

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

4546

Received Date

AUG 20 2019

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): 05-21-300-015
	Street Address (or common location if no address is assigned): 42W665 Plato Rd., Elgin, Illinois 60123

2. Applicant Information:	Name Lynn Landmeier and Betty Landmeier	Phone 847-464-5447
	Address 42W665 Plato Rd.	Fax
	Elgin, Illinois 60123	Email

3. Owner of record information:	Name Lynn Landmeier and Betty Landmeier	Phone 847-464-5447
	Address 42W665 Plato Rd.	Fax
	Elgin, Illinois 60123	Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: _____

Current zoning of the property: F _____

Current use of the property: _____

Proposed zoning of the property: F-1 (rural residential) _____

Proposed use of the property: 9 acre parcel be divided into: 1 acre and 3 acre (F1) and 5 acre (F)

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

Current parcel is 9 acres. Divided into three separate parcels: 3 acre parcel to encompass current house; 1 acre parcel for new house to be built; and remaining 5 acres to remaining F (farming) zoning

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.

Lynn Landmeier Betty A Landmeier _____ 8-25-18
Record Owner 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.

Lynn Landman Betty A Landman
Name of Development/Applicant

8-25-18
Date

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

Current 9 acre parcel has a house, wooded area and farm area. Proposed use is to create 3 acre parcel surrounding current house and uses as F-1, create 1 acre parcel in unusable wooded area for new house, and create 5 acre parcel that will remain F designation.

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

The adjacent parcel to the West is F-1. The proposed 1 acre parcel would sit directly East of said F-1 parcel and the proposed 3 acre parcel would sit directly East thereto. Both proposed parcels would be boarded on the North by Plato Rd.

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

The proposed 3 acre (F-1) parcel would surround an existing house and continue the current use of the land. The proposed 1 acre (F-1) parcel would encompass land that is wooded and is not suitable for its current F zoning use. The proposed 5 acre parcel would remain F zoning and is suitable for such purpose.

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

The area is used for farming purposes and this single zoning modification would not change that general area use.

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

A vital aspect of Kane County 2040 Plan is to "protect farm land as a vital resource" and this proposed zoning modification aligns with the plan. The proposed 3 acre parcel encompasses an existing house and does not take away and land used for farming. The proposed 1 acre parcel is wooded area that is not suitable, and has never been used for, farming. The remaining 5 acre parcel will remaining F (farming), so as to protect this Kane County resource.

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

~~The proposed 3 acre (F-1) parcel already has an ingress / egress to Plato Rd. and the proposed 1 acre would require its own ingress / egress (driveway) due to its proposed use of a single story single family house for an elderly couple that will require the use of a vehicle. Plato Rd. does not experience congestion in that area and addition of a single use driveway would not add to any traffic or congestion.~~

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

NA

May 20, 2020

Landmeier Land Trust
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is seeking a rezoning which allow for the creation of a second residential parcel. The existing home would be rezoned to maintain its conformance with the Zoning Ordinance. The remaining 5 acres of farmland would not be rezoned and would remain in agricultural production.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

Staff recommended Findings of Fact:

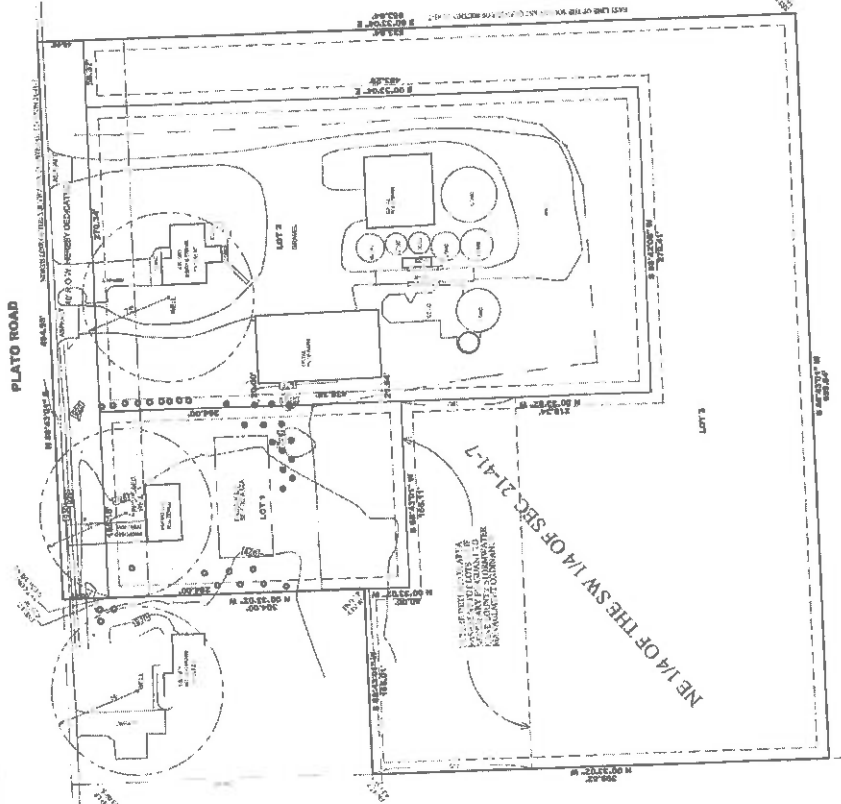
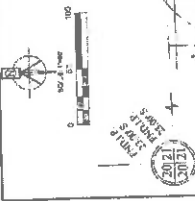
1. The rezoning would create on new residential parcel.

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

PRELIMINARY PLAT OF SUBDIVISION

DALE FLOTTI LAND SURVEYING L.L.C.
D.F.L.S.
277. GARDNER ROAD, SUITE 100
PHILADELPHIA, MISSOURI 64425
PH: 636-234-0000

LANDMEIER DIVISION
PART OF THE E 1/2 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 41 N., RANGE 7 EAST,
KANE COUNTY, ILLINOIS



AREA SUMMARY
 LOT 1 1.00 ACRES
 LOT 2 3.00 ACRES
 LOT 3 4.60 ACRES
 R.O.W. 15,787.22 SQ FT 0.45 ACRES
 P.I.N. 05-21-300-015

NOTES:
 1. THIS SHALL BE A RESIDENTIAL DEVELOPMENT.
 2. THE SUBDIVISION SHALL BE SUBJECT TO ALL LOCAL ORDINANCES.
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GENERAL NOTES:
 1. THIS PLAT IS A PRELIMINARY PLAT OF SUBDIVISION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 2. THE SUBDIVISION SHALL BE SUBJECT TO ALL LOCAL ORDINANCES.
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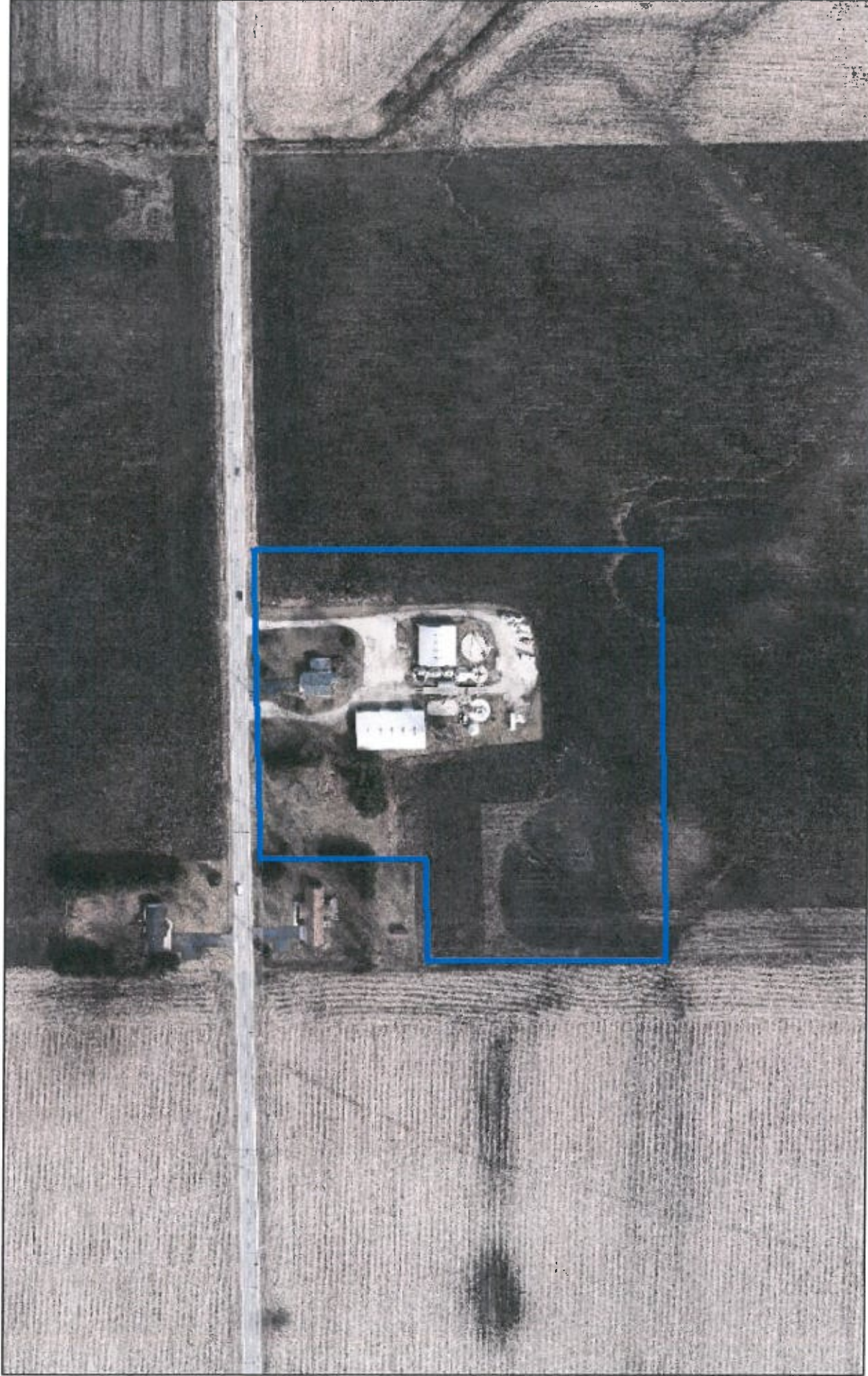
STATE OF ILLINOIS
 COUNTY OF KANE
 I, DALE FLOTTI, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat of subdivision on file in my office.

DALE FLOTTI
 Surveyor

DALE FLOTTI LAND SURVEYING L.L.C.
 277. GARDNER ROAD, SUITE 100
 PHILADELPHIA, MISSOURI 64425
 PH: 636-234-0000

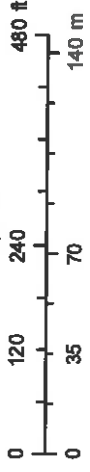
POWERED BY SURVEYOR'S BOARD OF REGISTRATION
 MISSOURI SURVEYOR'S BOARD OF REGISTRATION
 1001 EAST WASHINGTON STREET
 ST. LOUIS, MISSOURI 63102
 (314) 425-1234

05-21-300-015



March 13, 2020

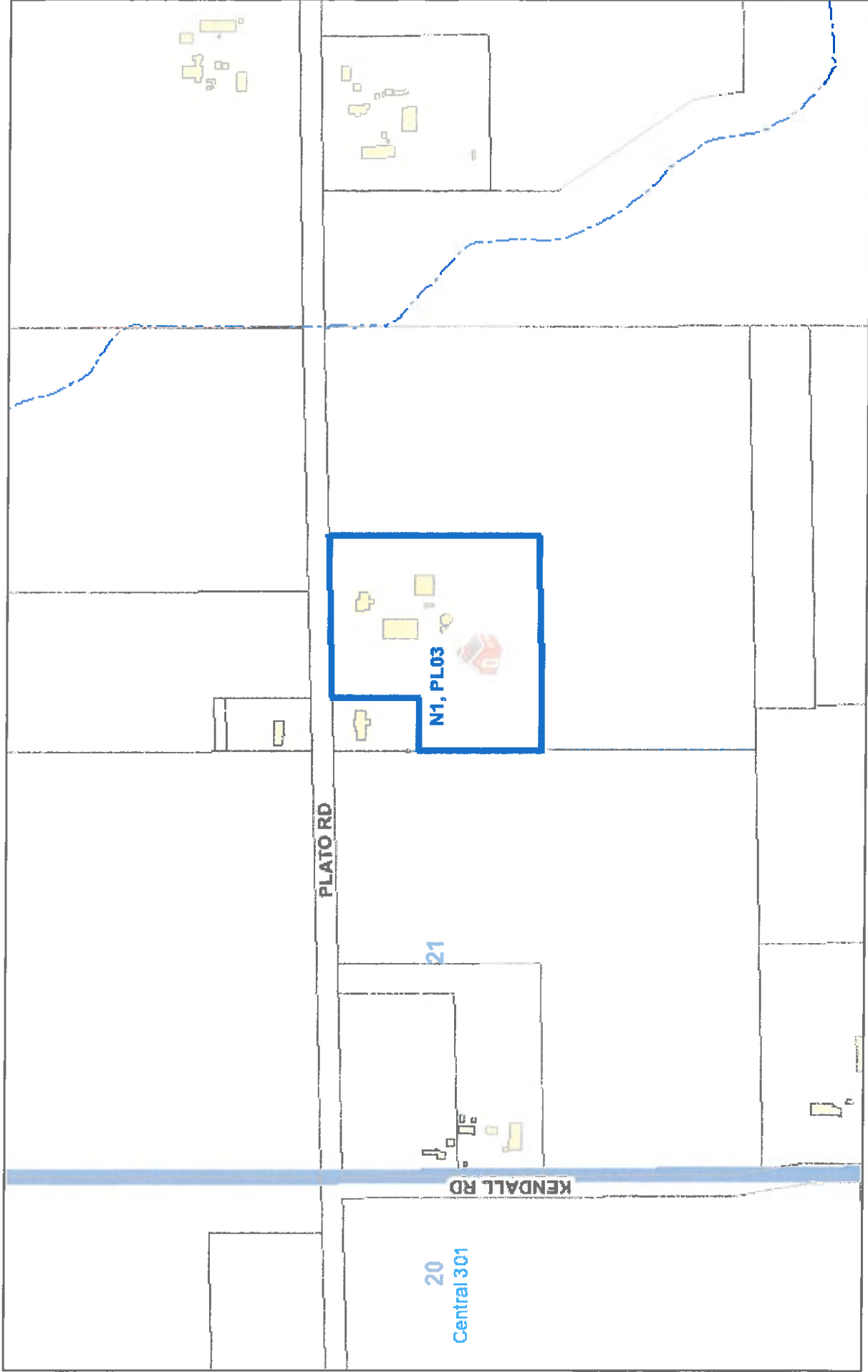
1:2,646



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

Map Title



October 10, 2019

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GIS-Technologies
Kane County Illinois

Kane - DuPage Soil & Water Conservation District



August 20, 2019

Kane County Development Department
Keith Berkhout
719 S. Batavia Avenue
Geneva, IL 60134

We have assigned number 19-067 to a Land Use Opinion Applications from:

Lynn & Betty Landmeier, Trustee
42W665 Plato Rd
Elgin, IL 60123

The site location is:

Plato Township
Section 21, Township 41N, Range 7E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservations Districts Act.

Our review and comments will be sent on or before _____.

According to the information received, a full Land Use Opinion report is not required at this time. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

Sincerely,

Jennifer Shroder
Resource Assistant

Aamir, Hira

From: Orlik, Deanne
Sent: Friday, March 13, 2020 10:46 AM
To: Aamir, Hira
Subject: FW: 45 day review of proposed subdivision - Landmeier Division - Plato Township Section 21
Attachments: 2020-01-15_Prelim Plat.pdf; 2020-01-15_Public Officials Notification.pdf

No changes, no comments from what went out in January

From: Orlik, Deanne
Sent: Wednesday, January 15, 2020 1:52 PM
To: Wojnicki, Barbara <bwojnicki@kanecoboard.org>; 'platosupervisor@comcast.net' <platosupervisor@comcast.net>; 'platohighway@comcast.net' <platohighway@comcast.net>; 'president@villageofcamptonhills.org' <president@villageofcamptonhills.org>; 'bzo@villageofcamptonhills.org' <bzo@villageofcamptonhills.org>; 'rsearl@villageofcamptonhills.org' <rsearl@villageofcamptonhills.org>; 'vquail@villageofcamptonhills.org' <vquail@villageofcamptonhills.org>; 'todd.stirn@central301.net' <todd.stirn@central301.net>; Meyers, Monica <MeyersMonica@kaneforest.com>; 'info@pgfpd.com' <info@pgfpd.com>; Hain, Ronald <RonHain@countyofkane.org>; Schoedel, Carl <schoedelcarl@co.kane.il.us>; Sparks, Rickey <SparksRickey@co.kane.il.us>; Rauscher, Erin <RauscherErin@co.kane.il.us>; VanKerkhoff, Mark <vankerkhoffmark@co.kane.il.us>; Wollnik, Jodie <WollnikJodie@co.kane.il.us>; Berkhout, Keith <BerkhoutKeith@co.kane.il.us>; Nika, Kurt <nikakurt@co.kane.il.us>; McGraw, Keith <McGrawKeith@co.kane.il.us>
Cc: Orlik, Deanne <OrlikDeanne@co.kane.il.us>; 'Richard Slocum' <rslocum@dreyerfoote.com>
Subject: 45 day review of proposed subdivision - Landmeier Division - Plato Township Section 21

Good afternoon all-

Attached you will find information regarding a new subdivision along Plato Road, just east of Kendall Road. This property is identified as PIN 05-21-300-015, and is owned by a Living Trust in the name of the Landmeier Family.

They are proposing to divide the parcel into three lots: Lot 1 will be a new residential house, most likely for a member of the family, Lot 2 will contain the existing family residence and assorted out buildings/silos, Lot 3 will continue to be farmed at this time.

Lot 3 will also contain a future detention pond, to be constructed at the time Lot 3 is developed. This pond will provide drainage for all three lots, as we anticipate the impervious area to exceed 25,000 square feet for all the lots.

Please review the attached and let me know if you have concerns, questions or comments in regard to the subdivision. Please forward concerns before **March 2, 2020**.

Deanne M. Orlik
Environmental & Water Resources
Kane County
630-444-1174

PS – Our new Stormwater Ordinance can be found

here: <https://www.countyofkane.org/FDER/Pages/environmentalResources/waterResources/stormwater.aspx>