

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 APPLICATION

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): 09-29-226-002
	Street Address (or common location if no address is assigned): 03N952 Bittersweet Road, St. Charles, IL 60175

2. Applicant Information:	Name Development Properties, Inc. John A. Thornhill, President	Phone 630-584-3303
	Address 44 White Oak Circle, St. Charles, IL 60174-4165	Fax 630-584-3303
		Email JATLDC@sbcglobal.net

3. Owner of record information:	Name Mary Ann Krempel	Phone 630-485-0396
	Address 03N952 Bittersweet Road, St. Charles, IL 60175	Fax
		Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property:
Rural Residential

Current zoning of the property:
F District - Farming

Current use of the property:
Residential

Proposed zoning of the property:
R1 District- Residential

Proposed use of the property:
Two single-family residences, one of which already exists

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)
One additional, smaller residence for Petitioner

Attachment Checklist

- Plat of Survey prepared by an Illinois Professional Land Surveyor (See Site Development Plan).
- Legal description (See Exhibit "A")
- Completed Land Use Opinion application (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, 2315 Dean Street, Suite. 100, St. Charles, IL 60175-4823.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted contact: See attached KC GIS Tax Map & aerial The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee = \$900.00 (make check payable to Kane County Development Department)
- We certify that this application and the documents submitted with it are true and correct to the best of our knowledge and belief.

Record Owner:


Date: March 27, 2018


Mary Ann Krempel

Applicant/Authorized Agent: Development Properties, Inc.

Date: March 27, 2018

By:


John A. Thornhill, President

October 1, 2018

Mary Ann Krempel
Rezoning from F-District Farming to R-1 District One Family Residential

Special Information: The parcel is located in an established residential area comprised of various small subdivisions created over time. The petitioner is requesting a rezoning to allow for the creation of a new residential parcel on the southern portion of the existing property.

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 one additional residential parcel.

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

Findings of Fact Sheet – Rezoning

- *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.*

Krempel Rezoning / Development Properties, Inc.

Name of Development/Applicant

Date: March 27, 2018

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

All nearby uses are residential except for Forest Preserve District Open Space to the north and west of subject premises; one residence already exists on property.

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

Forest Preserve property north and west of the subject premises is in the F District-Farming classification; numerous legal non-conforming residential uses in the F District adjoin the subject premises to the south and east. One small E3 District exists nearly ¼ mile to the south.

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

The existing F District-Farming classification is not appropriate for the subject premises because of the preponderance of existing residential use in the area; the R1 District-Residential classification being sought is more consistent with actual uses in the area.

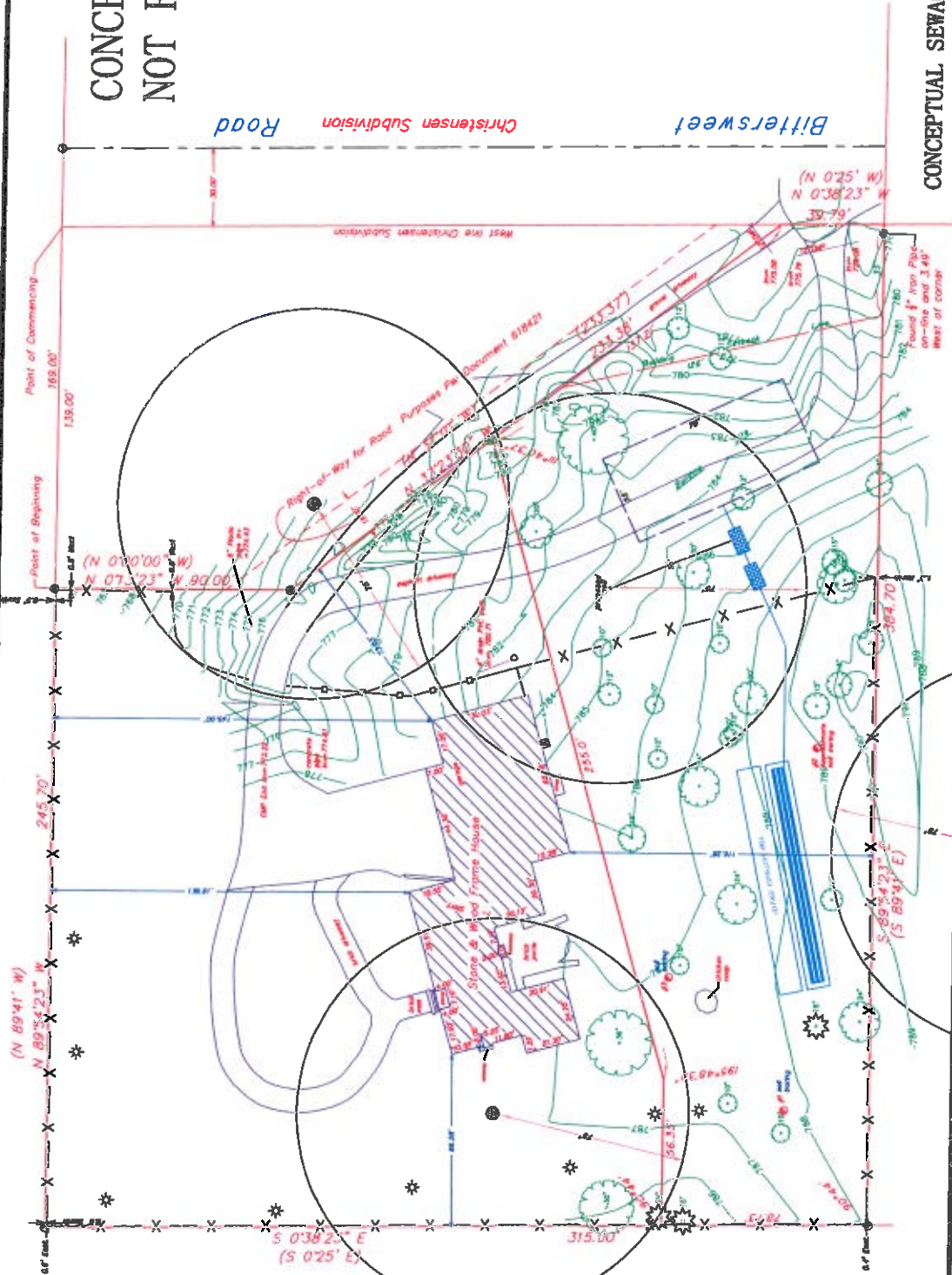
4. What is the trend of development, if any, in the general area of the property in question?

There is no trend of development in the immediate area except for possible teardowns of older residences in the immediate neighborhood.

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

Area is designated Rural Residential but proposed rezoning of subject premises to R1 is not inconsistent with the uses contemplated in the 2040 Land Resource Management Plan.

CONCEPTUAL DRAWING
NOT FOR PERMITTING



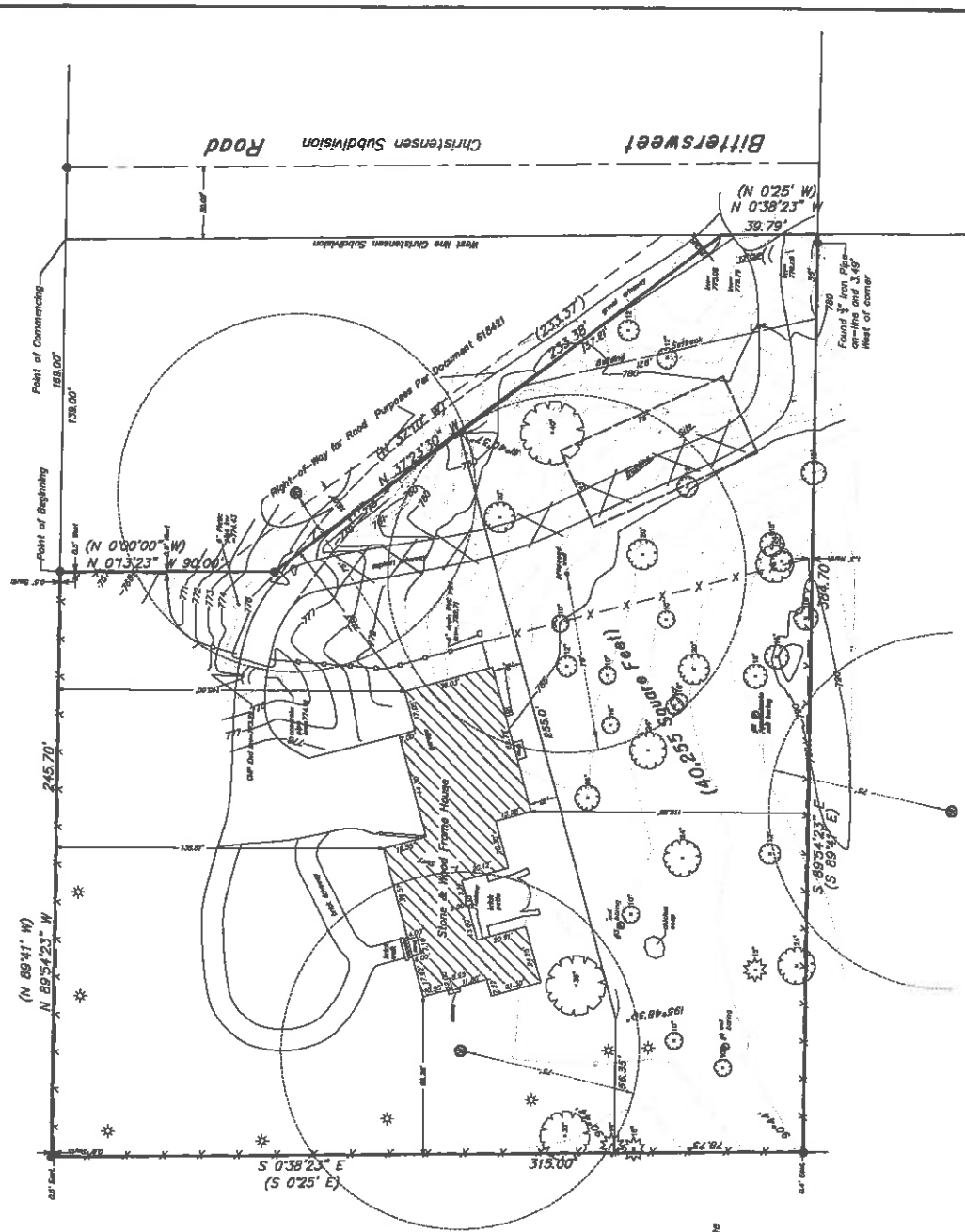
CONCEPTUAL SEWAGE DISPOSAL PLAN

PREPARED FOR:
MARYANN KRAMEL
3N952 BITTERSWEET ROAD, ST CHARLES, IL
630-485-0396

09-29-226-002
METES & BOUNDS
PART OF SECTION 29
ST CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS

A E*D*S ENVIRONMENTAL DESIGN SERVICES
(800) 888-4FAX (800) 888-3100
439134 Raymond Road P. O. Box 470
Sugar Grove, IL 60554-0470
JOB NUMBER
18-120

**Site Development Plan of
Part of the Northeast Quarter of Section 29-40-8
St. Charles Township Kane County Illinois**



*Notes: Boundary survey, topographic information and location of improvements provided by:
Johnson Tree Care Services, L.L.C.
845 West State Street, Suite 207
Geneva, Illinois 60134*

Total area of site = 2.97 acres

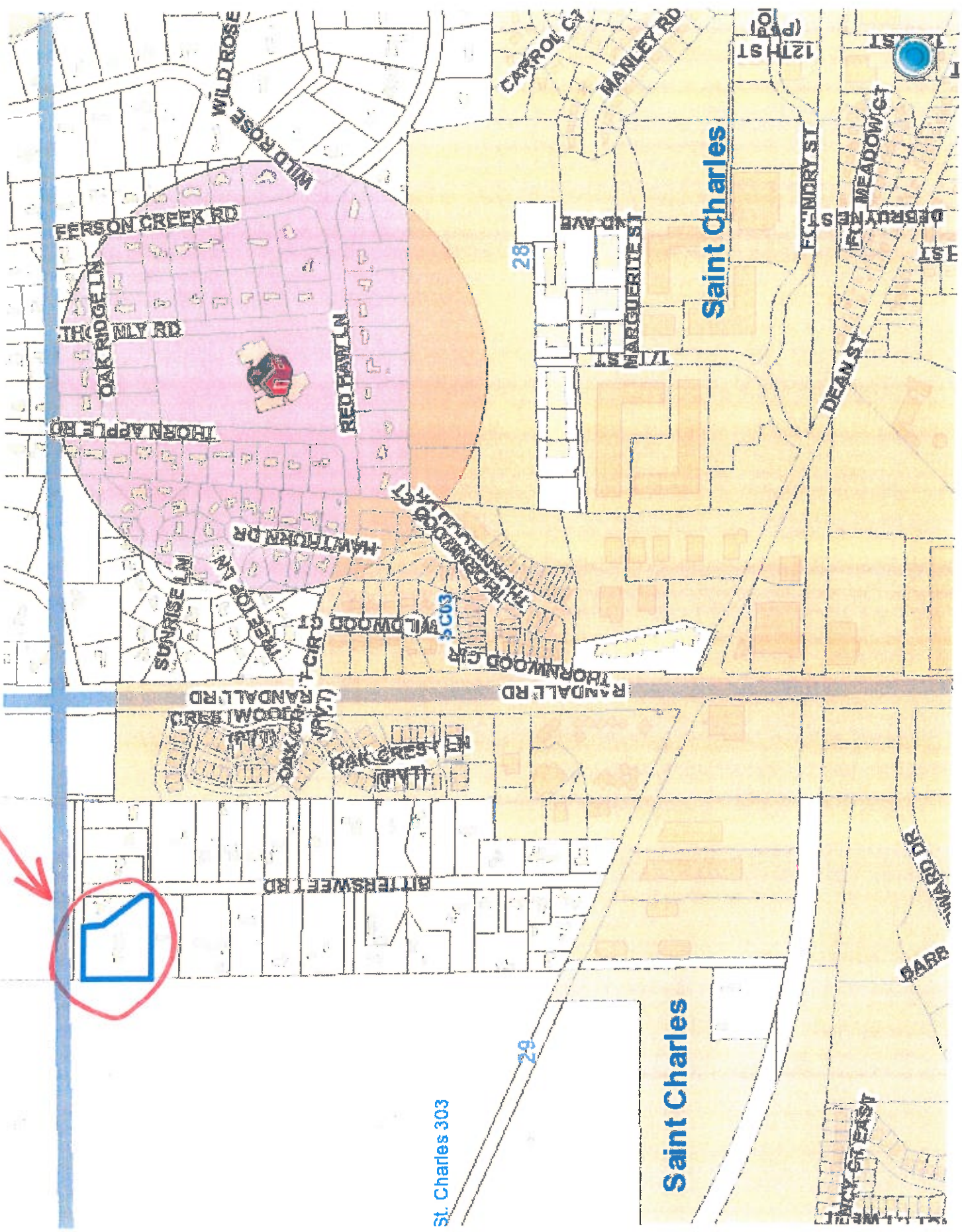
- indicates iron stails
- indicates measured dets
- indicates round dets
- indicates chain link fence line
- indicates metal fence line
- indicates well
- indicates measured spot elevation, where shown
- indicates contour line
- indicates open water surface
- indicates clockwise tree and diameter of trunk
- indicates clockwise tree and diameter of trunk
- indicates light
- indicates storm sewer line, pipe dia. material and diameter of line
- indicates corrugated metal pipe

LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 29, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the northeast corner of Christensen Subdivision; thence North 89° 41' West along the north line extended of said Subdivision 150.0 feet to a point of beginning; thence North 89° 41' West along and north line extended 245.70 feet; thence South 0° 25' East 315.00 feet; thence South 0° 25' West along the west line of said Subdivision 394.70 feet; thence North 89° 41' East 394.70 feet to the southwest corner of said Christensen Subdivision; thence North 0° 25' West along the west line of said Subdivision 394.70 feet; thence North 37° 10' West 253.37 feet to a point due South 90.0 feet from the point of beginning; thence North 90.0 feet to the point of beginning, in St. Charles Township, Kane County, Illinois.

**Prepared by:
Development Properties, Inc.
44 White Oak Circle
St. Charles, Illinois 60174**

August 27, 2018



St. Charles 303

Saint Charles

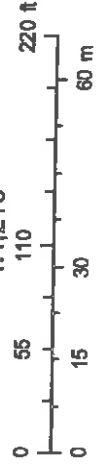
Saint Charles

Map Title



September 24, 2018

1:1,213



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 information.

ST. CHARLES TWP.
T. 40 N - R. 8 E

map 9

