

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): Parcel One of 11-20-200-013
	Street Address (or common location if no address is assigned): 15100 Donnyhill Rd, Elburn, IL 60119

2. Applicant Information:	Name Daniel + Karen Weiland	Phone 630-336-7935 Dan cell
	Address 15665 Greenbriar Dr.	Fax N/A
	Elburn, IL 60119	Email Karenweiland79@hotmail.com

3. Owner of record information:	Name Daniel + Karen Weiland	Phone 630-336-7935 Dan cell
	Address 15665 Greenbriar Dr.	Fax N/A
	Elburn IL 60119	Email Karenweiland79@hotmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: E-1

Current zoning of the property: F

Current use of the property: Farming Contiguous property is rural residential

Proposed zoning of the property: E-1

Proposed use of the property: Rural Residence + Farming

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

House + Barn (see attached drawing)

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- 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, 545 S. Randall Road, St. Charles, IL 60174.
- 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
- 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.

Karen Weeland 10-2-18
Record Owner Date

Karen Weeland 10-2-18
Applicant or Authorized Agent Date

November 7, 2018

Daniel Weiland
Rezoning from F-District Farming to E-1 District Estate Residential

Special Information: The petitioners are requesting a rezoning for the western portion of the property, in which they would construct their new home. The remainder of the property would remain zoned F-District Farming and in agricultural use and in its open, natural state.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area Countryside Estate Residential and Proposed Open Space.

Staff recommended Findings of Fact:

1. The rezoning will result in a buildable zoning parcel on the western portion of the property.

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.

Daniel + Karen Weiland
Name of Development/Applicant

10-2-18
Date

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

Consistent with existing property uses in general area.
Property is continuous to Dennyhill Meadows subdivision -
a rural subdivision of 1 acre lots.

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

Residential, Estate, Farming

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

Suitable
Trend of development in area is rural residential

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

E-1, Rural Residential

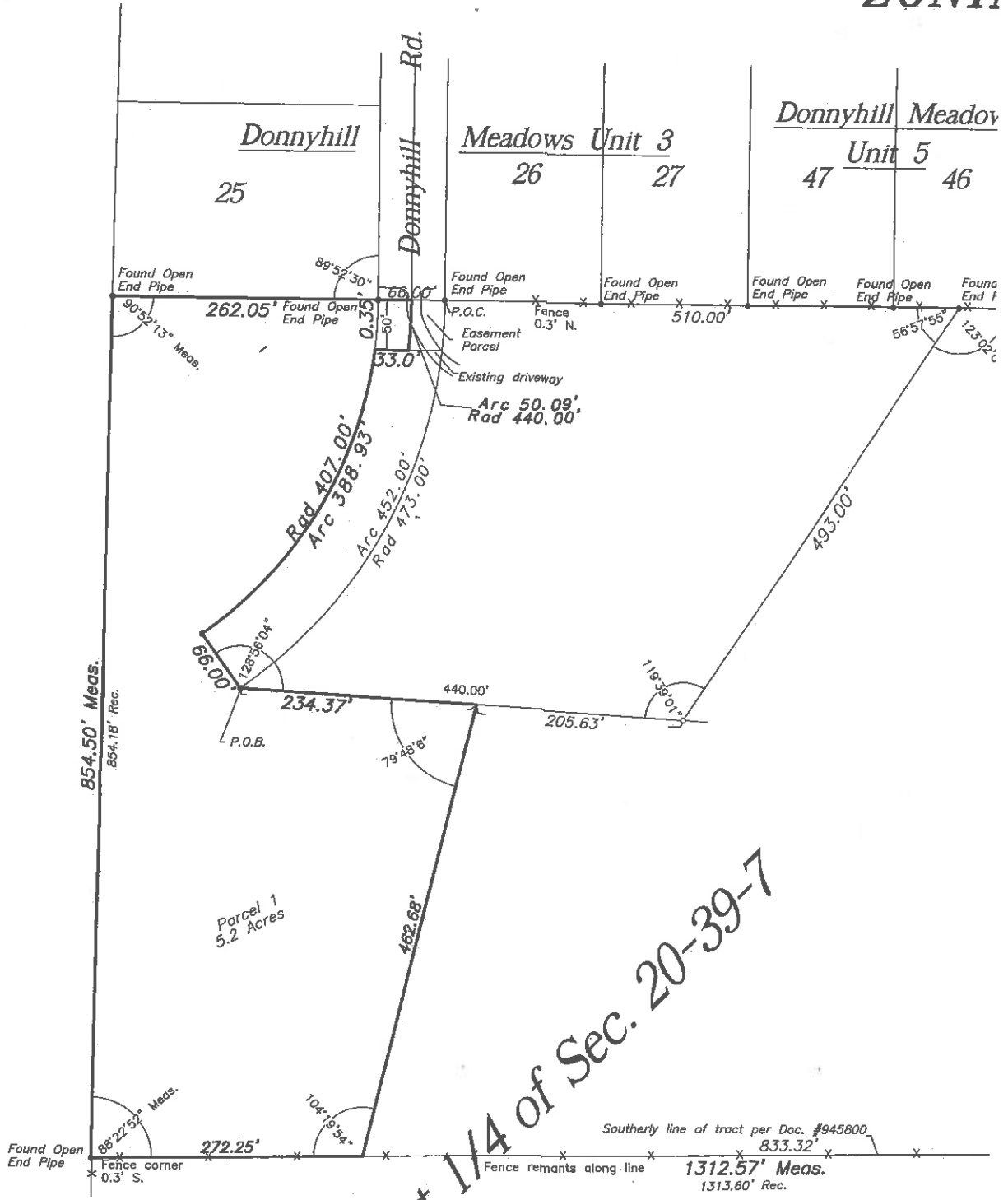
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

Consistent with 2040 Land Use Plan

EXECUTIVE SUMMARY

The petitioner is requesting a zoning map amendment of 5.2 acres of a 20.73 acre parcel from F-district to E-1 to allow for a future home and barn to be constructed.

ZONING



Northeast 1/4 of Sec. 20-39-7

Elburn

15100 Donnyhill Rd

FullExtent Map Aerial Hybrid Help News

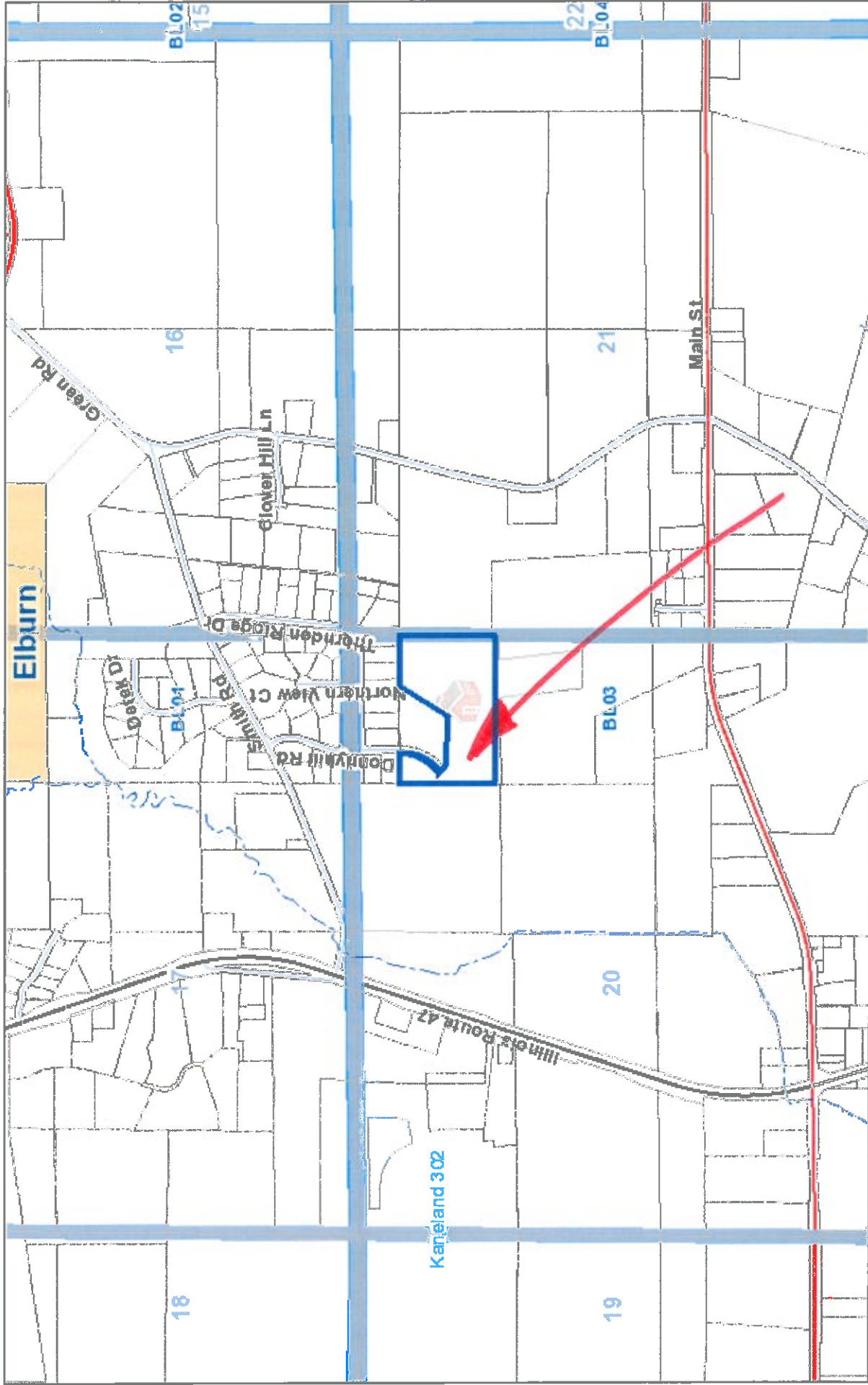
1120200013



County Layers Disclaimer

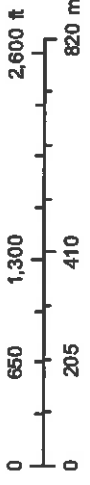
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records including plats, surveys, recorded deeds, and contracts, and only contains information required for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

Map Title



November 5, 2018

1:14,531



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