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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): 11-24-200-016 11-24-200-046 11-24-200-048
	Street Address (or common location if no address is assigned): Generally north of 36W100 Main Street Road, Batavia , Illinois

2. Applicant Information:	Name James D. Muetze	Phone (630) 675-3156
	Address 36W098 Main Street Road	Fax (630) 262-0644
	Batavia, IL 60510	Email jamesmuetze@gmail.com

3. Owner of record information:	Name James D. Muetze	Phone (630) 675-3156
	Address 36W098 Main Street Road	Fax (630) 262-0644
	Batavia, IL 60510	Email jamesmuetze@gmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Countryside Estate/Residential

Current zoning of the property: F

Current use of the property: Agricultural

Proposed zoning of the property: E3

Proposed use of the property: Single Family Home



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

Single family residence

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.

	<u>2-20-19</u>
Record Owner	Date
 <u>ATAZANA</u>	<u>2-20-19</u>
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.

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 subject property is adjacent to existing residential (Mill Creek PUD to the north and west) and estate residential generally south and east, and is otherwise consistent with the Kane County 2040 Land Plan.

2. What are the zoning classifications of properties in the general area of the property in question? PUD (Mill Creek PUD to the north and west). E3 to the south. F generally to the south and east.

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

There is already one single family home on the property of which this property is situated, so an additional single family home is not permitted without a subdivision and rezoning.

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

Properties developing in the area are generally consistent with larger lots (in excess of 1.25 acres) for single family purposes. The development of the subject property as an E3 zoning lot with a single family home is consistent with the nature, trend and character of development in the area and the County's 2040 Land Use Plan

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

It is consistent with the 2040 Land Use Plan designation of Country/Estate Rural Residential

March 25, 2019

James Muetze
Rezoning from F-District Farming to E-3 District Estate Residential

Special Information: The petitioner owns this farm which includes existing homes and numerous agricultural buildings. The petitioner is requesting a rezoning of the northwest portion of the property to allow for the creation of a new residential parcel.

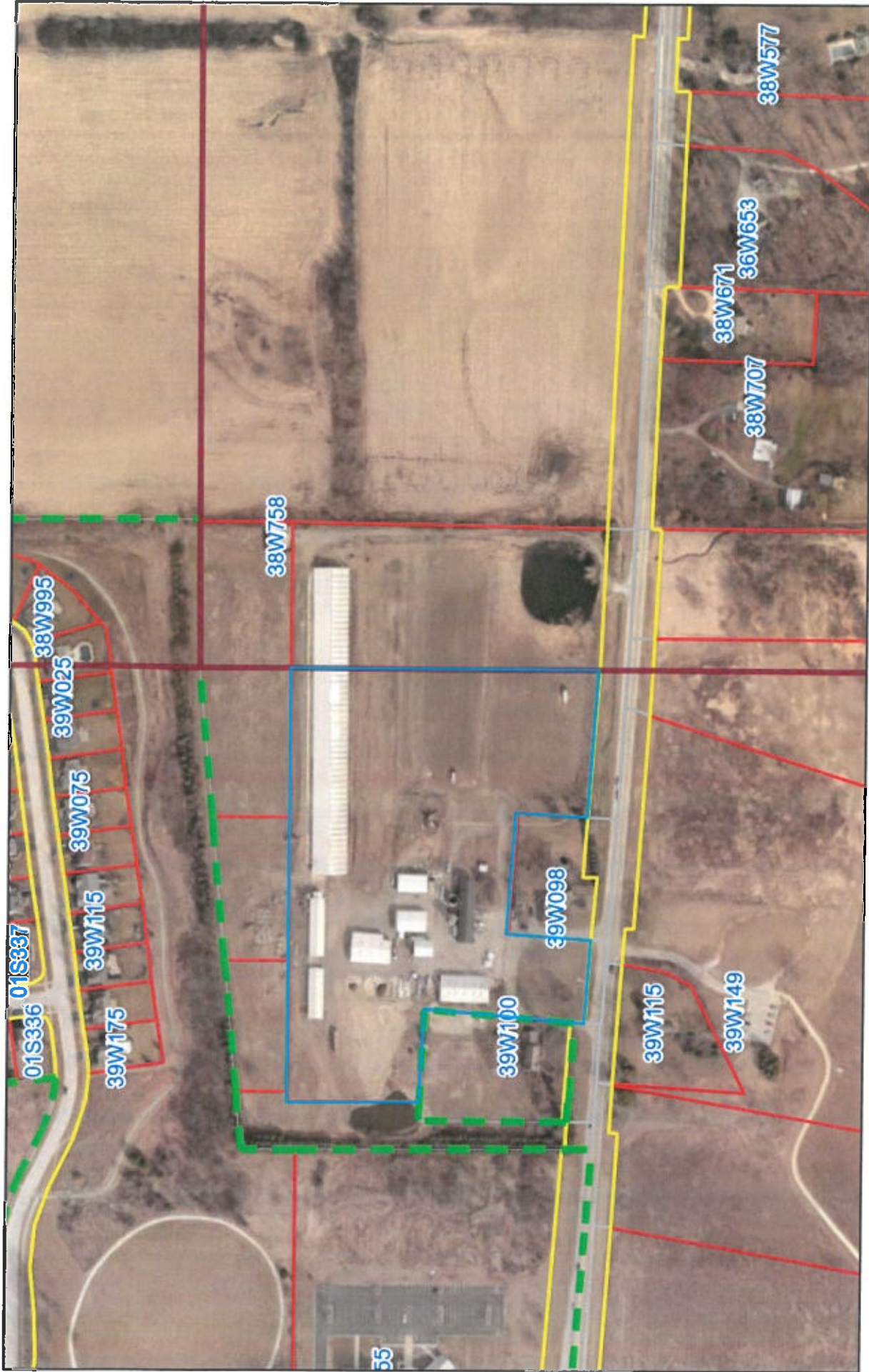
Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

Staff recommended Findings of Fact:

1. The rezoning would create a new residential parcel.

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

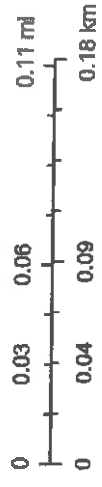
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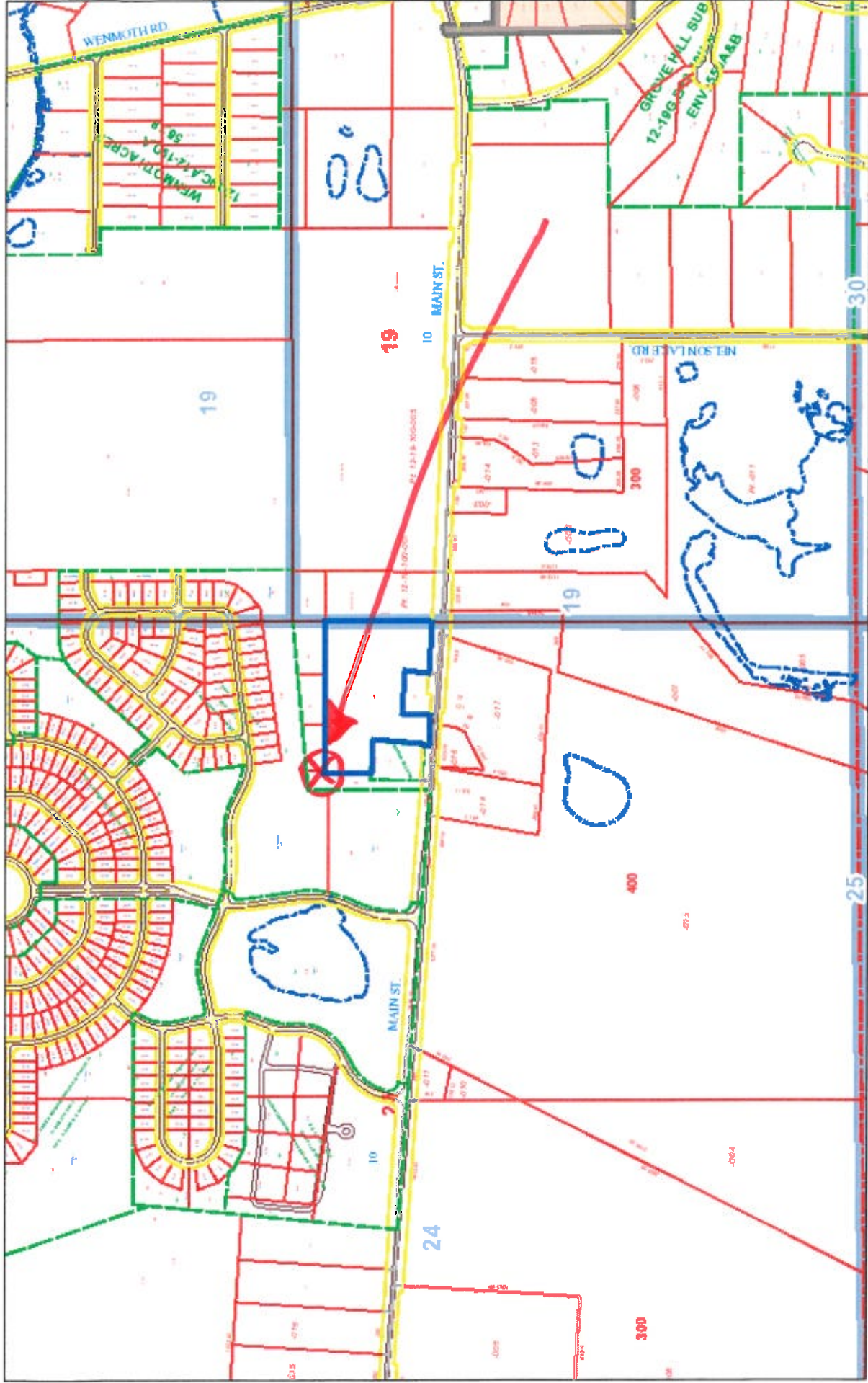
1:4,514



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

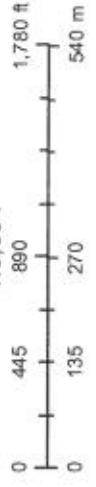
records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

Map Title



March 1, 2019

1:9,691



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.

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Kane County Illinois