road, in Campton Township, Kane County, Illinois and containing 21.877 acres as shown by the plat hereon drawn which is a correct representation of said survey. All distances are given in feet and decimal parts thereof.

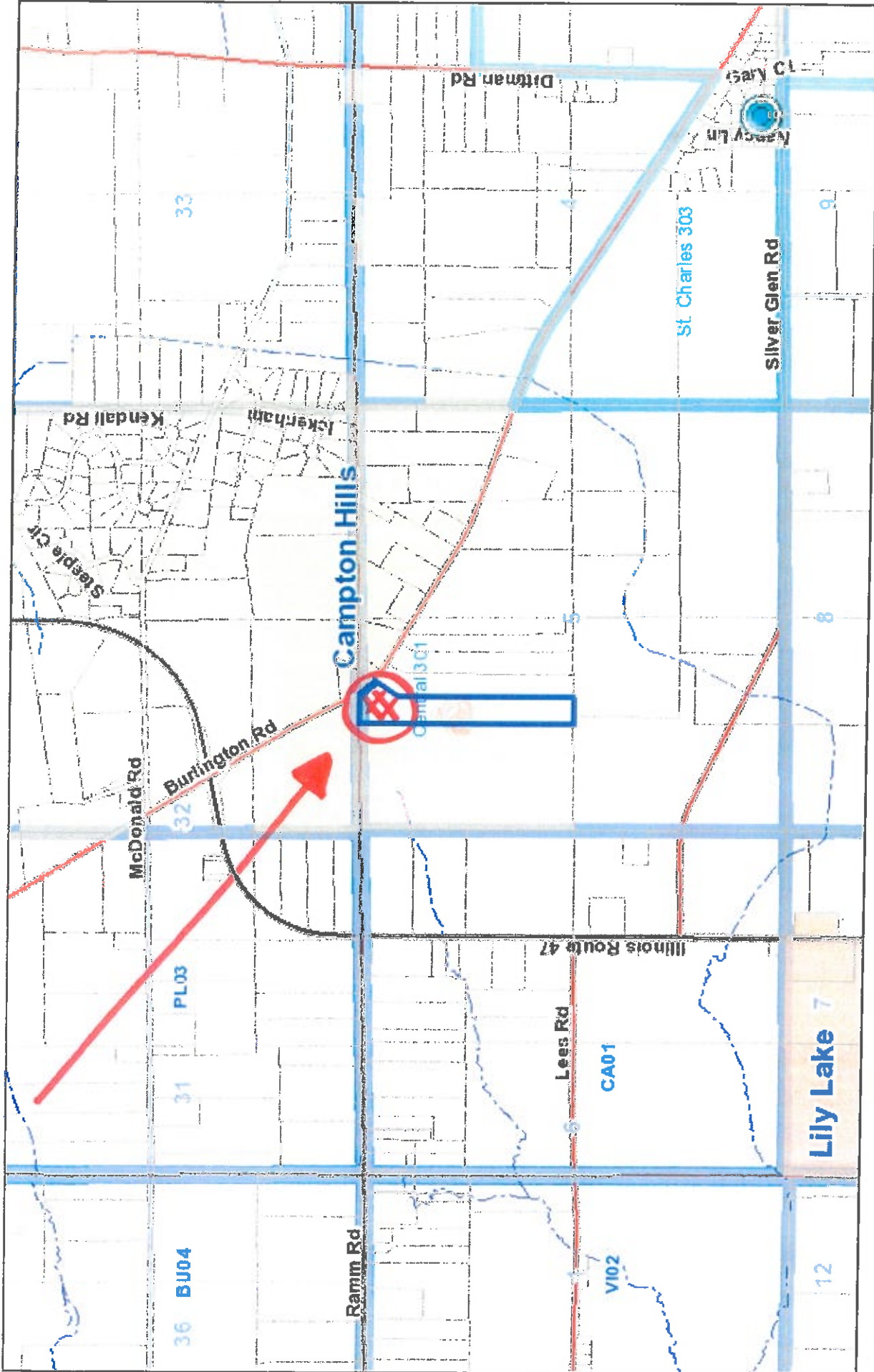
Dated at Geneva, Illinois, January 18, 1998  
  
 Illinois Professional Land Surveyor No. 770  
 DONAHUE AND THORNHILL, INC.  
 7 RICHARDS STREET  
 GENEVA, ILLINOIS 60134  
 (708) 292-7016



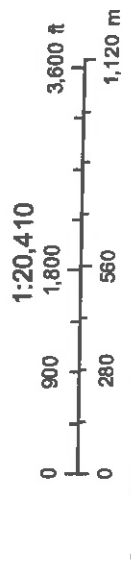
Area  
 ( 21.877 Acres )  
 21.877



# Map Title



April 11, 2018



Source : GIS-Technologies  
GIS-Technologies

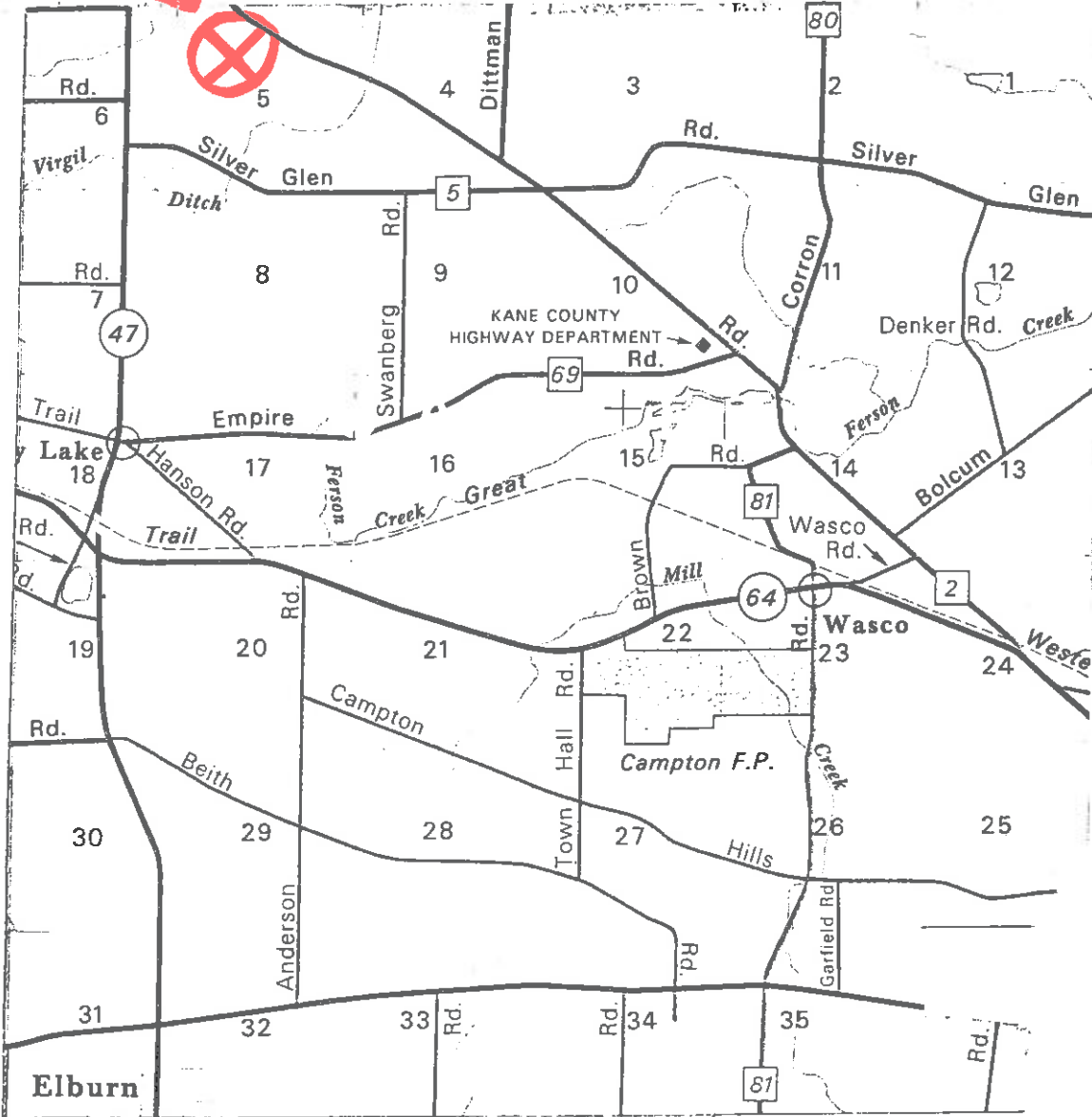
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County (Whole)



CAMPTON twp.  
T.40N - R.7E

map 8



1 MILE