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

Received Date

AUG 21 2020

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): 11-29-351-029
	Street Address (or common location if no address is assigned): 44w080 Seavey Road, Elburn, IL 60119

2. Applicant Information:	Name Angela Beeler & Michael Hager	Phone 630-417-7701
	Address 726 S. Harrison Street	Fax
	Batavia, IL 60510	Email mhager10@comcast.net angiebeeler10@gmail.com

3. Owner of record information:	Name Rick & Mary Thielen	Phone 630-234-6981
	Address 816 Beach Road	Fax
	Waconia, MN 55387	Email thielen.mary@comcast.net

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Rural / Residential

Current zoning of the property: F1

Current use of the property: Vacant Land / Tree Farm

Proposed zoning of the property: E1

Proposed use of the property: Residential

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

Single Family Home & 1 Aq. Building

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the 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.

<i>Rick Thielen</i>	dotloop verified 08/10/20 7:49 PM EDT NMRH-NJKR-XG8G-ICVI	<i>Mary Thielen</i>	dotloop verified 08/10/20 6:33 PM CDT OVDN-3VKF-R7ZK-GW07	08/10/2020	08/10/2020
Record Owner	DocuSigned by:		DocuSigned by:	Date	Date
<i>Carole SBB</i>		<i>MTH</i>		8/5/2020	8/5/2020
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.*

Angela Beeleer & Michael Hager

August 5, 2020

Name of Development/Applicant

Date

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

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

F1, E1, R1

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

The existing zoning is F1/Agriculture & is currently being used as a tree farm & vacant land.

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

The trend of the current development is residential / agriculture. By rezoning the subject property to E1, it will match the current zoning of all adjoining properties.

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

The 2040 Land Use Plan is Rural / Residential, this will allow the preservation of the subject properties land, while adding one single residence to match all adjoining properties and not allowing any future sub-dividing of the 5.02 total acres.

Project Narrative:

Angela Beeler & Michael Hager

44w080 Seavey Road, Elburn, IL

11-29-351-029

To be built on the property:

1 Single Family Home approximately 2400-3200 total square foot

1 Ag. Building, approximately 50'x70'

Topographical will be scheduled & completed

Existing nut trees & additional Ag. to remain on other grounds on the property

Landscape berm to be added on the Seavey Road end of property

September 25, 2020

Rick & Mary Thielen
Rezoning from F-1 District Rural Residential to E-1 District Estate

Special Information: The petitioners are seeking a rezoning on the eastern 5.02 acres in order to create a new residential parcel. The petitioners believe this will match the trend and character of the immediate neighborhood.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Rural Residential. Rural Residential areas designated on the map encourage an infill strategy between and adjacent to existing rural residential development where prime agricultural lands will not be taken out of production.

Staff recommended Findings of Fact:

1. The rezoning will create a new residential parcel.

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

PLAT AND CERTIFICATE OF SURVEY

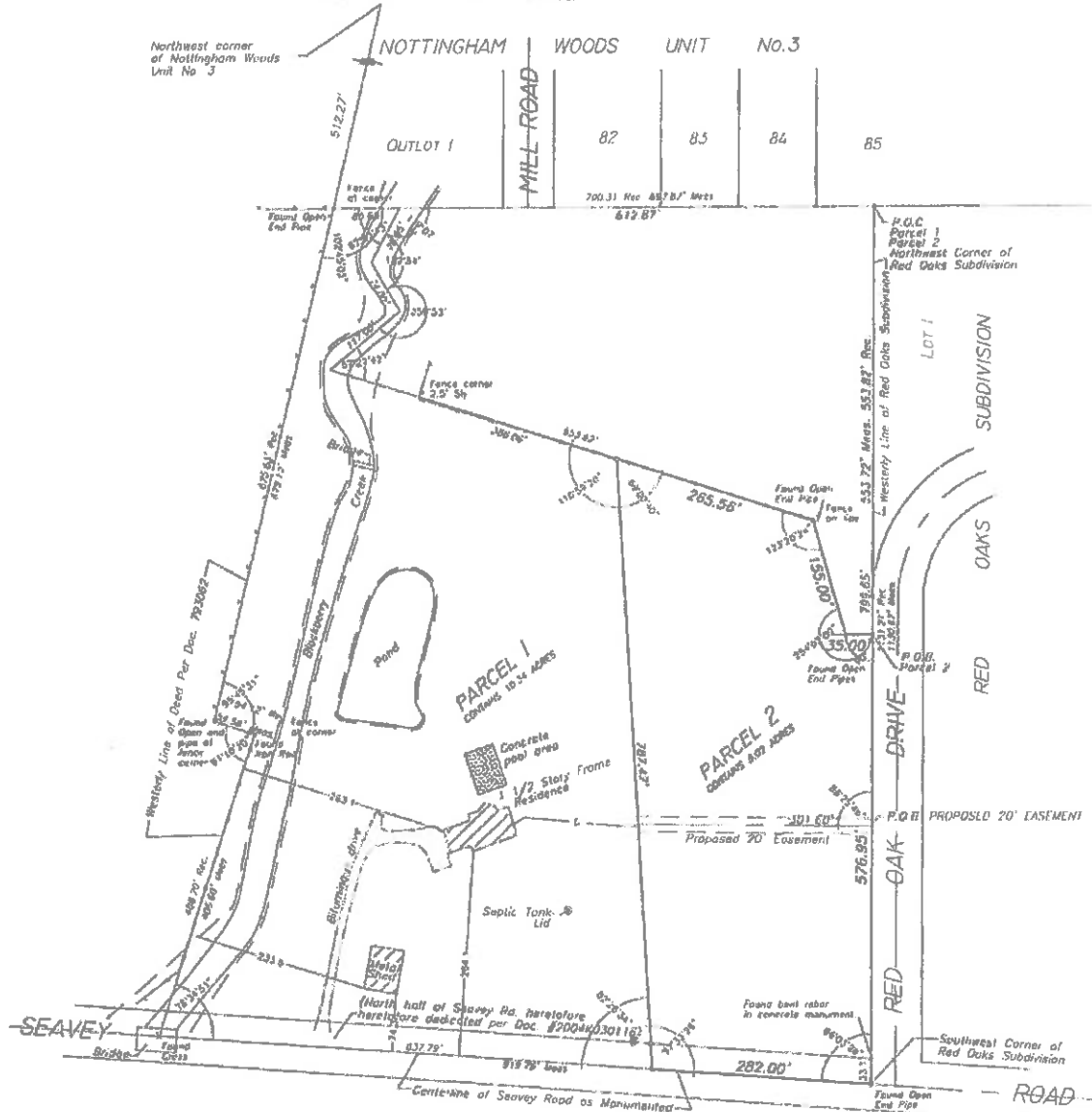
PARCEL 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF RED OAKS SUBDIVISION, THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID RED OAKS SUBDIVISION, 553.82 FEET TO THE POINT OF BEGINNING, THENCE WEST, ALONG A LINE FORMING AN ANGLE OF 90° MEASURED CLOCKWISE FROM LAST DESCRIBED COURSE 155.00 FEET, THENCE NORTHERLY, AT AN ANGLE OF 75°47'07" MEASURED CLOCKWISE FROM LAST DESCRIBED COURSE 155.00 FEET, THENCE WESTERLY AT ANGLE 123°20'24" MEASURED CLOCKWISE FROM LAST DESCRIBED COURSE 265.56 FEET; THENCE SOUTHERLY, AT ANGLE OF 69°00'40" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 797.47 FEET TO THE CENTER LINE OF SEAVLY ROAD, THENCE EASTWISLY, AT AN ANGLE OF 87°33'26" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE ALONG SAID CENTER LINE, 282.00 FEET TO THE SOUTHWEST CORNER OF RED OAKS SUBDIVISION, THENCE NORTHERLY, AT ANGLE OF 86°03'28" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE ALONG THE WEST LINE OF RED OAKS SUBDIVISION, 576.95 FEET, TO THE POINT OF BEGINNING.

PROPOSED 20' EASEMENT (10' EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF RED OAKS SUBDIVISION, THENCE SOUTHERLY, ALONG THE WEST LINE OF RED OAKS SUBDIVISION, 799.65 FEET TO THE POINT OF BEGINNING; THENCE WEST, ALONG THE CENTERLINE OF THE 20 FOOT EASEMENT ON A LINE FORMING AN ANGLE OF 89°25'48" MEASURED COUNTERCLOCKWISE FROM LAST DESCRIBED COURSE 301.60 FEET TO THE POINT OF BEGINNING.

Scale 1"=100'



- LEGEND
- Boundary of property surveyed
 - o Indicates found survey marker
 - o Indicates set open end pipe
 - - - - - Indicates fence line
 - ⊙ Indicates monument

STATE OF ILLINOIS }
 COUNTY OF DEKALB }

THIS IS TO CLARIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 FIELD WORK COMPLETED MAY 19TH 2020 WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 21ST DAY OF MAY, 2020

L. A. Dodds
 LESLIE AARON DODDS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020



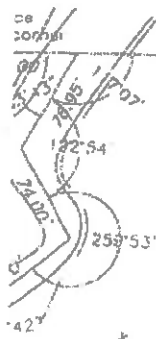
JADE Surveyors LLC
 W.E. Hanna Surveyors
 License No. 184006622
 135 N 3rd Street
 DeKalb, Illinois 60115
 (615) 756-2189
 Fax 748-2532
 info@hannasurveyors.com

FOR: MARY THIELEN
 JOB NO. WES 15178B

700.31 Rec 65787 Meas

612.87'

P.O.C. Parcel 1 Parcel 2 Northwest Corner of Red Oaks Subdivision



Single Family Home

Ag. Building 50'x70'

PARCEL 1 CONTAINS 10.44 ACRES

PARCEL 2 CONTAINS 5.02 ACRES

Concrete pool area
1/2 Story Residence Frame

Septic Tank - Lid



with half of Seavey Rd. heretofore atore dedicated per Dec #2904K030116

Proposed 20' Easement

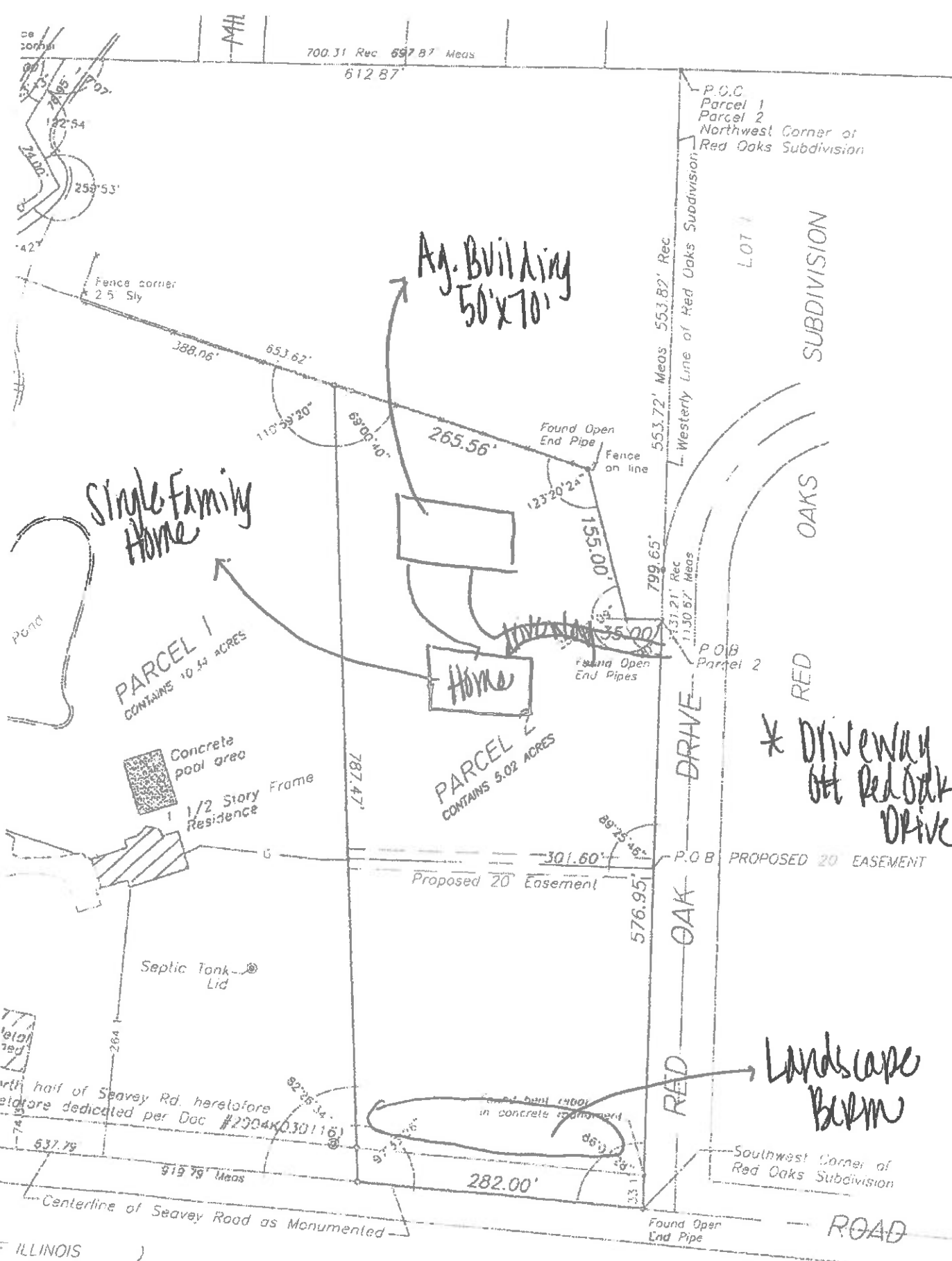
* Driveway off Red Oak Drive

Landscape Berm

ROAD

ILLINOIS OF DEKALB } SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPLICATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND IN ALL DISTANCES...

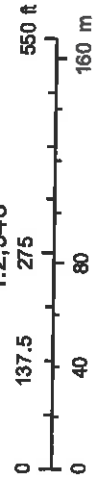


Map Title



August 14, 2020

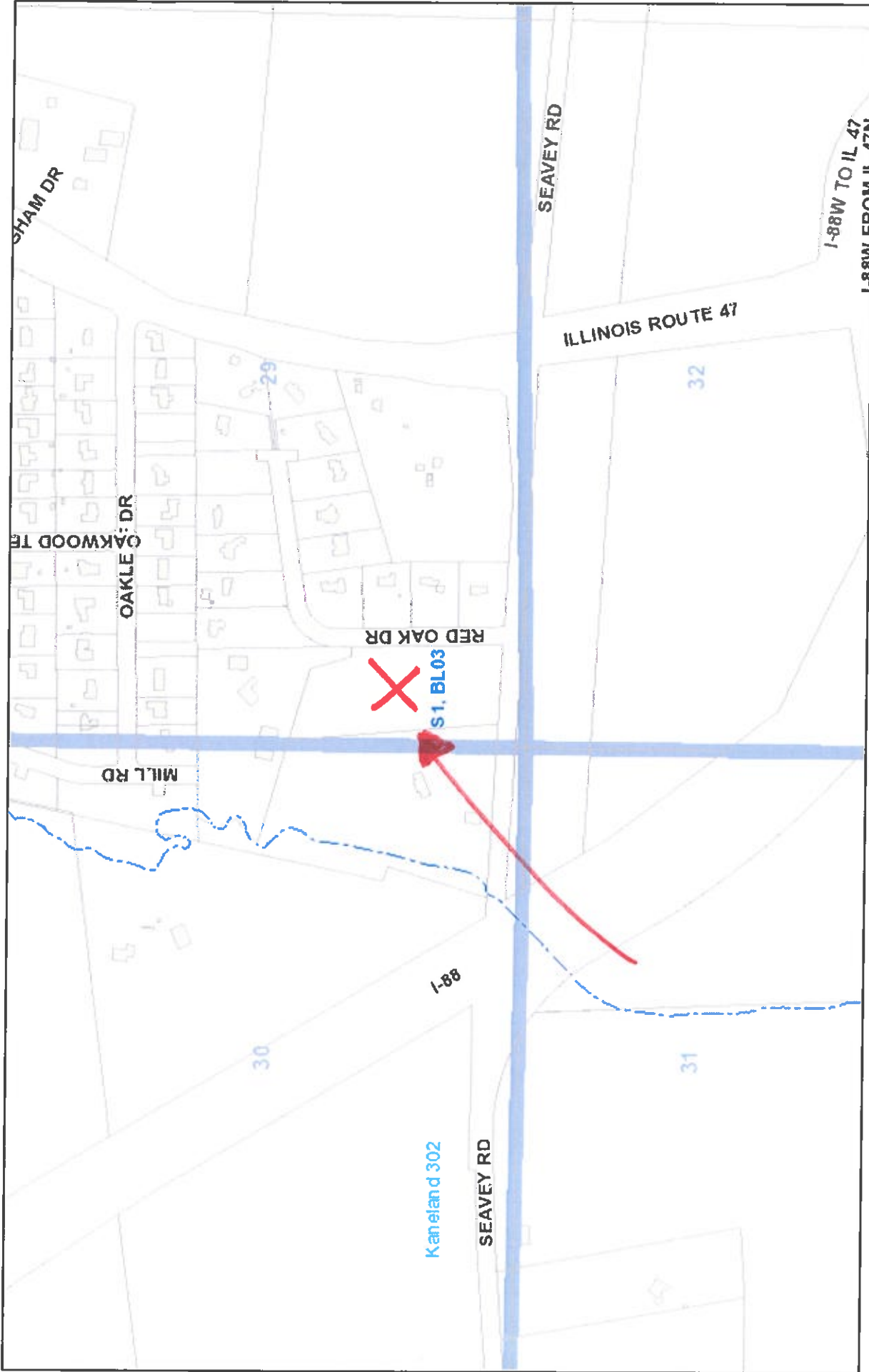
1:2,943



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.

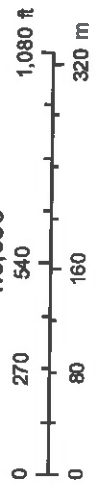
GIS-Technologies
Kane County Illinois

Map Title



August 24, 2020

1:5,886



GIS-Technologies

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Kane County Illinois