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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): 07-22-300-011
	Street Address (or common location if no address is assigned): 47 W 725 BEITH ROAD MAPLE PARK IL 60151

2. Applicant Information:	Name MARNE, LLC	Phone 931-729-5353 630-408-4217
	Address 47 W 725 BEITH ROAD MAPLE PARK, IL 60151	Fax
		Email cwego@msn.com dgienger@aol.com

3. Owner of record information:	Name MARNE, LLC	Phone 931-729-5353 630-408-4217
	Address 47 W 725 BEITH ROAD MAPLE PARK, IL 60151	Fax
		Email cwego@msn.com dgienger@aol.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: AGRICULTURE

Current zoning of the property: F

Current use of the property: RESIDENTIAL

Proposed zoning of the property: F-1

Proposed use of the property: RESIDENTIAL

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

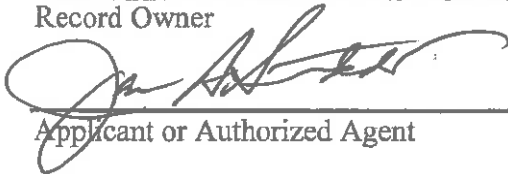
NO IMPROVEMENTS OR CONSTRUCTION IS PLANNED.

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.

Record Owner



Applicant or Authorized Agent

Date

4/2/18

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.

MARNE, LLC
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?

THE CURRENT USE + THE PROPOSED USE IS RESIDENTIAL, AND IS SIMILAR TO EXISTING USES OF PROPERTIES WITHIN THE AREA

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

F, AND F-1

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

THE PROPERTY IS WELL-SUITED TO THE CURRENT + PROPOSED USE, RESIDENTIAL AND IN KEEPING WITH OTHER PROPERTY USES IN NEARBY AREA.

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

THE GENERAL AREA IS PRIMARILY USED FOR AGRICULTURE, WITH A NUMBER OF RESIDENCES, ALSO

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

THE SINCE THE PROJECTED USE IS ALSO THE CURRENT USE THE PROJECTED USE RELATES WELL TO THE 2040 PLAN FOR AGRICULTURAL USE, WITH EXISTING RESIDENTIAL USES

April 25, 2018

Marne, LLC
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is requesting a rezoning to allow the existing home to be divided off from the horse barn and pastures to the east. The neighboring property owner to the south is interested in purchasing the portion with the barn and pastures.

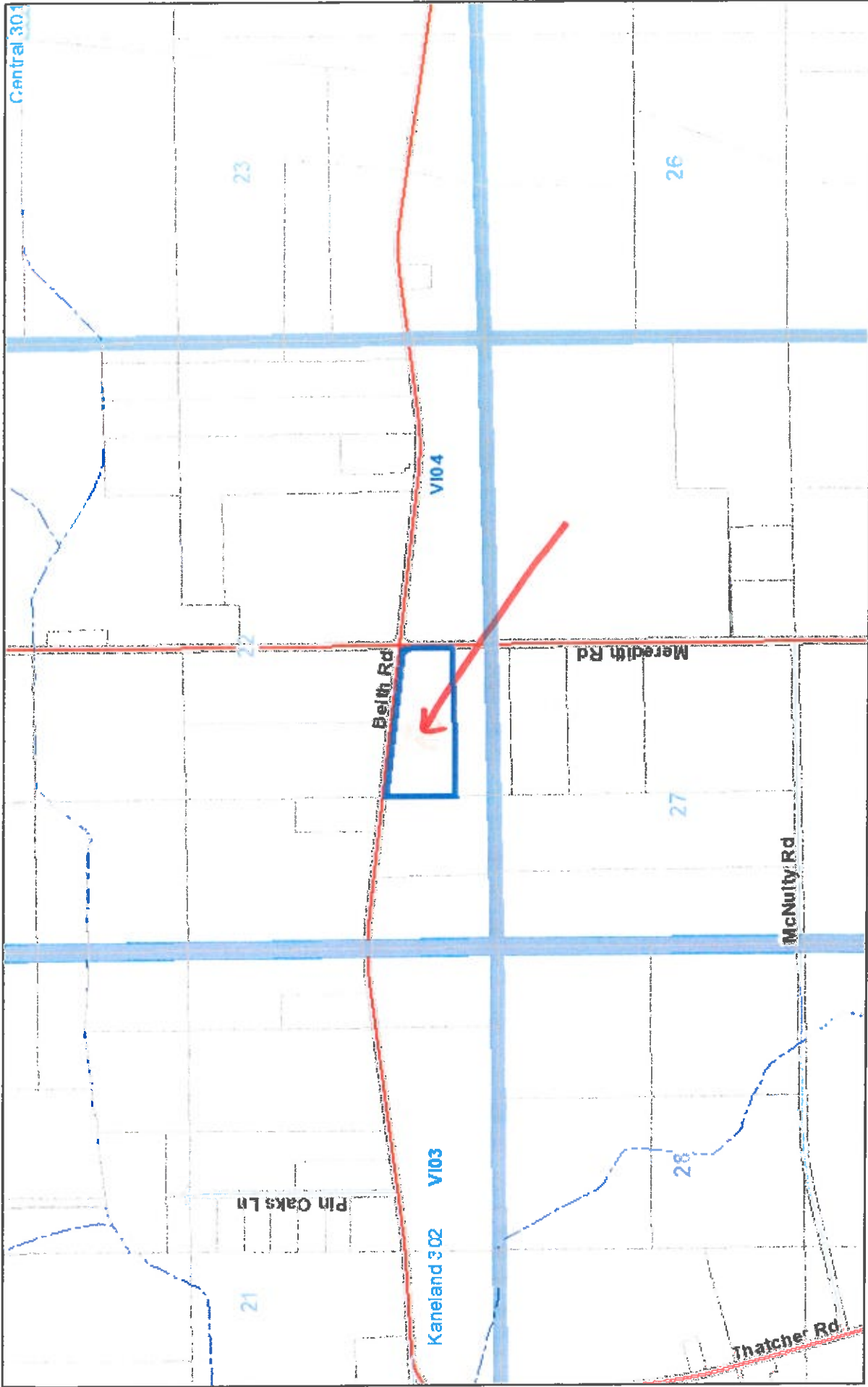
Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

Staff recommended Findings of Fact:

1. The rezoning will not intensify the existing residential use.

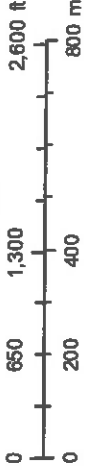
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Map Title



April 12, 2018

1:14,469



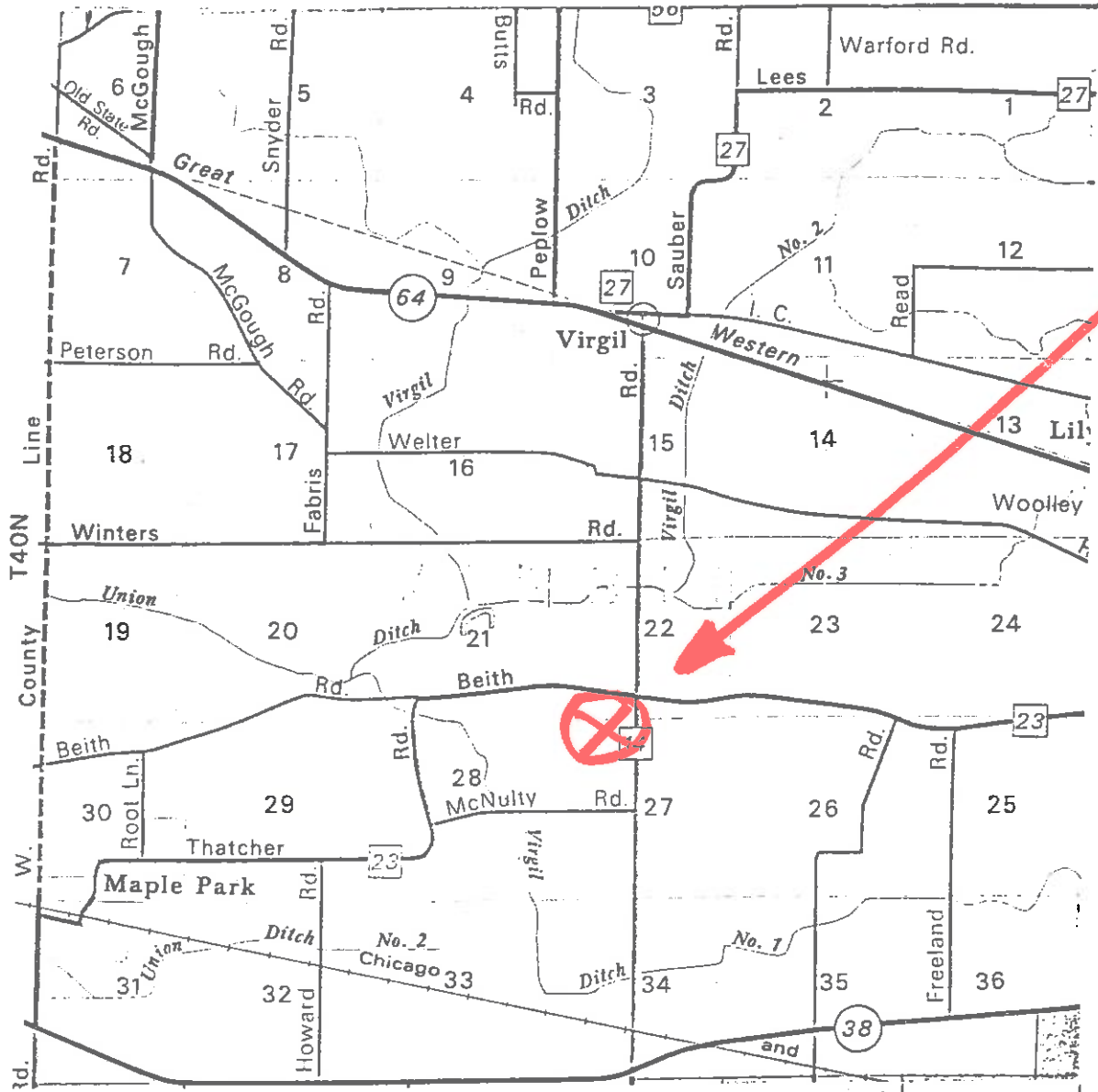
Source : GIS-Technologies
GIS-Technologies

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

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

map 7



1" = MILE