

**4531**

<i>Received Date</i>
NOV 04 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> 031 130 4051
	<b>Street Address (or common location if no address is assigned):</b> 797 Williams Rd. Carpentersville, IL 60110 (ALGONQUIN)

<b>2. Applicant Information:</b>	<b>Name</b> Saul Salazar Rodriguez	<b>Phone</b> 847-791-5725 / 224-245-4715
	<b>Address</b> 797 Williams Rd.	<b>Fax</b>
	<b>Address</b> Carpentersville, IL 60110	<b>Email</b> saul86.ss@gmail.com

<b>3. Owner of record information:</b>	<b>Name</b> Saul Salazar Rodriguez	<b>Phone</b> 847 445 0595
	<b>Address</b> 797 Williams Rd.	<b>Fax</b>
	<b>Address</b> Carpentersville, IL 60110	<b>Email</b> saul86.ss@gmail.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Farming

Current zoning of the property: ~~Farmland~~ F-District Farming

Current use of the property: Residential

Proposed zoning of the property: ~~Residential~~ R3 District - one Family Residential

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)

There is no construction planned for this property. The purpose of rezoning is to sell the property. The current zoning is incorrect.

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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.
- 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.**

Sue Sue R 10/30/19  
Record Owner Date

Sue Sue R 10/30/19  
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.

Saul Salazar Rodriguez  
Name of Development/Applicant

10/25/19  
Date

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

The proposed use of this property is already what the property is used for. This property is improperly zoned because it does not have enough land to be a farm. This property has been used as a residential property for years.

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

The properties around this area are zoned as residential properties

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

The current property does not suit the zoning in place because it does not meet the acreage requirements.

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 this area.

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

This The projected use of this property relates to the Kane County 2040 Land Use plan by the housing section

November 19, 2019

Saul Salazar

**Rezoning from F-District Farming to R-3 District – One Family Residential**

**Special Information:** The property was divided and reduced in size in violation of the Zoning Ordinance in 1995. The petitioner was seeking to sell the property when this issue appeared. The petitioner is seeking a rezoning to bring the existing residential use back into conformance with the Zoning Ordinance.

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

**Staff recommended Findings of Fact:**

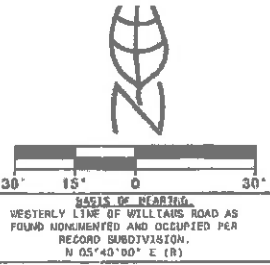
1. The rezoning would bring the existing residential use back into conformance with the Zoning Ordinance.

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

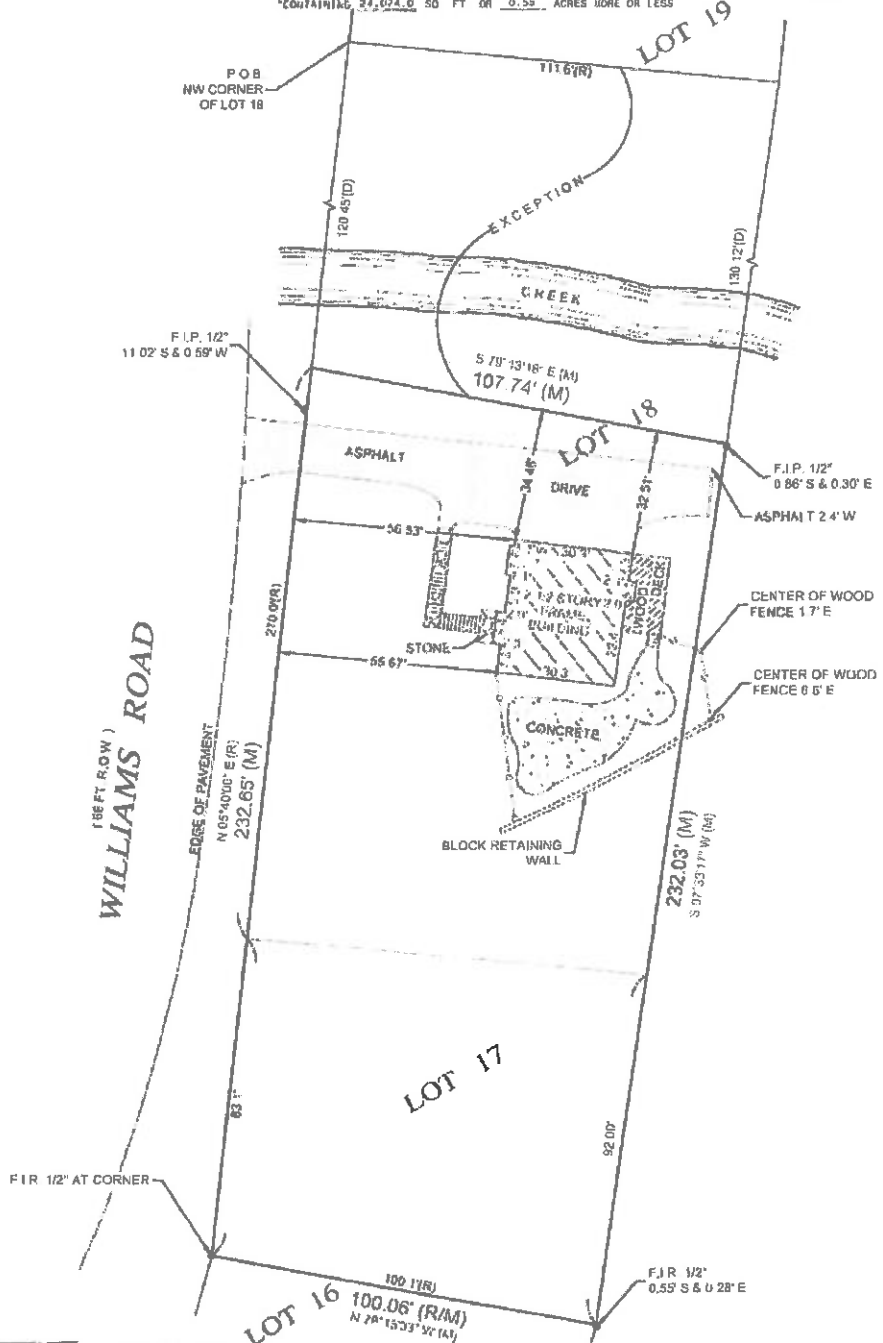
C - CALCULATED  
 CH - CHORD  
 CL - CENTERLINE  
 D - DEED  
 E - EAST  
 F.I.P. - FOUND IRON PIPE  
 F.I.R. - FOUND IRON ROD  
 FT. - FEET/FOOT  
 L - ARC LENGTH  
 M - MEASURED  
 N - NORTH  
 NE - NORTHEAST  
 CHAIN LINK FENCE  
 WOOD FENCE  
 METAL FENCE  
 VINYL FENCE  
 EASEMENT LINE  
 SETBACK LINE  
 INTERIOR LOT LINE

P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R - RECORD  
 RAD = RADIUS  
 R.O.V. = RIGHT OF WAY  
 S = SOUTH  
 S.I.P. = SET IRON PIPE  
 S.I.R. = SET IRON ROD  
 SE = SOUTHEAST  
 SW = SOUTHWEST  
 W = WEST

LOT 17 AND LOT 18 EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 18; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 18 TO THE WESTERLY LINE OF SAID LOT 18; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 120.45 FEET; THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF SAID LOT 18, SAID POINT BEING 130.12 FEET SOUTH OF THE NORTHEASTERLY CORNER OF SAID LOT 18; THENCE NORTHERLY ALONG THE EASTERLY LINE (SAID EASTERLY LINE BEING THE HIGH WATER MARK OF THE FORMER LAKE MARIAN) TO THE POINT OF BEGINNING, ALL IN BLOCK 14, OF LAKE MARIAN IN THE WOODS, UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 10, AND PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

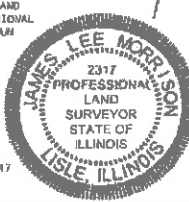


AREA OF SURVEY:  
 \*CONTAINING 24,024.0 SQ FT OR 0.55 ACRES MORE OR LESS



Morris Engineering, Inc  
 515 Warrenville Road, Lisle, IL 60532  
 Phone: (630) 271-0770  
 FAX: (630) 271-0774  
 WEBSITE: WWW.ECIVIL.COM

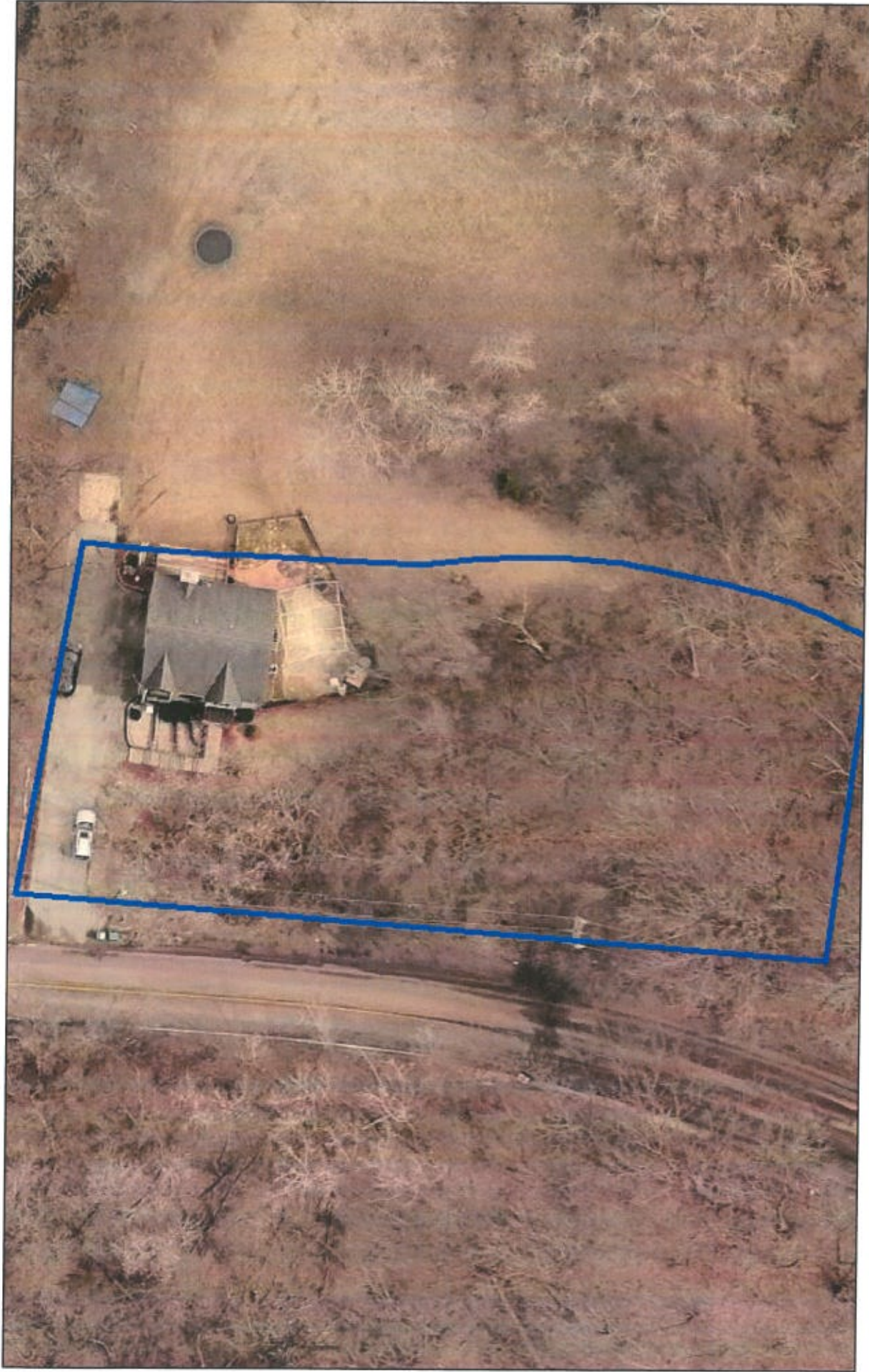
STATE OF ILLINOIS  
 COUNTY OF DUPAGE  
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STATUTE REQUIREMENTS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 DATED, THIS 8TH DAY OF OCTOBER, A.D., 2019, AT LISLE, ILLINOIS.  
 JAMES LEE MORRISON  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2020  
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



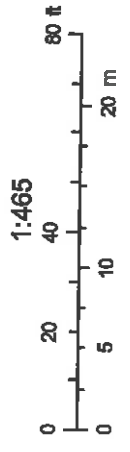
NOTE:  
 1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAM, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.  
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.  
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.  
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 787 WILLIAMS ROAD  
 CARPENTERSVILLE, ILLINOIS  
 CLIENT THE LAW OFFICE OF JOAN VASQUEZ  
 FIELDWORK DATE (CREW) 10/07/2019 (AM/PM)  
 DRAWN BY: JLB REVISED: JOB NO. 19-10-0044

# Map Title

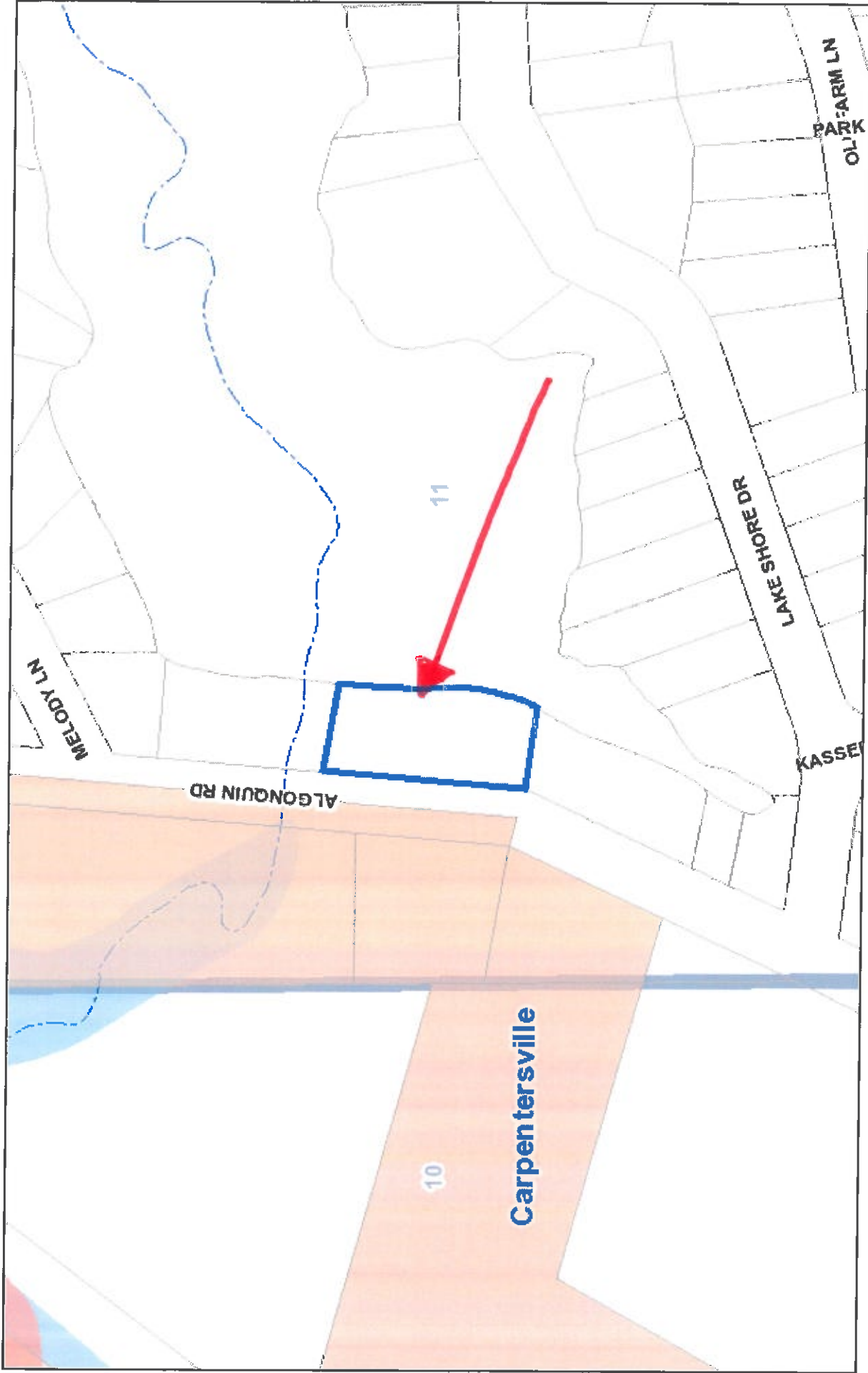


November 4, 2019



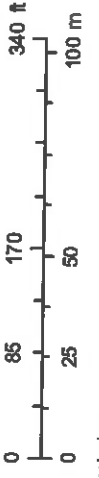
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# Map Title



November 4, 2019

1:1,861



GIS-Technologies

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Kane County Illinois