

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

4610

<i>Received Date</i>
JUN 05 2023
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): 10-32-400-004
	Street Address (or common location if no address is assigned): 49W170 Lasher Rd Elburn IL 60119

2. Applicant Information:	Name G.Nadine Flint	Phone 815-739-3577
	Address 2157 Waterbury Lane West	Fax
	Sycamore IL 60178	Email scharpan@hotmail.com

3. Owner of record information:	Name G.Nadine Flint	Phone 815-739-3577
	Address 2157 Waterbury Lane West	Fax
	Sycamore IL 60178	Email scharpan@hotmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agricultural

Current zoning of the property: Farmland

Current use of the property: 16 acres Farmland 2.2 acres Home

Proposed zoning of the property: F1

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)

None

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), 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.

Nadine Shurt
Record Owner

5.17.23
Date

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.*

Nadine Flint Property
Name of Development/Applicant

5.17.2023
Date

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

There will be no change in use of this property, home will be 2.2 acres the other 16 acres will remain Farmland

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

Farmland and Single family homes

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

Zoning will only change on the 2.2 acres to F1 not farmland

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

No developement just Farmland

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

G. Nadine Flint Trust

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

Special Information: The petitioner is seeking a rezoning on a portion of property to allow the existing home to be sold off from the remaining farmland. No additional residential parcels are planned as part of this request. The farmland would remain in agricultural production.

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 will allow the existing home to be sold off from the remaining farmland.

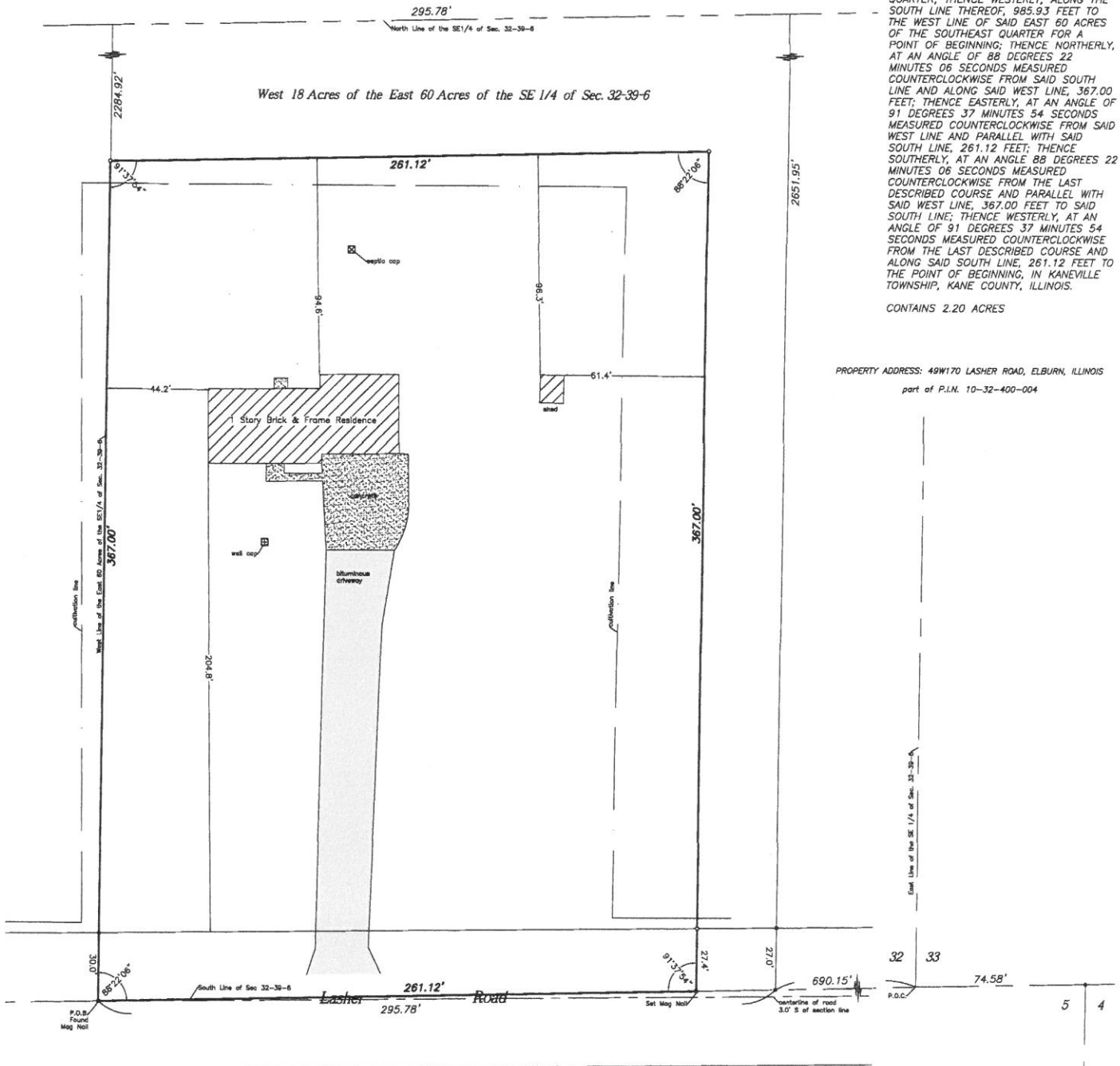
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

PLAT AND CERTIFICATE OF SURVEY

THAT PART OF THE WEST 18 ACRES OF THE EAST 60 ACRES OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY, ALONG THE SOUTH LINE THEREOF, 985.93 FEET TO THE WEST LINE OF SAID EAST 60 ACRES OF THE SOUTHEAST QUARTER FOR A POINT OF BEGINNING; THENCE NORTHERLY, AT AN ANGLE OF 88 DEGREES 22 MINUTES 06 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE AND ALONG SAID WEST LINE, 367.00 FEET; THENCE EASTERLY, AT AN ANGLE OF 91 DEGREES 37 MINUTES 54 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE AND PARALLEL WITH SAID SOUTH LINE, 261.12 FEET; THENCE SOUTHERLY, AT AN ANGLE 88 DEGREES 22 MINUTES 06 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE AND PARALLEL WITH SAID WEST LINE, 367.00 FEET TO SAID SOUTH LINE; THENCE WESTERLY, AT AN ANGLE OF 91 DEGREES 37 MINUTES 54 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE AND ALONG SAID SOUTH LINE, 261.12 FEET TO THE POINT OF BEGINNING, IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.

CONTAINS 2.20 ACRES

PROPERTY ADDRESS: 49W170 LASHER ROAD, ELBURN, ILLINOIS
part of P.I.N. 10-32-400-004



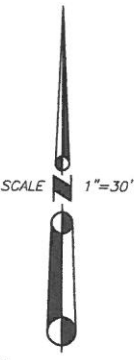
- ==LEGEND==
- Boundary of property surveyed
 - Found iron pipe
 - o Set iron pipe
 - P.O.C. Point of commencement
 - P.O.B. Point of beginning

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 MAY 10TH, 2023, WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 10TH DAY OF MAY, 2023.

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: JIM STODDARD
JOB NO. 16752

flint home

Parcel 10-32-400-04



Septic

App. 200

230'

26619

→ 250

Well

267

355

29578



04/15/2007

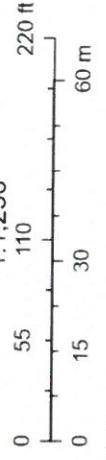
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Map Title



June 5, 2023

1:1,256

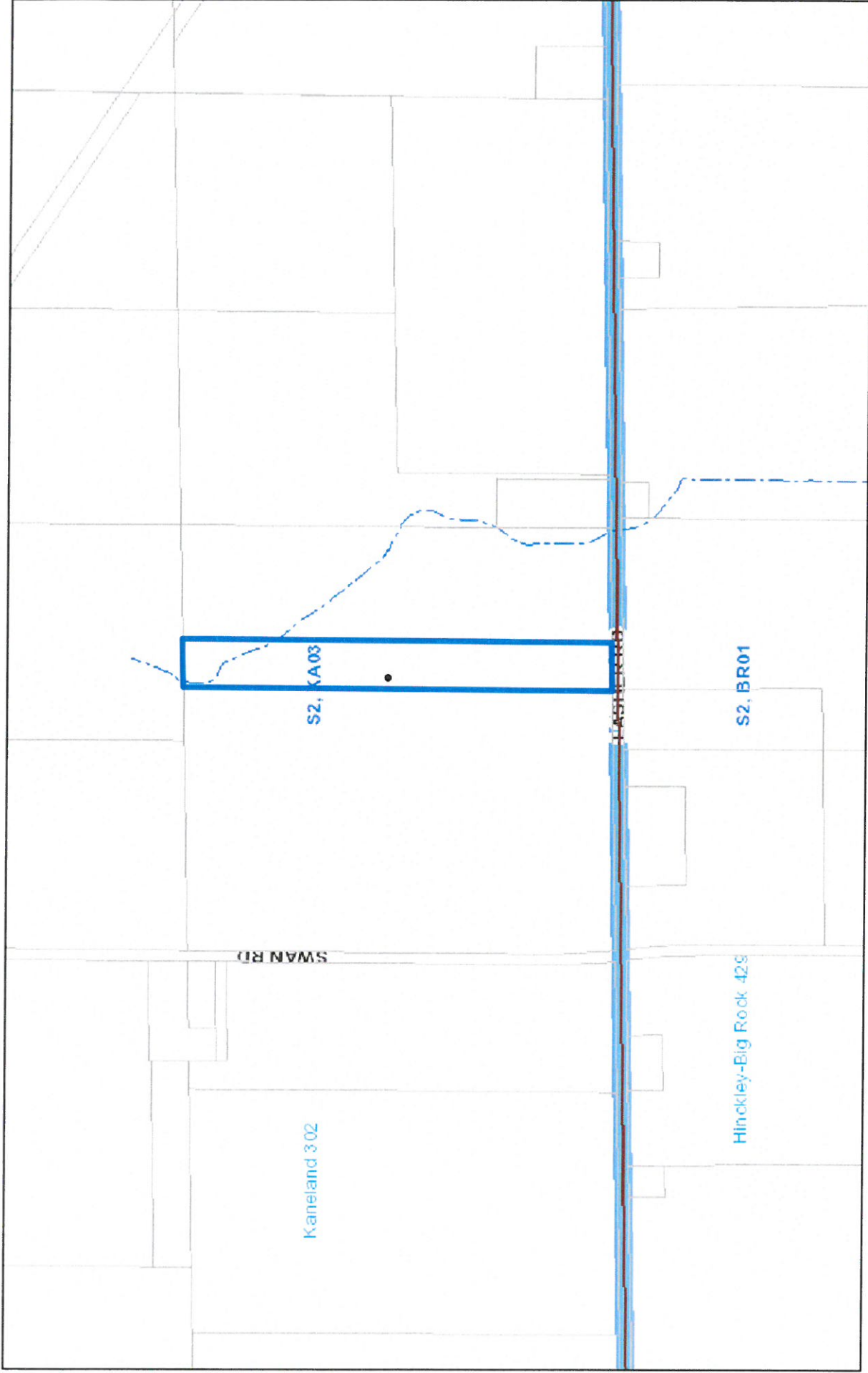


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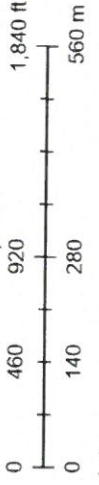
GIS-Technologies
Kane County Illinois

Map Title



June 5, 2023

1:10,049



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