

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

4526

Received Date	
AUG 21 2019	
Kane Co. Dev. Dept. Zoning Division	

**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):	10-25-400-002 10-36-200-001
	Street Address (or common location if no address is assigned):	45W110 Seavey Road Elburn, IL 60119

2. Applicant Information:	Name	Delbert J. Calhoun Lauren Lawson	Phone	630-363-1962 732-312-8485
	Address	45W110 Seavey Rd. Elburn, IL 60119	Fax	1-888-724-9068
			Email	del@fishonart.com lawson1439@gmail.com

3. Owner of record information:	Name	Old Second Bank Ruth A. Lawson Trust 52	Phone	815-866-0202
	Address	25101 Harter Road Kaneville, IL 60144	Fax	
			Email	oldsecond.com/il/kaneville

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F, Farming District in unincorporated Kane Co.

Current use of the property: Historic (mid 1800's) Farm ~~house~~ + Farm land (F)
Single Family

Proposed zoning of the property: F1 to bring into conformance with current ordinance

Proposed use of the property: No changes planned. Will maintain as historic farmhouse with barn.

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

No construction planned. Home was

updated in late 1950's 1960. Property originally the "Benton house," settled by Gilbert + Jemima Seavey Benton in 1843. Barn built circa 1885.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor. (see pics)
- Legal description
- Completed Land Use Opinion (Available in pdf form at www.kanedupageswd.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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the 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.

Ruth A. Lawson Trust 52 8/28/2019
Record Owner Date

Steven Lawson, Co-Trustee 8/28/2019
Applicant or Authorized Agent 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.

Lauren Lawson
Name of Development/Applicant

8/22/2019
Date

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

No change in use proposed. Plan is to rezone ~~the~~ property from F to F1 to bring into conformance with existing ordinances.

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

F District. Farming adjoins the subject premises on the north and west.

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

Subject property is consistent with the uses permitted under the existing zoning classification. Wish to rezone to bring property into conformance with current ordinances.

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 other than farming by the petitioners. Area is agricultural, although gravel mining operations are located north of subject residences and composting operation is East of subject residences as is additional gravel mining. Kanerville Tree Farm is south of property.

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

The area is designated as Agriculture and is consistent with the uses contemplated in the Kane Co. 2040 Land Use Plan.

September 24, 2019

Old Second Bank Trust 51 & 52
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is seeking a rezoning on a portion of the property with the farmette to allow it to be sold off separately from the remaining farmland and other home. The existing residential use will not be intensified by the rezoning.

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

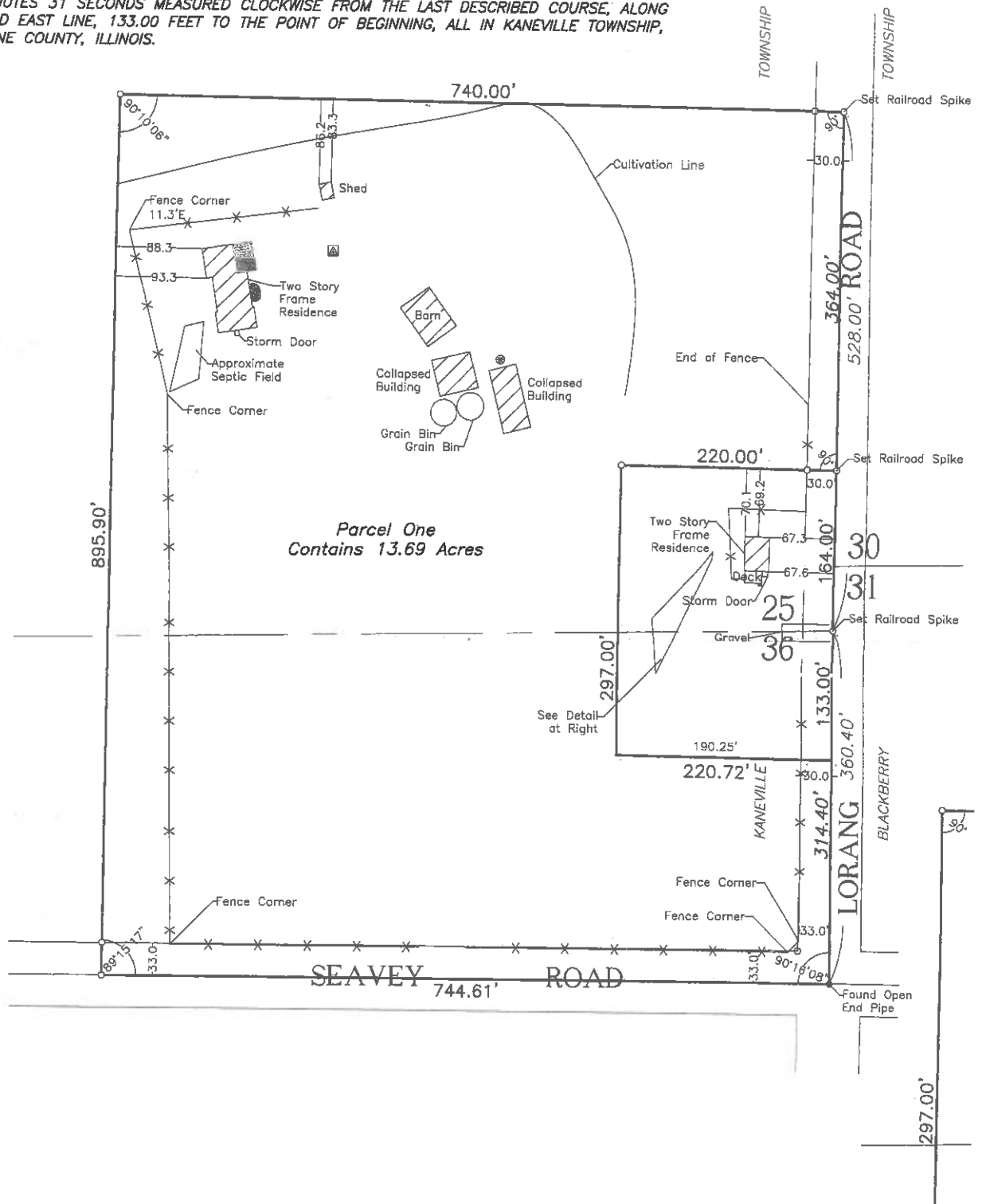
PLAT AND CERTIFICATE OF

PARCEL ONE:

PARCEL TWO:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25 AND PART OF THE NORTHEAST QUARTER OF SECTION 36 IN TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 528.00 FEET; THENCE WESTERLY AT RIGHT ANGLE TO SAID EAST LINE, 740.00 FEET; THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 10 MINUTES 06 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 895.90 FEET TO THE CENTERLINE OF SEAVEY ROAD; THENCE EASTERLY AT AN ANGLE OF 89 DEGREES 11 MINUTES 23 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID CENTERLINE, 744.61 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY AT AN ANGLE OF 90 DEGREES 16 MINUTES 08 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EAST LINE, 360.40 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 164.00 FEET; THENCE WESTERLY AT RIGHT ANGLE TO SAID EAST LINE, 220.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH THE SAID EAST LINE, 297.00 FEET; THENCE EASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 220.72 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY AT AN ANGLE OF 89 DEGREES 41 MINUTES 31 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EAST LINE, 133.00 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 36 IN MERIDIAN DESCRIBED AS FOR SOUTHEAST QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 164.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLE TO SAID EAST LINE, 297.00 FEET; THENCE EASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 220.72 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY AT AN ANGLE OF 89 DEGREES 41 MINUTES 31 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EAST LINE, 133.00 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP,





45W110 Seavey Rd

**Barn to
45W110
Seavey Rd**



Highway 110 Seavey Rd.

Aerial Map



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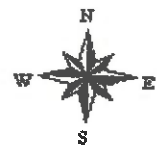
MGW REAL ESTATE SERVICES

map center: 41.823084, -88.490476



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 AgriData, Inc. 2018 www.AgriDataInc.com

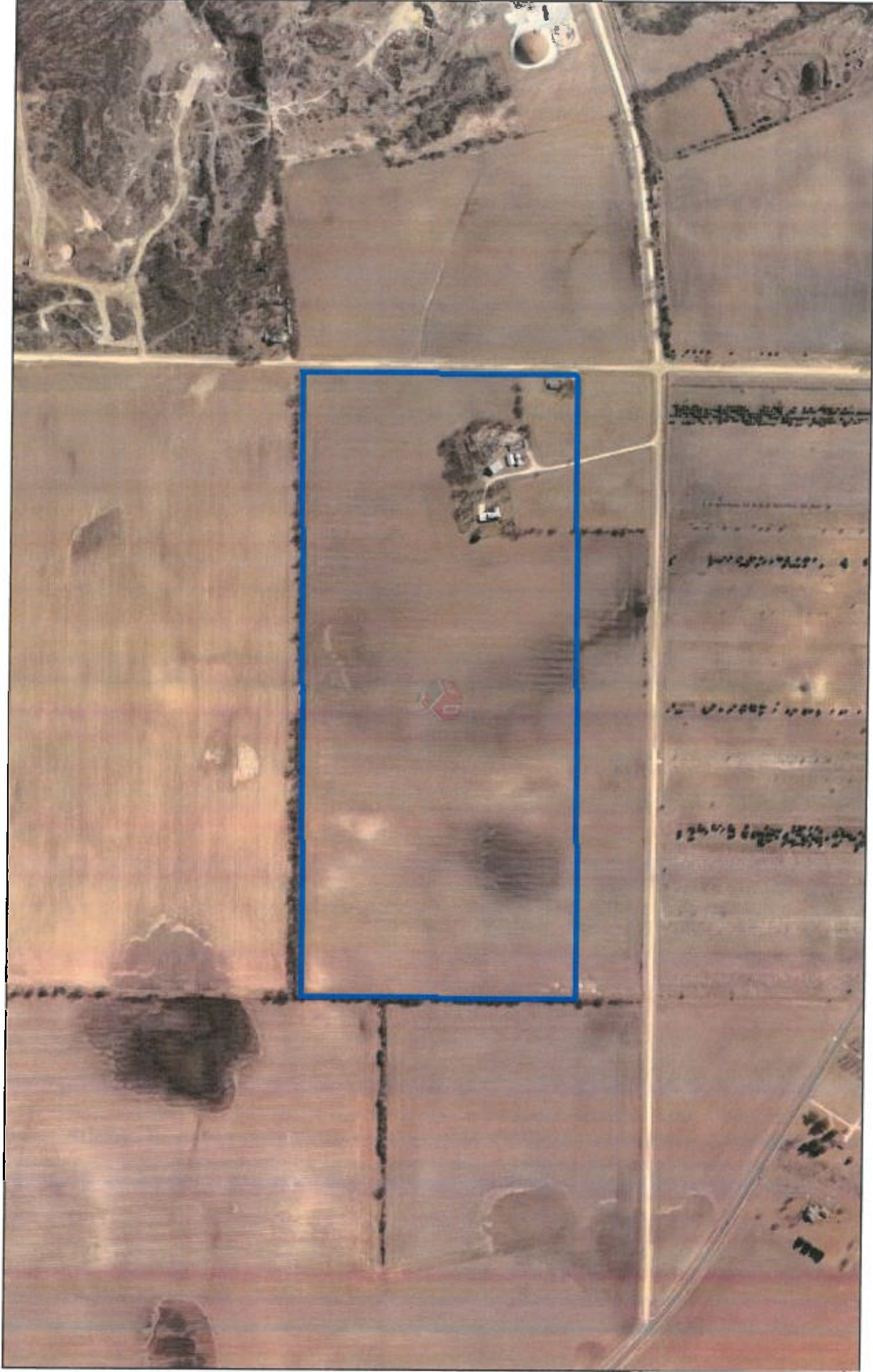
25-39N-6E
Kane County
Illinois



11/20/2018

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Map Title

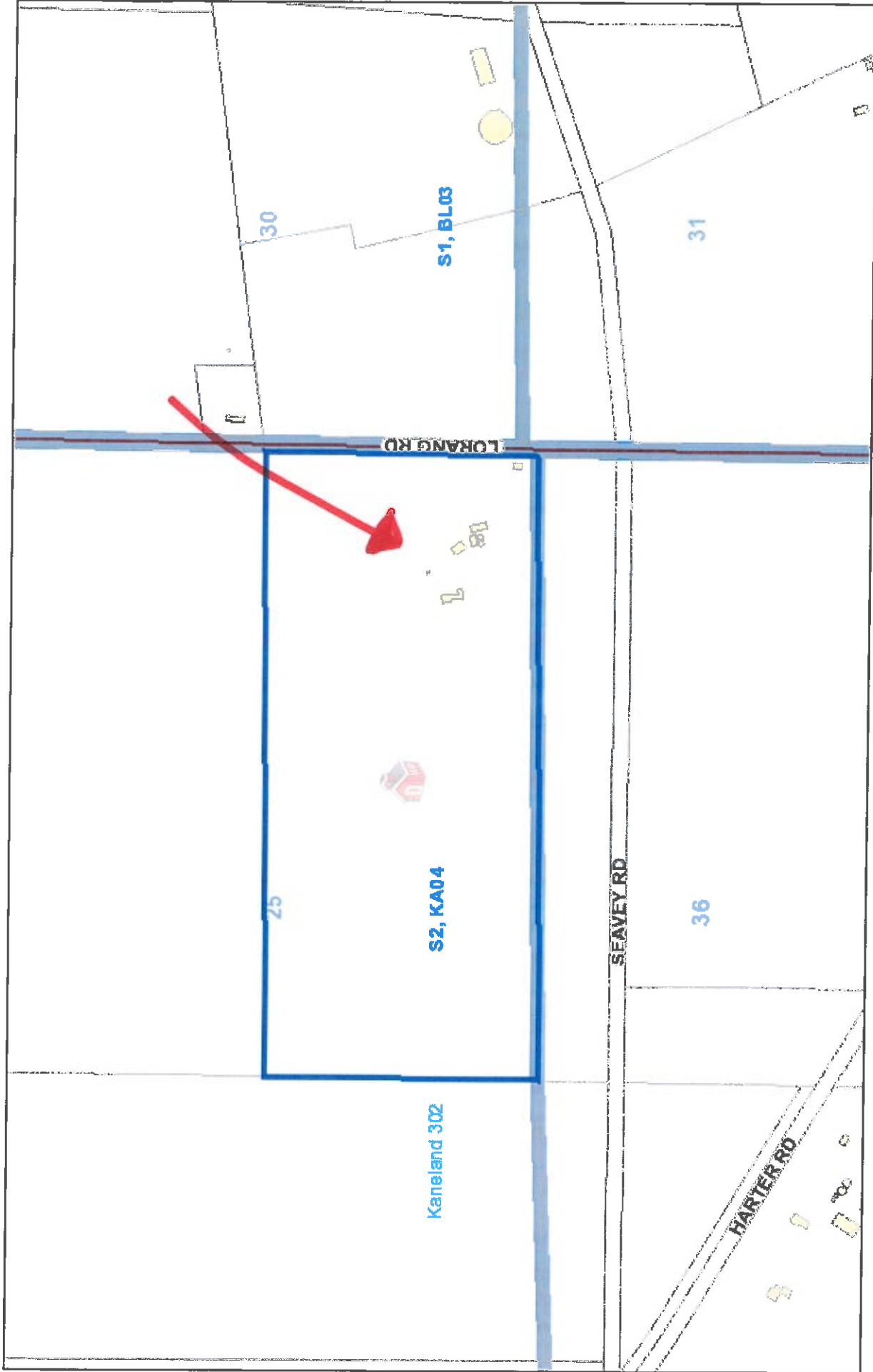


August 28, 2019

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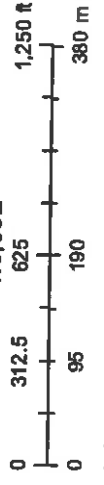
GIS Technologies
Kane County Illinois

Map Title



September 4, 2019

1:6,862



GIS-Technologies

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GIS-Technologies
Kane County Illinois

Berkhout, Keith

From: Walter Magdziarz <wmagdziarz@sugargroveil.gov>
Sent: Friday, September 20, 2019 2:43 PM
To: Berkhout, Keith
Subject: EX: Kaneville Twp map amendments

Hello, Keith.

The Sugar Grove Village Board discussed the map amendment requests by the Ruth Lawson Trust/Old Second Bank (2S976 S. Lorang Road & 45W110 Seavey Road) filed with the County that you brought to our attention.

The Village Board decided to take no position on the matter.

Thank you for including the Village in your decision-making process.



Walter J. Magdziarz, AICP, CNUa | Community Development Director
Community Development Department | Village of Sugar Grove
601 Heartland Drive, Sugar Grove, IL 60554-9594

T: 630.391.7225 | F: 630.391.7245 | E: wmagdziarz@sugargroveil.gov

Berkhout, Keith

From: McGraw, Keith
Sent: Wednesday, September 11, 2019 9:55 AM
To: Berkhout, Keith; Rickert, Tom
Cc: Nika, Kurt
Subject: RE: From Kane County Zoning - Old 2nd - Seavey
Attachments: 2019-09-04 Zoniong F to F1.pdf

Keith

In regard to the attached request for F to F1, KDOT has no comment.

Thank you,

Keith McGraw
Kane County Division of Transportation – Permitting Section

From: Berkhout, Keith <BerkhoutKeith@co.kane.il.us>
Sent: Wednesday, September 4, 2019 3:44 PM
To: Schoedel, Carl <schoedelcarl@co.kane.il.us>
Cc: McGraw, Keith <McGrawKeith@co.kane.il.us>; Nika, Kurt <nikakurt@co.kane.il.us>
Subject: From Kane County Zoning - Old 2nd - Seavey

Keith T. Berkhout
Zoning Planner

Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, Illinois 60134
630-232-3495
berkhoutkeith@co.kane.il.us

