

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

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.

1. Property Information:	Parcel Number (s): 06-06-328-041 06-06-328-042
06-06-328-041 06-06-328-042	Street Address (or common location if no address is assigned): 13N199 WEDGEWOOD DR Elgin IL 60124 N/A

2. Applicant Information:	Name JEFFREY CRITTENDEN	Phone 847-370-4497
	Address 13N199 WEDGEWOOD DR	Fax 847-741-0580
	Elgin IL 60124	Email Jcrit@aol.com

3. Owner of record information:	Name JEFFREY CRITTENDEN	Phone 847-370-4497
	Address 13N199 WEDGEWOOD DR	Fax 847-741-0580
	Elgin IL 60124	Email Jcrit@aol.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.

JEFFREY CRITTENDEN
Name of Development/Applicant

8-28-18
Date

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

All surrounding property is Residential + Forest Preserve

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

F - Farming

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

Residential is permitted

most all of the surrounding area is larger residential lots

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

The general area around this property is established
Residential and Forest Preserve.

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

The 2040 plan calls for this area to be rural residential

September 18, 2018

Jeffery Crittenden
Rezoning from F-District Farming to E-1 District Estate Residential

Special Information: The parcel was divided in violation of the Zoning Ordinance in October of 2017. The southern (new) parcel was sold to a buyer this year for the construction of a new house. The existing home is on the northern parcel. The requested zoning will bring both parcels into conformance with the Zoning Ordinance for residential use.

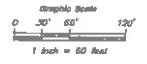
Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Rural Residential. This designation encourages an infill strategy between and adjacent to existing rural residential developments where prime agricultural lands will not be taken out of production.

Staff recommended Findings of Fact:

1. The rezoning will result in a second buildable parcel and bring the existing home back into conformance with the Zoning Ordinance

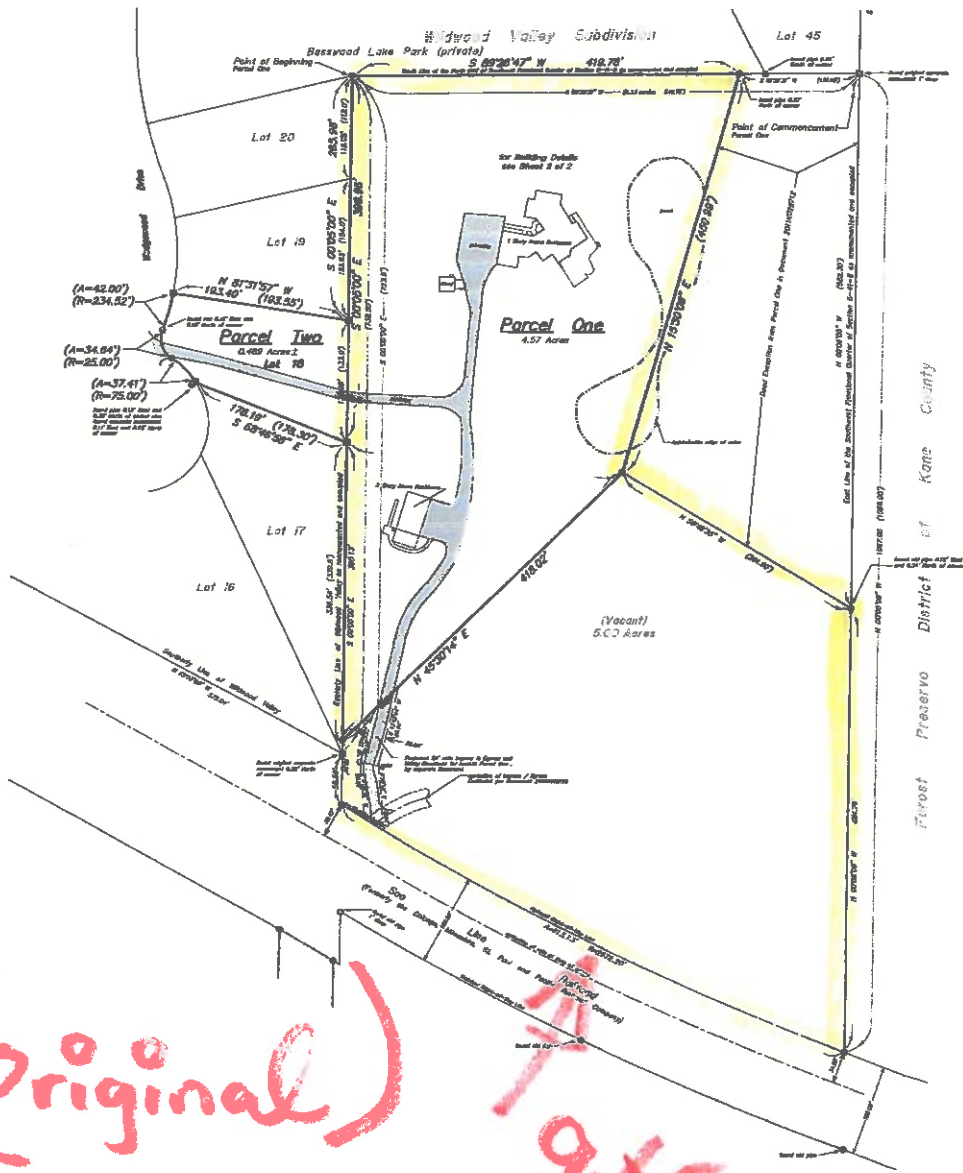
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Plat of Survey of Part of the Southwest Fractional Quarter of Section 6-41-8 City of Elgin, Kane County, Illinois



Legend

- ⊙ indicates survey monument
- ⊙ indicates iron spike
- ⊙ indicates iron nail
- ⊙ indicates iron pipe
- ⊙ indicates iron rod
- ⊙ indicates iron stake
- ⊙ indicates iron spike
- ⊙ indicates iron nail
- ⊙ indicates iron pipe
- ⊙ indicates iron rod
- ⊙ indicates iron stake
- ⊙ indicates iron spike
- ⊙ indicates iron nail
- ⊙ indicates iron pipe
- ⊙ indicates iron rod
- ⊙ indicates iron stake



Surveyor's Notes

A Title Commitment was not furnished to Johnson - Western Surveying, L.L.C. for use in preparation for this plat. Therefore, no warranty is made as to the accuracy of the information contained therein.

Block of Bearings as per Section 6-41-8.

Midwood Valley Subdivision recorded as Document 2011R029712 on February 1, 2012 in Plot Book 10 on pages 30 and 31.

This plat is not valid without the Surveyor's original signature and seal.

Parcel and Easement projected using Documents 2011R029712, 2008R01468 and 2015R06302.

Common Address: 13199 Midwood Drive, Elgin, Illinois

Parcel Identification Number: 01-02-333-021

Survey date obtained September 14, 2015, June 24, 2016 and December 20, 2016.

(Original)

9.65
AC

State of Illinois) This is to certify that I, Carol Sweet-Johnson, an Illinois Professional Land Surveyor of
County of Kane) Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 194-005518), have surveyed and located the improvements described as follows:

Parcel One: That part of the Southwest Fractional Quarter of Section 6, Township 41 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of the South Half of said Southwest Fractional Quarter also being a Southeast corner of Midwood Valley Subdivision; thence South 89 degrees 25 minutes 23 seconds West along the North Line of the South Half of said Fractional Quarter also being a Southerly Line of Midwood Valley Subdivision, a distance of 548.78 feet (8.33 acres) to the Point of Beginning; thence South 60 degrees 05 minutes 00 seconds East along an Easement Line of Midwood Valley Subdivision and Southerly extension thereof, a distance of 723.5 feet; thence North 43 degrees 30 minutes 14 seconds East, a distance of 412.02 feet to the Southwest corner of Dead Exception in Parcel One from Document 2011R029712; thence North 15 degrees 30 minutes 08 seconds East along the West Line of said Exception, a distance of 450.99 feet to a Point in the North Line of the South Half of said Southwest Fractional Quarter; being 130.00 feet West of the Northeast corner of the South Half of said Southwest Fractional Quarter; thence South 89 degrees 25 minutes 23 seconds West along said North Line, a distance of 418.78 feet to the Point of Beginning, Elgin Township, Kane County, Illinois and containing 4.57 acres more or less as shown by the plat herein drawn which is a correct representation of said survey and subsite. All distances are given in feet and decimal parts thereof.

Parcel Two: Lot 10 in Midwood Valley Subdivision, Elgin Township, Kane County, Illinois, and containing 0.489 acres more or less as shown by the plat herein drawn which is a correct representation of said survey and subsite. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, July, 26 2018.

Carol Sweet-Johnson

Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2018



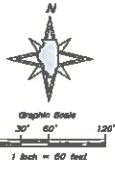
Prepared by:
Johnson - Western Surveying, L.L.C.
A Message Above the Rest
1 Club + 99 Pines
825 West State Street, Suite 207
Geneva, Illinois 60134
(830) 248-3185 (830) 715-3989 Cell
Copyright © 2018, Johnson-Western Surveying, L.L.C.

Sheet 1 of 2

Ordered by a Prepared for:
Jeff Cristofanon

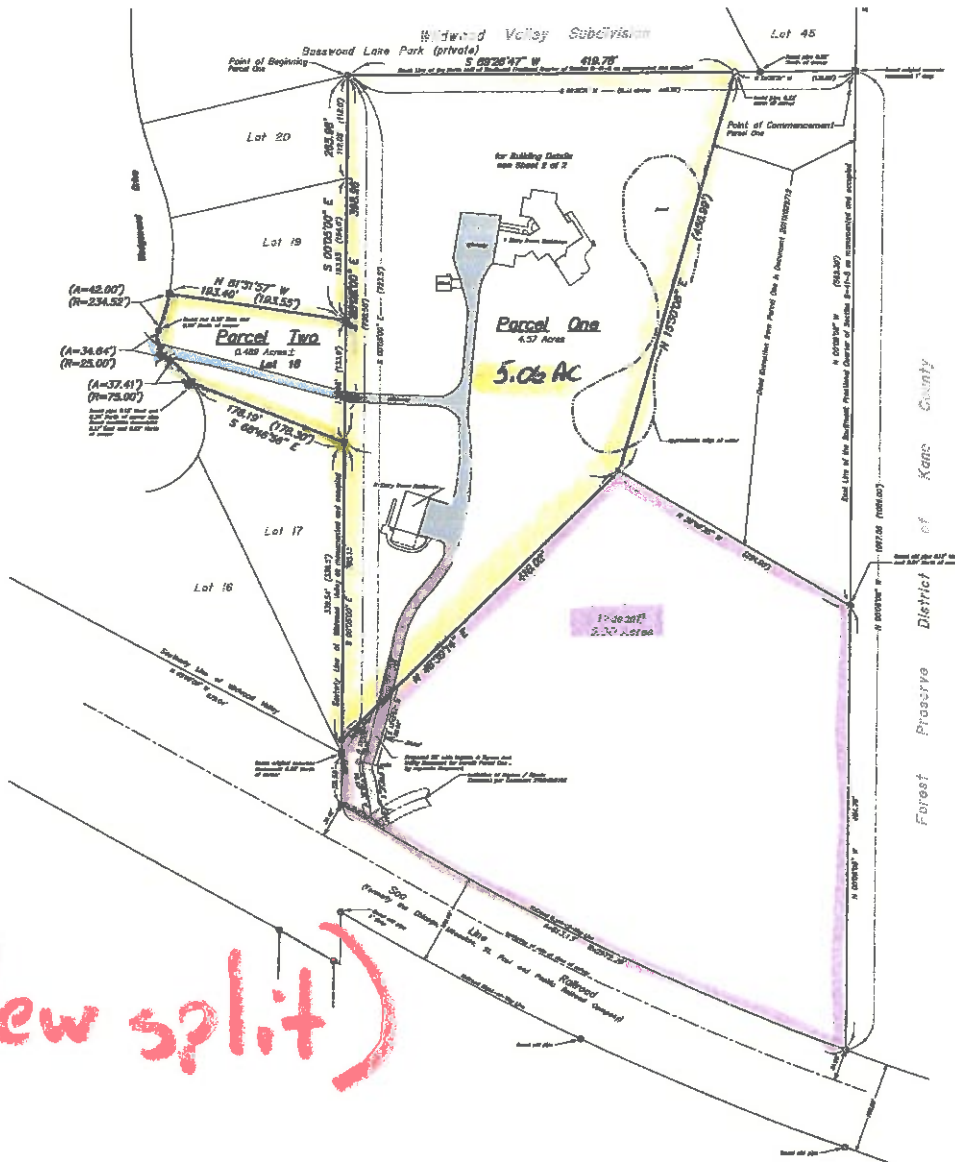
Field Book/Page No. 1/21	T-41-8 6-41-8
File Name: 2018-07-01-01-Sub North	Drawn by: MTE
Sheets: 1/21-2/21-3/21	Job No.: 2018-001

Plat of Survey of Part of the Southwest Fractional Quarter of Section 6-41-8 City of Elgin, Kane County, Illinois



Legend

- ⊙ Indicate corner monument
- ⊙ Indicate iron stake
- (107) Indicate iron pipe
- ⊙ Indicate pipe monument
- ⊙ Indicate utility pole
- ⊙ Indicate telephone post
- Indicate fence line
- Indicate easement utility wire
- Indicate easement water
- Indicate gravel surface



Surveyor's Notes

A title commitment was not furnished to Johnson - Western Surveying, L.L.C. for use in preparation for this plat. Therefore, no additional easements or rights of third parties may affect the subject property.

Mean of Bearings as per Topcon GPS Network.

Midwest Utility Subdivisions reported as Document 2038454 on February 1, 2013 in Plot Book 48 on pages 30 and 31.

This plat is not valid without the Surveyor's original signature and seal.

Parcel and Easement protected utility easements 2010028715, 20090091449 and 20150620352.

Customer Address: 130189 Midwestern Drive, Elgin, Illinois

Parcel Identification Number: 00-00-328-025

Survey date started September 11, 2015, June 24, 2016 and December 21, 2016.

(New split)

State of Illinois) *Yes* This is to certify that I, Carol Sweet-Johnson, an Illinois Professional Land Surveyor of County of Kane)

Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 094-005310), have surveyed and located the improvements described as follows:

Parcel One: That part of the Southwest Fractional Quarter of Section 6, Township 41 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of the South Half of said Southwest Fractional Quarter also being a Southeastly corner of Willow Valley Subdivision; thence South 89 degrees 28 minutes 23 seconds West along the North Line of the South Half of said Fractional Quarter also being a Southerly Line of Willow Valley Subdivision, a distance of 548.78 feet (5.33 chains) to the Point of Beginning; thence South 00 degrees 05 minutes 00 seconds East along an Easement Line of Willow Valley Subdivision and Southerly extension thereof, a distance of 723.5 feet; thence North 45 degrees 30 minutes 14 seconds East, a distance of 418.02 feet to the Southwest corner of Dead Exception in Parcel One from Document 2010028715; thence North 15 degrees 30 minutes 02 seconds East along the West Line of said Exception, a distance of 450.89 feet to a Point in the North Line of the South Half of said Southwest Fractional Quarter being 130.00 feet Westerly of the Northeast corner of the South Half of said Southwest Fractional Quarter; thence South 89 degrees 28 minutes 23 seconds West along said North line, a distance of 418.78 feet to the Point of Beginning, Elgin Township, Kane County, Illinois and containing 4.57 acres more or less as shown by the plat hereon drawn which is a correct representation of said survey and exhibit. All distances are given in feet and decimal parts thereof.

Parcel Two: Lot 18 in Willow Valley Subdivision, Elgin Township, Kane County, Illinois, and containing 0.489 acres more or less as shown by the plat hereon drawn which is a correct representation of said survey and exhibit. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, July, 26 2018.
Carol Sweet-Johnson
Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2018



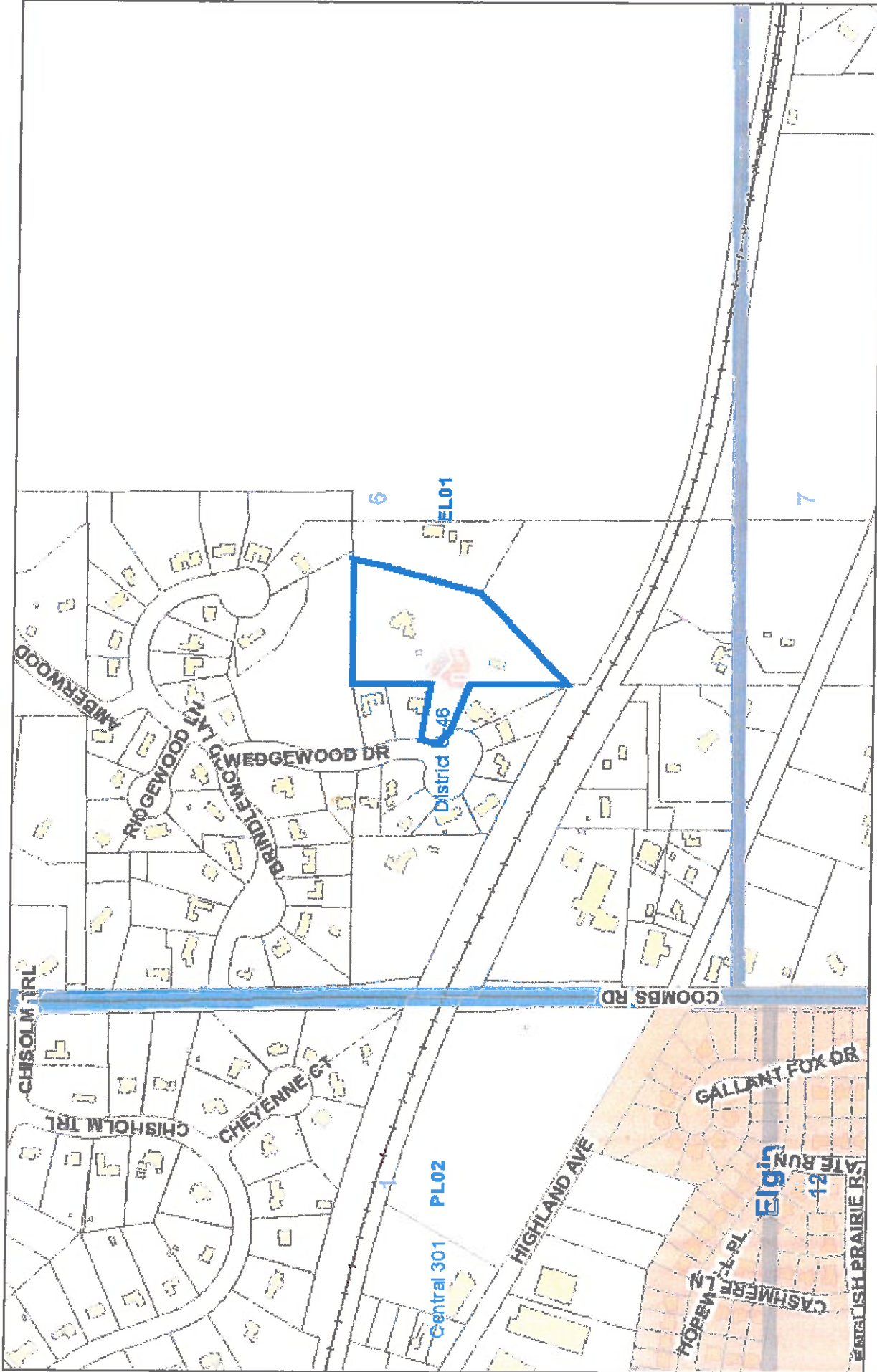
Prepared by
Johnson - Western Surveying, L.L.C.
A Missouri-Measure Survey
1 Chain = 66 Feet
632 West State Street, Suite 207
Geneva, Illinois 60134
(630) 940-3186 (630) 715-5939 Cell
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Sheet 1 of 2

Ordered by & Prepared for:
Jeff Crittendon

Field Book/Page No. N/2	T-8-S E-41-8
File Name: 2018-07-01-01-01-01-01	Drawn by: MZ
Worksheet: Property/2018-01	Job No.: 2018-001

06-06-328-041 & 42



September 14, 2018

GIS-Technologies

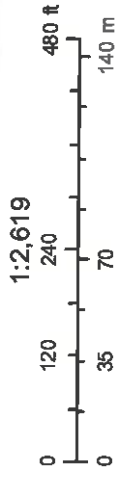
These layers do not represent a survey. No Accuracy is assumed for the data delineated here in, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed local information.

GIS-Technologies
Kane County Illinois

06-06-328-041 & 42



September 14, 2018



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Kane County Illinois

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

map 6

