

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

4604

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.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b> 07-16-300- <del>010</del> 029
	<b>Street Address (or common location if no address is assigned):</b> Winters Road, Maple Park, IL

<b>2. Applicant Information:</b>	<b>Name</b> Derek and Jamie Feiza	<b>Phone</b> 630-567-4019
	<b>Address</b> 423 S Geneva Street	<b>Fax</b>
	Maple Park, Illinois	<b>Email</b> jfeiza@yahoo.com

<b>3. Owner of record information:</b>	<b>Name</b> Derek and Jamie Feiza	<b>Phone</b> 630-567-4019
	<b>Address</b> 423 S Geneva Street	<b>Fax</b>
	Maple Park, Illinois	<b>Email</b> jfeiza@yahoo.com



# 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.*

Derek and Jamie Feiza

*Name of Development/Applicant*

9/16/22

*Date*

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

The property is bordered by farmland and existing homes. We would be constructing our personal residence.

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

Currently farming district with farmettes in the area.

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

The 1 acre of rezoning request is a portion of a larger 30+ acre parcel that will continue to be used as farmland with the additional acreage owned by family.

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

No development.

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

Currently a farming district with scattered farmettes.

Derek Feiza, et ux

Rezoning request on portion of property from F-District Farming to F-1 District Rural  
Residential

**Special Information:** The petitioners are seeking a rezoning on the southeastern portion of their family farm. The farm has been in their family for four generations and the petitioners would like to build their home there.

**Analysis:** The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

**Staff recommended findings of fact:**

1. The rezoning would allow for a single family home to be constructed on the property.

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

# PLAT AND CERTIFICATE OF SURVEY

**PARCEL 1:**

THE SOUTH 251.00 FEET OF THE EAST 200.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.

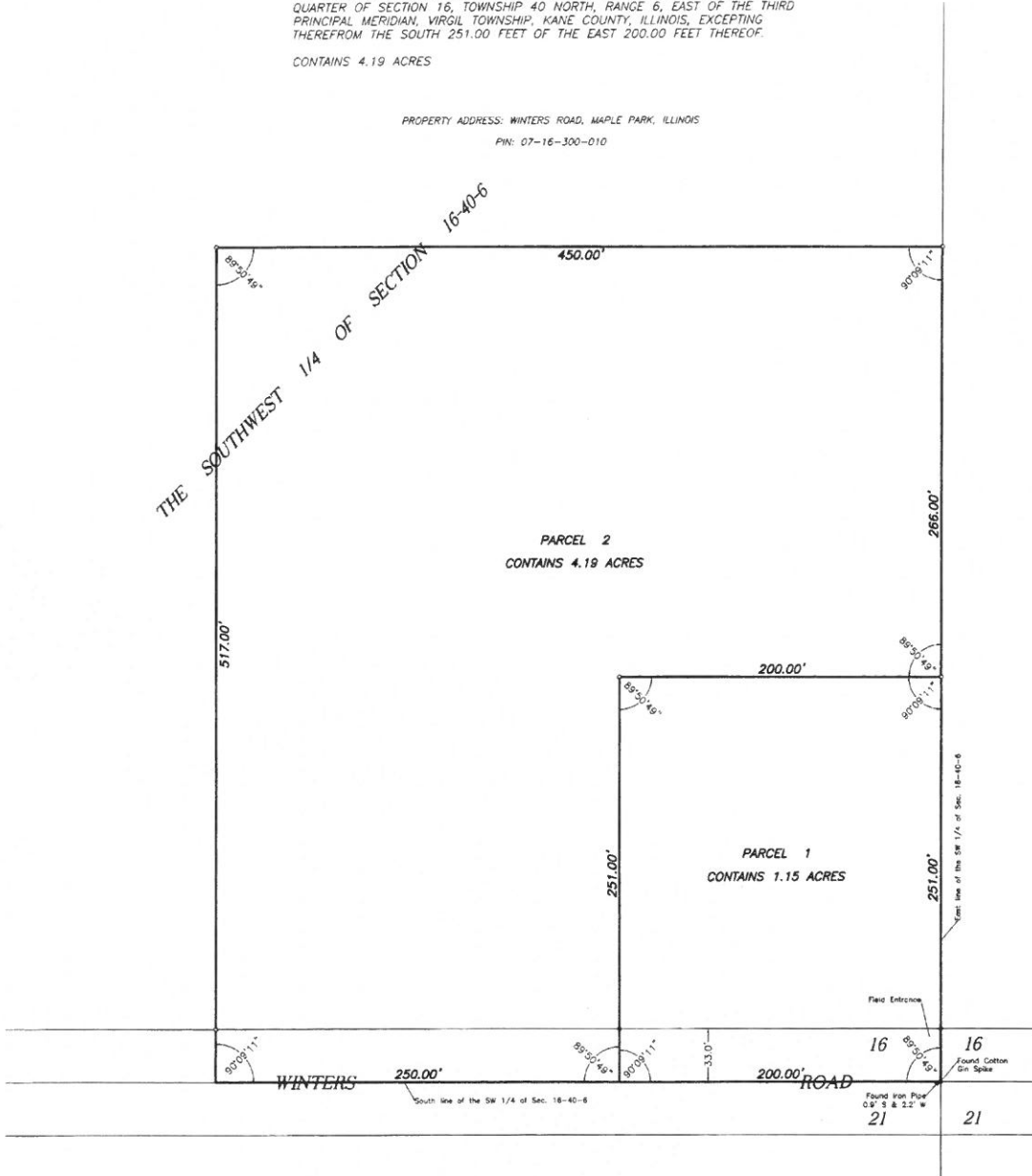
CONTAINS 1.15 ACRES

**PARCEL 2:**

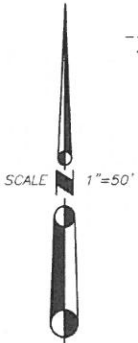
THE SOUTH 517.00 FEET OF THE EAST 450.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE SOUTH 251.00 FEET OF THE EAST 200.00 FEET THEREOF.

CONTAINS 4.19 ACRES

PROPERTY ADDRESS: WINTERS ROAD, MAPLE PARK, ILLINOIS  
PIN: 07-16-300-010



==LEGEND==  
 - - - - - Boundary of property surveyed  
 • Found iron pipe  
 o Set iron pipe



STATE OF ILLINOIS )  
 COUNTY OF DEKALB )SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 FIELD WORK COMPLETED JANUARY 10TH, 2023. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 13TH DAY OF JANUARY, 2023.

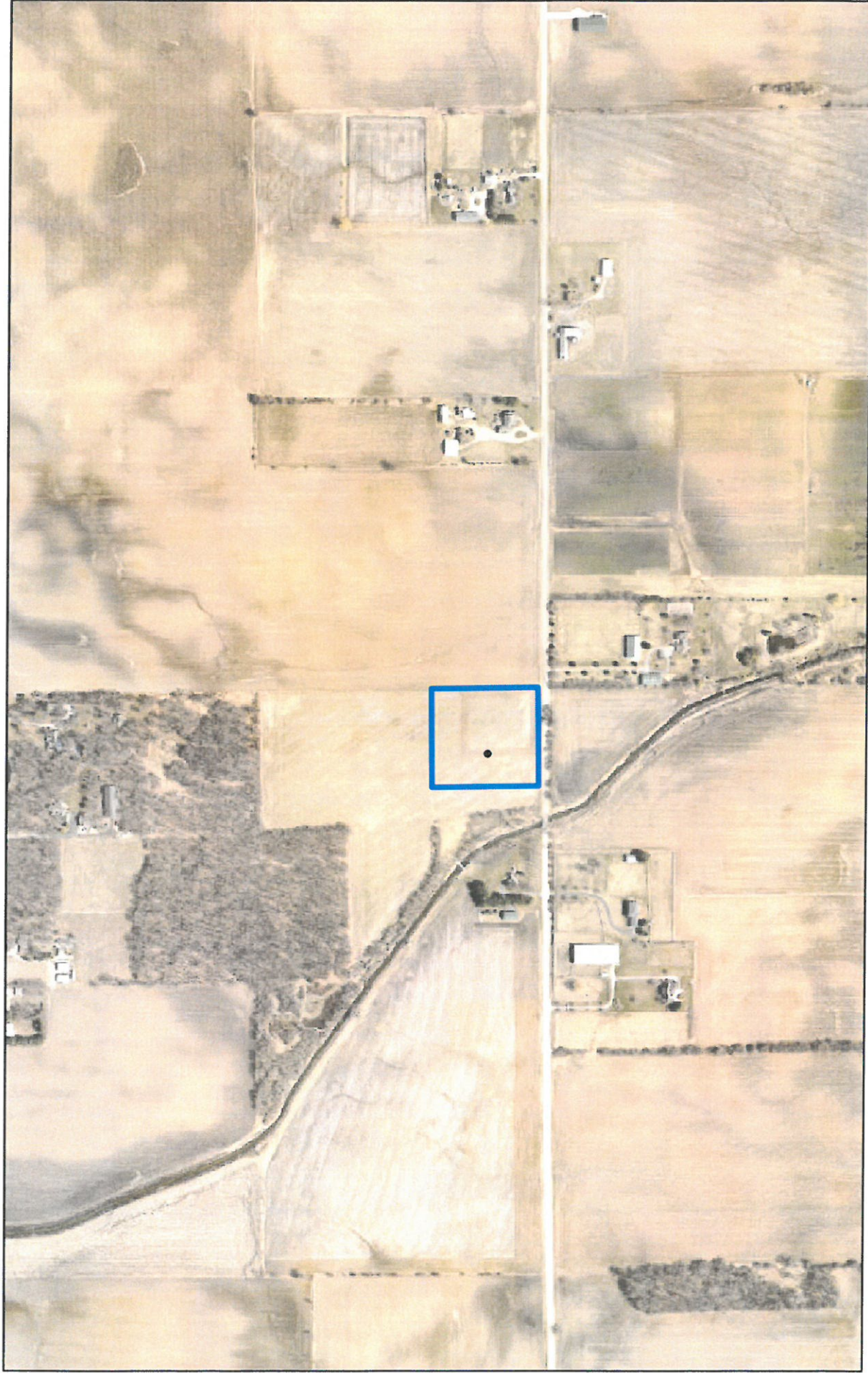
*Leslie Aaron Doogs*  
 LESLIE AARON DOOGS  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833  
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2024



JADE Hanna Surveyors  
 155 N. 3rd Street  
 DeKalb, IL 60115  
 (815) 756-2189  
 Info@Hannasurveyors.com  
 License No. 184006622

FOR: DEREK & JAMIE FEIZA  
 JOB NO. 16255A

# Map Title



March 1, 2023

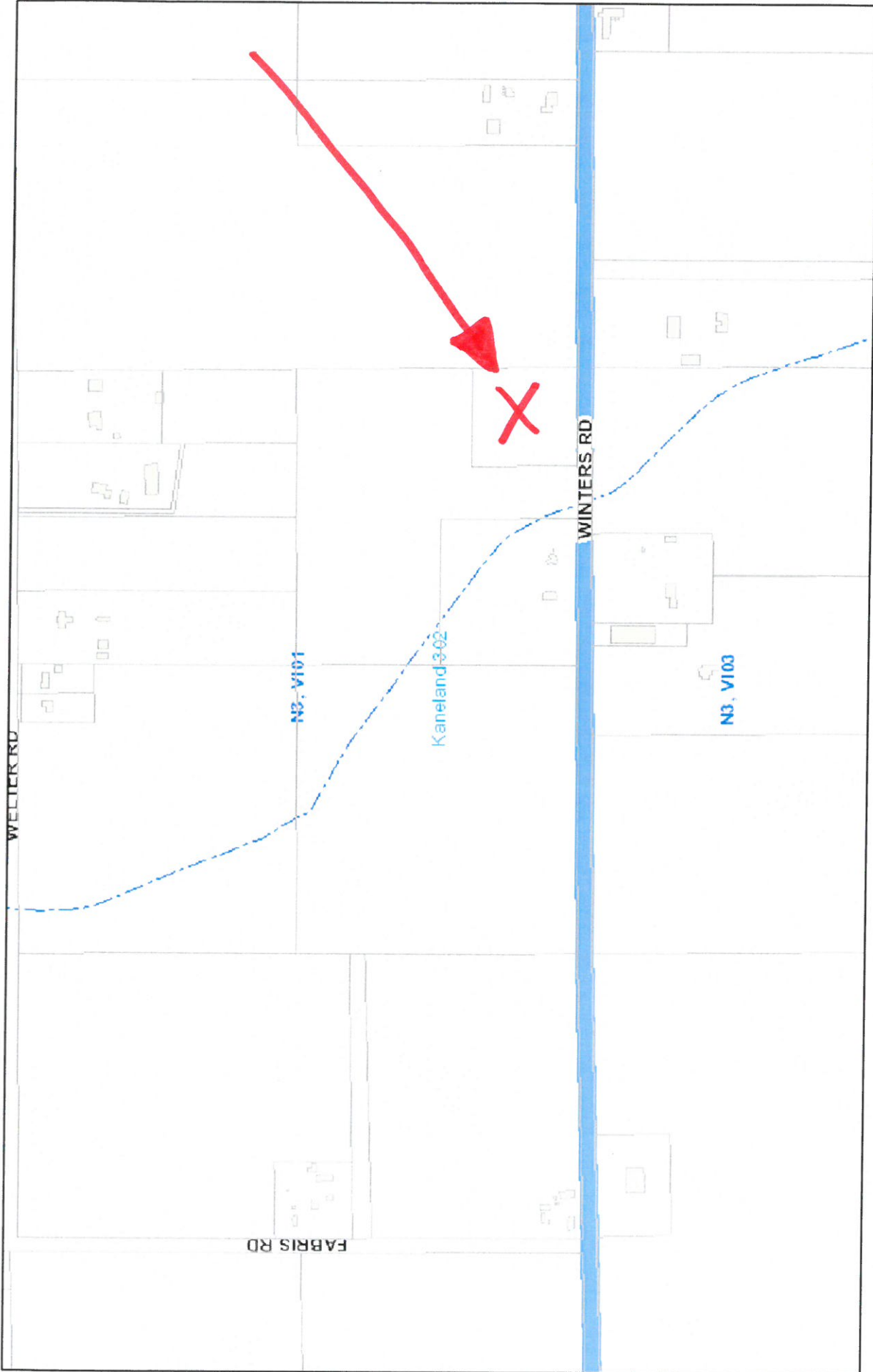
1:7,505



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.

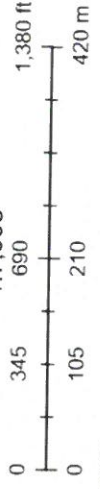
GIS-Technologies  
Kane County Illinois

# Map Title



February 27, 2023

1:7,505



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.

GIS-Technologies  
Kane County Illinois



# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

April 21, 2022

KEITH BERKHOUT  
KANE COUNTY ZONING DEPARTMENT  
719 S. BATAVIA AVENUE  
GENEVA, IL 60134

**RE: Winters Road-Feiza**  
**Project Number(s): 2212250**  
**County: Kane**

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Bradley Hayes  
Division of Ecosystems and Environment  
217-785-5500