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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): 12-15-202-005 & 12-15-401-001
	Street Address (or common location if no address is assigned): 1119 North Washington Avenue, Batavia, IL 60510

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 Richard W. Eckblade, Successor Trustee of the Sandra A. Eckblade Declaration of Trust dated 1/13/2001	Phone 630-485-0396
	Address 132 North Water Street, Unit 401, Batavia, IL 60510	Fax
		Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property:
Resource Management

Current zoning of the property:
F District - Farming

Current use of the property:
Residential

Proposed zoning of the property:
R1 District- Residential

Proposed use of the property:
One existing single-family residence

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)
None; purpose of amendment is to accommodate a division of the property and avoid a violation.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor (See Site Development Plan-Exhibit "C").
- 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, 2315 Dean Street, Suite. 100, St. Charles, IL 60175-4823.
- 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 photo with property clearly highlighted. See Exhibit "B" attached (KC Map GIS). contact: The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee = **\$800.00** (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 Owner:

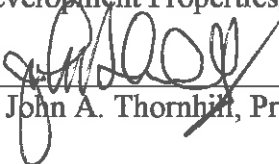
Date: April 4, 2018


Richard W. Eckblade

Applicant/Authorized Agent: Development Properties, Inc.

Date: April 4, 2018

By:


John A. Thornhill, President

June 19, 2018

Sandra Eckblade
Rezoning from F-District Farming to R-1 District One Family Residential

Special Information: The parcel is a dual zoned, dual use property with an area of B-1 District Business along the eastern portion with the remaining parcel being zoned F-District Farming. It is in the F zoned area that an existing residence is located. The petitioner is requesting a rezoning to allow the home to be split off from the business portion of the property and be in conformance with the Zoning Ordinance for continued residential use.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill. The purpose of this designation is to protect and improve existing residential neighborhoods and identify opportunities for the creation of additional livable, sustainable and healthy neighborhoods and communities.

Staff recommended Findings of Fact:

1. The rezoning will be intensify 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.*

Eckblade Rezoning / Development Properties, Inc.

Name of Development/Applicant

Date: April 4, 2018

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

All nearby uses are residential and commercial except for Open Space to the north (portion of Columbia Club Banquets) and bike path/Fox River west of subject premises; one residence already exists on property.

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

Subject premises are immediately surrounded by F District except that B1 adjoins premises on the east, and also exists about 300 feet to north; Other surrounding uses are predominantly residential and regulated by City of Batavia.

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

The existing F District-Farming classification is not appropriate for the subject premises because of the preponderance of existing residential use in the area; the R1 District-Residential classification being sought is more consistent with actual uses in the area.

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

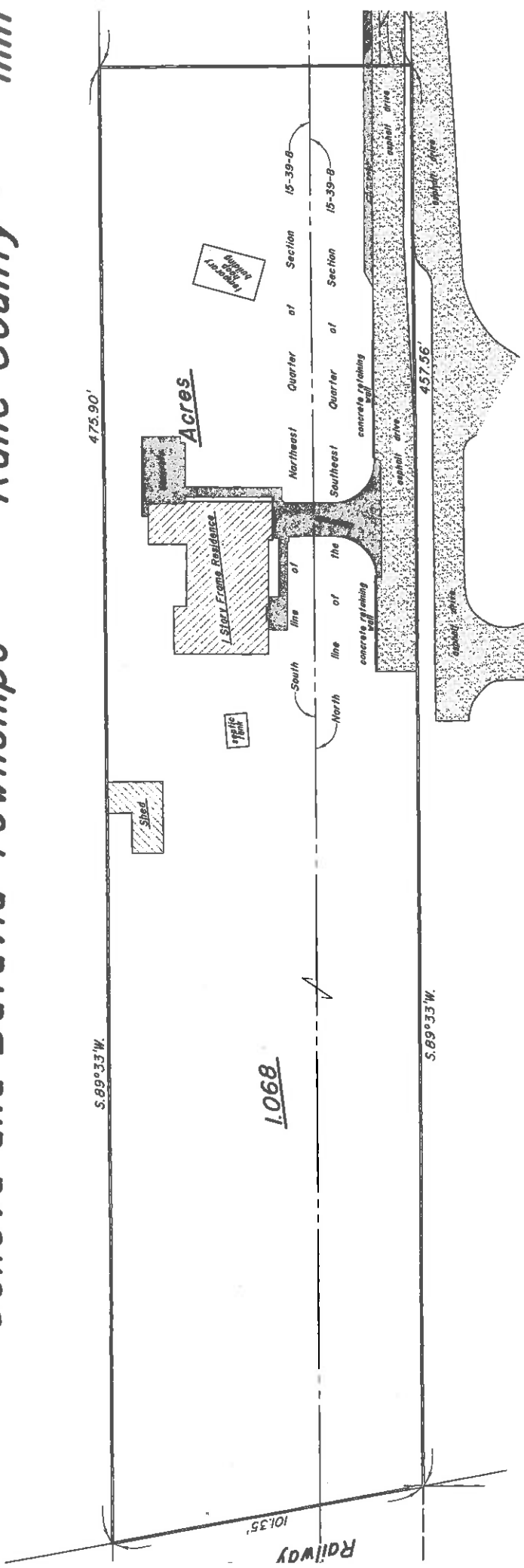
There is no trend of development in the immediate area except for possible teardowns of older residences. Because of shallow bedrock, much of the area sloping toward the Fox River cannot be served with sewers.

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

Area is designated Resource Management; proposed use, and rezoning of subject premises to R1, is not inconsistent with the uses contemplated in the 2040 Land Resource Management Plan.

Site Development Plan of

Part of the East Half of Section 15-39-8
 Geneva and Batavia Townships Kane County Illinois



LEGAL DESCRIPTION

That part of the East Half of Section 15, Township 39 North, Range 8 East of the Th Principal Meridian described as follows: Commencing at the point of intersection of th line of Illinois State Route No. 25 (Washington Avenue) with the south line of the Nort Quarter of said Section 15; thence northerly along said center line 67.20 feet for a p beginning; thence South 89°33' West 675.90 feet to the easterly line of lands conve the Chicago Northwestern Railway Company by Deed dated September 8, 1892 and re September 29, 1892 as Document 49418; thence southerly along said the easterly lin. Railway Company lands 101.35 feet to a point that is 32.80 feet southerly of said sa thence North 89°33' East 657.56 feet to said center line; thence northerly along sa line 100.0 feet to the point of beginning herefrom thence from the north 200.0 feet

Existing Zoning = F District-Farming
 Proposed Zoning = R1 District-Residential

signed from

Exhibit B



