

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

4503

Received Date
APR 05 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.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b>  05-11-100-006
	<b>Street Address (or common location if no address is assigned):</b> <del>12N 988 US Hwy 20</del> <del>12N 988 US Hwy 20</del> ELGIN, IL, 60124

<b>2. Applicant Information:</b>	<b>Name</b> BETH GEHRKE, TRUSTEE	<b>Phone</b> 847-922-2584
	<b>Address</b> 12N 860 US Hwy 20	<b>Fax</b>
	ELGIN IL 60124	<b>Email</b> bcgehrke@att.net

<b>3. Owner of record information:</b>	<b>Name</b> DEPERMANN, JOHN M. REVOC DECLIN OF Trust	<b>Phone</b>
	<b>Address</b> 12N 860 US Hwy 20	<b>Fax</b>
	ELGIN, IL 60124	<b>Email</b>

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Private Open Space

Current zoning of the property: F

Current use of the property: Farming, residence

Proposed zoning of the property: F-1

Proposed use of the property: No change - Farming, residence

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) NONE

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description *on plat of survey*
- 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. - *April 1*
- 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. *mailed 4-5-19*
- 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.

Beth Chulce, Trustee April 4, 2019  
Record Owner Date

Beth Chulce, Trustee April 4, 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.

BETH GEHRKE  
Name of Development/Applicant

APRIL 7, 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 changes

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

F, Incorporated, F-2

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

This property has been a family farm for 4 generations, with 3 generations presently involved. This division is to settle an estate. Farming will continue as it has been with no changes.

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

The surrounding area is remaining in agriculture for the foreseeable future.

Elgin city limits is across Route 20 from our farm.

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

The land remains open in farm land and a dwelling. There are no plans for additional buildings on this property.

May 28, 2019

John Neperman Trust (Beth Gehrke)  
Rezoning from F-District Farming to F-1 District Rural Residential

**Special Information:** The petitioner is seeking a rezoning to allow the existing home to be sold off separately from the farmland. The existing residential used will not be intensified by the rezoning, if approved.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Resource Management and Proposed Open Space. 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. The Proposed Open Space designation includes areas recommended for both public and private open space and green infrastructure uses.

**Staff recommended Findings of Fact:**

1. The existing residential use will not be intensified by this rezoning.

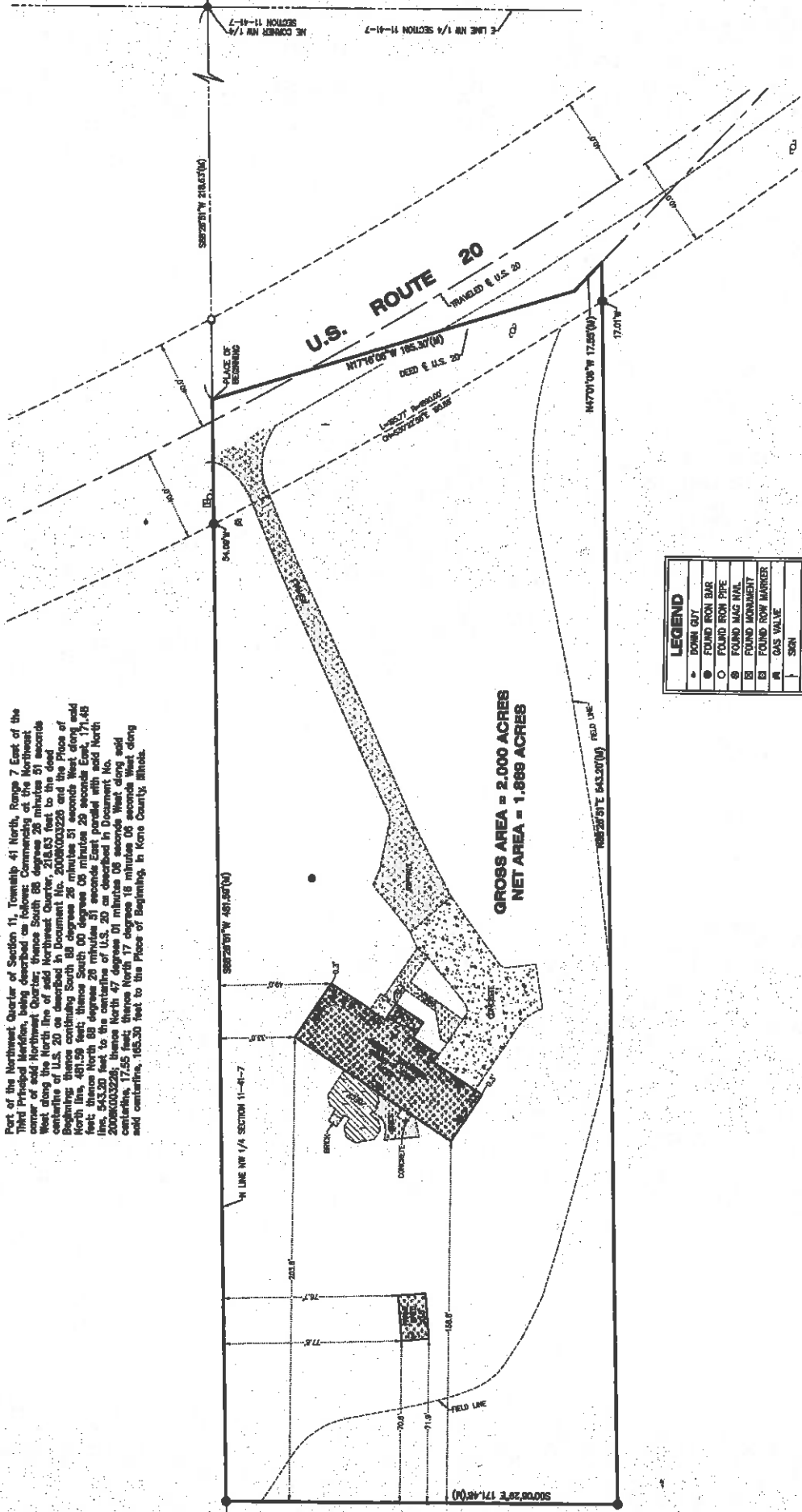
Attachments:      Location Map  
                         Township Map  
                         Petitioner's finding of fact sheet

# PLAT OF SURVEY

**VLS**  
**Vanderstappen**  
 Land Surveying, Inc.  
 1316 N. Madison St.  
 Chicago, Illinois 60607  
 Tel. 312-329-3314  
 Maps are filed in the property file

**LEGAL DESCRIPTION:**

Part of the Northwest Quarter of Section 11, Township 41 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest corner of the Northwest Quarter, thence South 88 degrees 26 minutes 51 seconds West along the Northwest corner of said Quarter, 218.03 feet to the dead centerline of U.S. 20 as defined in Document No. 2008003228 and the Place of Beginning; thence continuing South 88 degrees 05 minutes 20 seconds East 17.48 feet; thence North 88 degrees 20 minutes 51 seconds East parallel with said North line, 543.30 feet to the centerline of U.S. 20 as described in Document No. 2008003228; thence North 47 degrees 01 minutes 06 seconds West along said centerline, 17.95 feet; thence North 17 degrees 18 minutes 06 seconds West along said centerline, 165.30 feet to the Place of Beginning, in Kane County, Illinois.



**GROSS AREA = 2.000 ACRES**  
**NET AREA = 1.888 ACRES**

LEGEND	
•	DOWN GUT
○	FOUND IRON BAR
○	FOUND IRON PIPE
○	FOUND IRON NAIL
⊠	FOUND MONUMENT
⊠	FOUND ROW MARKER
⊠	FOUND GAS VALVE
⊠	SON
○	ONE SHOOT
⊠	TELEPHONE RISER
⊠	UTILITY POLE
○	WELL
○	PIED
○	RECORD
○	MEASURE



**NOTE:** Only those building line indications or measurements shown on a recorded subdivision Plat are shown herein unless the description referred to be surveyed contains a proper description of the required building lines or monuments.  
 • No easements should be assumed by zoning.  
 • No easements shown herein have been located unless shown and noted.  
 • This Survey and Plat of Survey are void without original endorsement or colored seal and signature affixed.  
 Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS ) S.S.  
 COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that this Plat hereon is a true representation of the said survey. This professional opinion conforms to the current Illinois minimum standards for a boundary survey.  
 Dated at Woodstock, McHenry County, Illinois, 11/27 A.D., 2014.  
 Vanderstappen Land Surveying, Inc.  
 Design Firm No. 194-008768

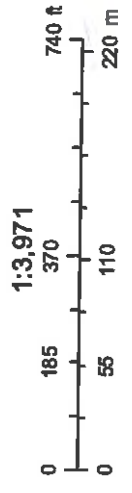
By: *[Signature]*  
 Illinois Professional Land Surveyor No. 3709

CURTIS, BETH GEORGE  
 DRAWN BY: SEE  
 SCALE: 1"=50'  
 PLATS OF RECORD ASSIGNED  
 P.L.N. 05-11-100-000  
 JOB NO.: 100728-A  
 I.D. NOS.  
 PRELIMINARY COMP. 10/20/10, 01/10/10  
 ALL DIMENSIONS SHOWN IN FEET AND DECIMAL PARTS.  
 THIS SURVEY WAS CONDUCTED TO MEET THE REQUIREMENTS OF THE ILLINOIS SURVEYING ACT.

# Map Title



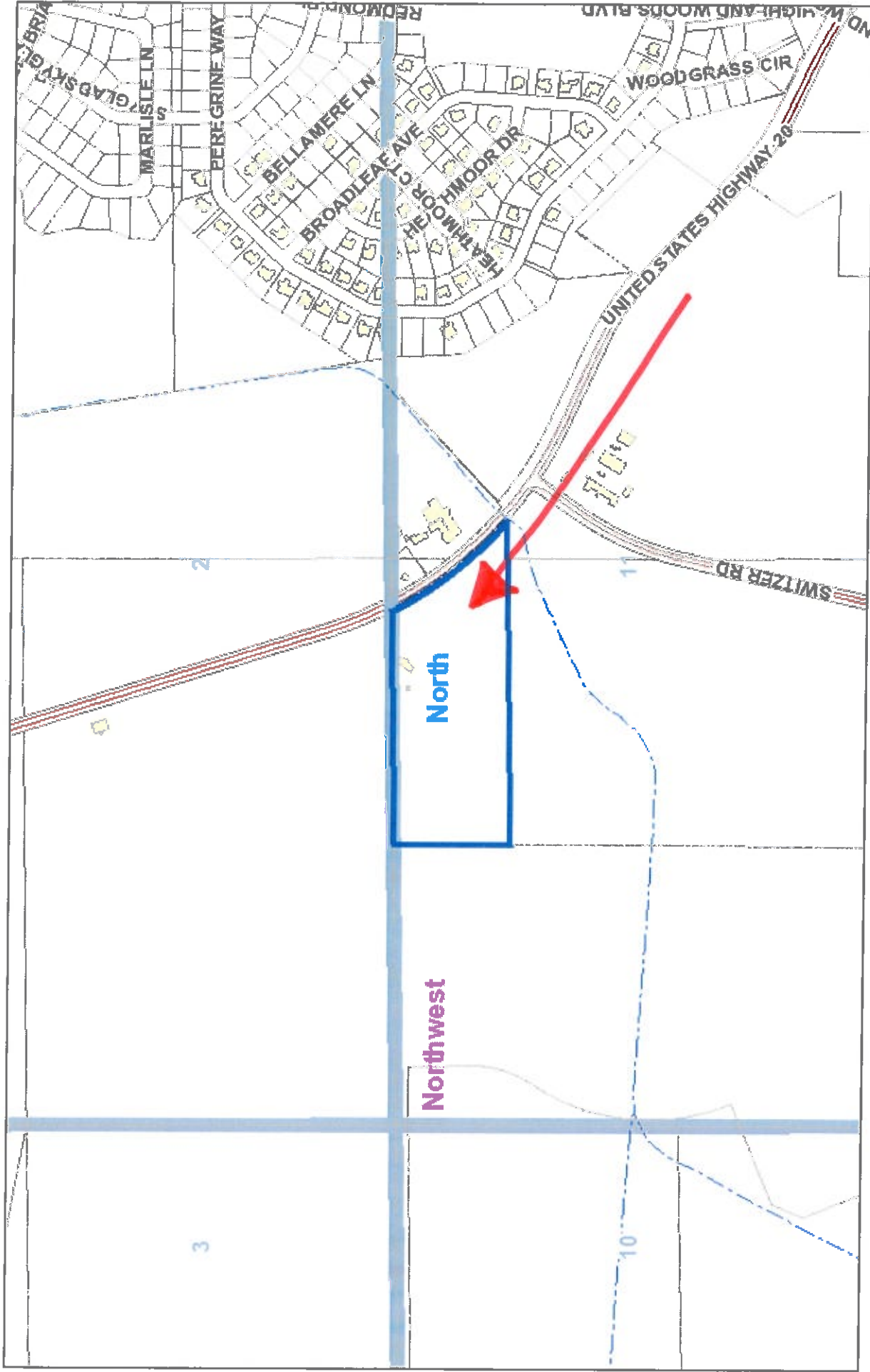
April 15, 2019



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

Map Title



May 24, 2019

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GIS-Technologies

Kane County Illinois

## Berkhout, Keith

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**From:** Dave Waden <waden\_d@cityofelgin.org>  
**Sent:** Tuesday, May 14, 2019 9:25 AM  
**To:** Berkhout, Keith  
**Subject:** EX: RE: From Kane County Zoning - Gehrke 006

No issues with this one as well.....

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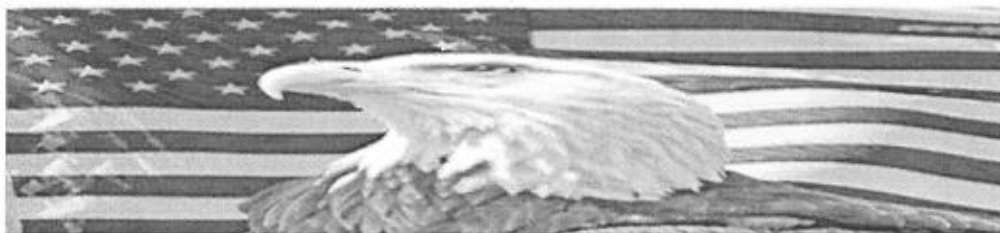
**From:** Berkhout, Keith [mailto:[BerkhoutKeith@co.kane.il.us](mailto:BerkhoutKeith@co.kane.il.us)]  
**Sent:** Wednesday, May 08, 2019 9:52 AM  
**To:** Dave Waden <waden\_d@cityofelgin.org>  
**Subject:** From Kane County Zoning - Gehrke 006

Dave,

Hope all is well. Can you see this gets to the Plan Commission and anywhere it needs to go for review?  
Thanks!

**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](mailto:berkhoutkeith@co.kane.il.us)



**From:** [GCDEVC03@co.kane.il.us](mailto:GCDEVC03@co.kane.il.us) <[GCDEVC03@co.kane.il.us](mailto:GCDEVC03@co.kane.il.us)>  
**Sent:** Wednesday, May 8, 2019 10:05 AM  
**To:** Berkhout, Keith <[BerkhoutKeith@co.kane.il.us](mailto:BerkhoutKeith@co.kane.il.us)>  
**Subject:** EX: Message from GCDEVC03Q



## Berkhout, Keith

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**From:** McGraw, Keith  
**Sent:** Thursday, May 9, 2019 7:20 AM  
**To:** Berkhout, Keith; Schoedel, Carl  
**Cc:** Nika, Kurt; Rickert, Tom  
**Subject:** RE: From Kane County Zoning - Gehrke 006  
**Attachments:** 2019-05-08 F to F1 request ZBA.pdf

Keith,

In regard to the attached ZBA request for F to F1 on US Route 20, KDOT has no comment.

As always, if you need anything further, please don't hesitate to reach out.

Thank you,

**Keith McGraw** | Permit and Traffic Engineering Technician



**Kane County Division of Transportation**  
**41W011 Burlington Road**  
**St. Charles, IL 60175**

**(Direct) 630-444-2959** | **(Mobile) 630-816-1693** | **(Fax) 630-584-5239**  
**(email) [mcgrawkeith@co.kane.il.us](mailto:mcgrawkeith@co.kane.il.us)** | **(Web)<http://www.co.kane.il.us/dot/>**

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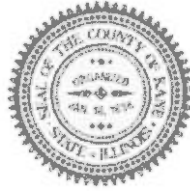
**From:** Berkhout, Keith  
**Sent:** Wednesday, May 8, 2019 9:50 AM  
**To:** Schoedel, Carl <[schoedelcarl@co.kane.il.us](mailto:schoedelcarl@co.kane.il.us)>  
**Cc:** McGraw, Keith <[McGrawKeith@co.kane.il.us](mailto:McGrawKeith@co.kane.il.us)>; Nika, Kurt <[nikakurt@co.kane.il.us](mailto:nikakurt@co.kane.il.us)>  
**Subject:** From Kane County Zoning - Gehrke 006

**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](mailto:berkhoutkeith@co.kane.il.us)

## Kane County Zoning Board of Appeals

**Hon. Manuel Barbosa, Chairman**  
**Tracy Aris**  
**Marc Falk**  
**Mary Lake**  
**Wendy Melgin**  
**Marguerite Millen**  
**James Plonczynski**



**Mark D. VanKerkhoff,**  
**Zoning Enforcing Officer**

**Keith Berkhout, Secretary**

**Kane County Government Center**  
**719 S. Batavia Avenue**  
**Geneva, Illinois 60134**  
**Building A, 1st Floor Auditorium**  
**Phone: (630) 444-1236**  
**Fax: (630) 232-3411**

### AGENDA

**June 11, 2019**

**7:00 p.m.**

- 1. CALL TO ORDER**
- 2. ROLL CALL AND DECLARATION OF QUORUM**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
- 5. PUBLIC HEARING**

**Petition:** 4503  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 12N988 Route 20, Plato Township (05-11-100-006)  
**Applicant:** John Neperman Trust (Beth Gehrke)

**Petition:** 4504  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 12N860 Route 20, Plato Township (05-11-200-011)  
**Applicant:** John Neperman Trust (Beth Gehrke)

**Petition:** 4505  
**Request:** Special Use in the B-3 Business District for a Storage Business  
**Location:** 49W950 Route 64, Virgil Township (07-08-100-013)  
**Applicant:** 64 Storage, LLC

**Petition:** 4506  
**Request:** Sideyard setback for a detached garage, which was built without a permit, (4' setback, 6' variance)  
**Location:** 34W760 N. James Drive, St. Charles Township (09-11-303-019)  
**Applicant:** Diannah Perez

**Petition:** 4507  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 50W014 Plank Road, Burlington Township (04-07-400-004)  
**Applicant:** Irene Romke

**6. OTHER BUSINESS**

**7. ANNOUNCEMENTS**

**8. ADJOURNMENT**