

KANE COUNTY DEVELOPMENT DEPARTMENT
 Subdivision and Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 232-3492 Fax: (630) 232-3411

<i>Received Date</i>

**ZONING MAP AMENDMENT AND/OR
 SPECIAL USE APPLICATION**

Instructions:

To request a zoning map amendment and/or a special use 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 help you.

1. Property Information:	Parcel Number (s): 06-07-100-064
	Street Address (or common location if no address is assigned): 12N735 Coombs Road, Elgin, IL

2. Applicant Information:	Name The Perkiser Family Trust	Phone 847-809-4631
	Address 12N735 Coombs Rd., Elgin	Fax
	Ronald J. and Mary Perkiser Trustees	Email rperkiser@gmail.com

3. Owner of record information:	Name Same	Phone
	Address	Fax
		Email

January 29, 2018

Perkiser Family Trust
Rezoning from F-District Farming to E-1 District Estate Residential

Special Information: The petitioner is requesting a rezoning to allow the property to be divided and create a second buildable parcel. The petitioners live in the existing home on the north side of the property and will continue to live there if the rezoning is granted. The southern parcel would be sold off.

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 will create a second buildable parcel.

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

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.

The Perkiser Family Trust
Name of Development/Applicant

12-27-17
Date

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

The property in the general vicinity is used for residential purposes, and the requested map amendment is consistent therewith.

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

A mix of City of Elgin residential uses; County F-District Farming; and E-1 District Estate Residential; and B-3 District Business

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

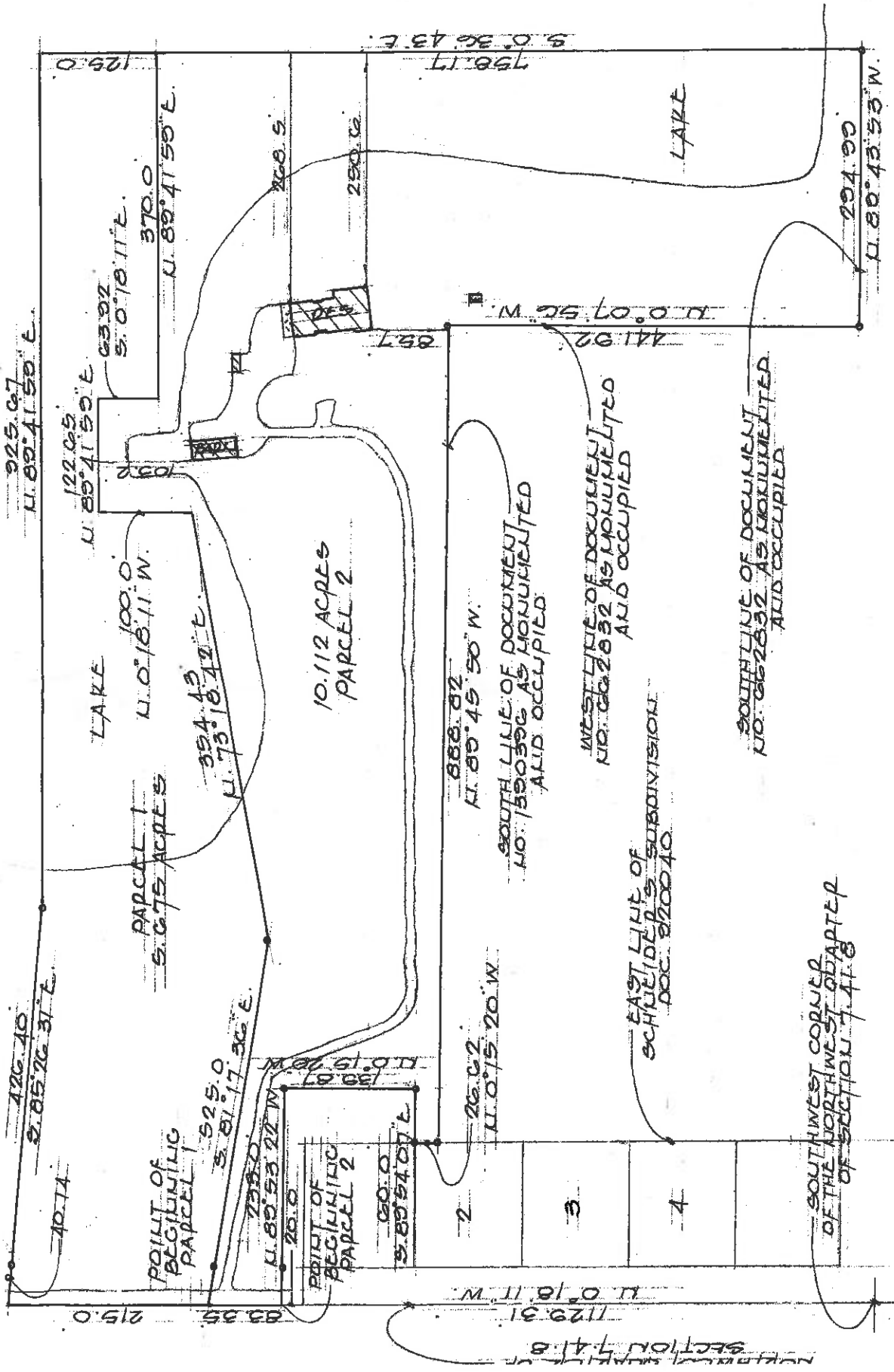
The property is 15+ acres and is currently improved with one (1) single family home. It is the intention of the Applicant to erect a second single family home on the approximate northerly 5.675 acres of the Subject Property and to retain same as the Applicant’s single family residence. The Applicant will then sell the southerly 10.12 acres, and the existing home thereon, pursuant to the provisions of the Plat Act.

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

Residential.

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

This area is designated as “Resource Management” which is intended to support municipal and county compact, mixed use growth opportunities. The proposed residential use is consistent with the goals of the “Resource Management” classification.



925.67
N. 89° 41' 50" E

126.40
S. 05° 26' 31" E

122.65
N. 89° 41' 50" E

LAKE

PARCEL 1
5.675 ACRES

100.0
N. 0° 18' 11" W.

554.13
N. 73° 18' 41" E

POINT OF
BEGINNING
PARCEL 1

525.0
S. 81° 17' 36" E

735.0
N. 89° 53' 22" W

POINT OF
BEGINNING
PARCEL 2

10.112 ACRES
PARCEL 2

50.0
S. 89° 54' 07" E

26.67
N. 0° 15' 20" W

888.82
N. 89° 45' 50" W.

26.67
N. 0° 15' 20" W

SOUTH LINE OF DOCUMENT
NO. 1590396 AS MONUMENTED
AND OCCUPIED

WEST LINE OF DOCUMENT
NO. 862832 AS MONUMENTED
AND OCCUPIED

EAST LINE OF
EXHIBIT D P's SUBDIVISION
DOC. 220040

SOUTH LINE OF DOCUMENT
NO. 862832 AS MONUMENTED
AND OCCUPIED

SOUTHWEST CORNER
OF THE NORTHWEST QUARTER
OF SECTION 7, 41, 8

LAKE

224.90
N. 88° 43' 53" W.

129.0

63.92
S. 0° 18' 11" E

370.0
N. 89° 41' 50" E

208.5

250.62

1798.17
S. 0° 36' 43" E

88.7

441.92
N. 0° 07' 56" W.

10.74

215.0

83.55

26.0

1129.31
N. 0° 18' 11" W

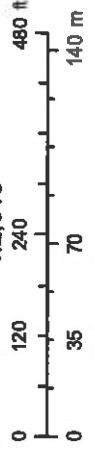
NORTHERLY CORNER OF SECTION 7, 41, 8

Map Title



January 30, 2018

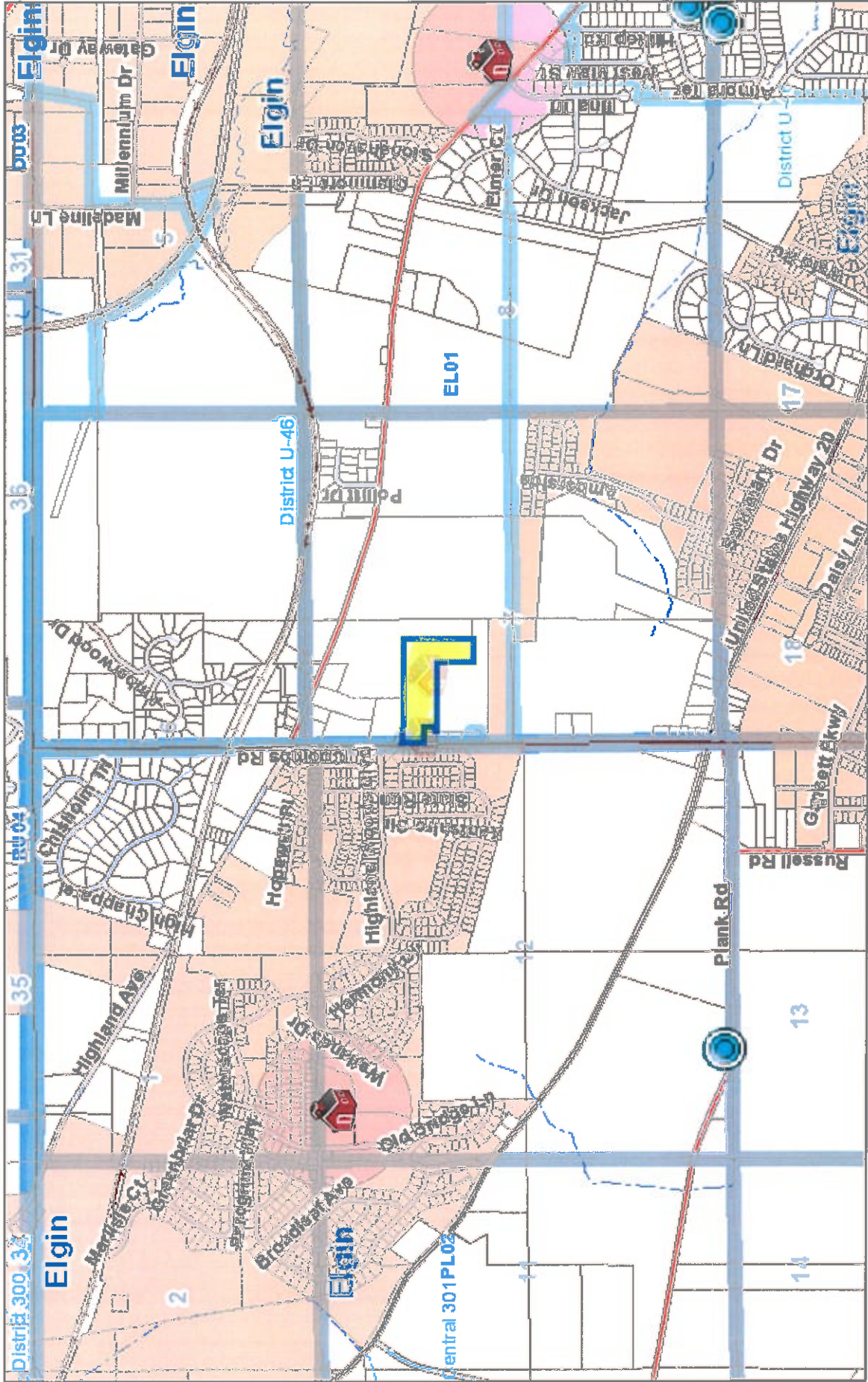
1:2,643



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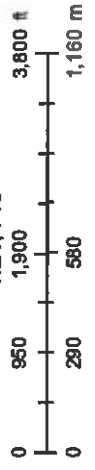
GIS-Technologies
Kane County Illinois

Map Title



January 30, 2018

1:21,146



Source : GIS-Technologies
GIS-Technologies

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GIS-Technologies
Kane County Illinois

ELGIN twp.
T.41N - R.8E

map 6

