

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

4562

<p>Received Date</p> <p>OCT 20 2020</p> <p>Kane Co. Dev. Dept. Zoning Division</p>

**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): 15-13-226-041-0000
	Street Address (or common location if no address is assigned): 1155 Felten Road Aurora IL 60502

2. Applicant Information:	Name David Saam	Phone (217)202-3969
	Address 1155 Felten Road Aurora IL 60502	Fax
		Email Dave.saam@gmail.com

3. Owner of record information:	Name Linda McConnell	Phone (203) 554-3567
	Address 1155 Felten Road Aurora IL 60502	Fax
		Email linda@wegrowdreams.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Urban neighborhoods mixed used infill

Current zoning of the property: Agriculture

Current use of the property: Residential

Proposed zoning of the property: Residential

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)

Bring the existing residential use back into conformance with the ordinance

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.

DocuSigned by:

 E78CEBCE7BE45F
 10/14/2020

Record Owner _____ Date _____

DocuSigned by:

 AF4B8B2FF4C4B0
 10/15/2020

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.*

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?

Bring the existing residential use back into conformance with the ordinance

due to the City of Aurora taking it out of conformance for the road work done on Indian Trail

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

The property is currently agriculture and it is needed to be residential

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

There is no major change done to bring property into conformance

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

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

This plan is to bring property back into

conformance for Kane County

October 29, 2020

Linda McConnell
Rezoning from F District Farming to R-1 District One Family Residential

Special Information: The property was reduced in size in 2003 due to roadway takings for the intersection improvements. The petitioner is seeking a rezoning to bring the residential use back into conformance with the Zoning Ordinance. The existing use of the property will not be changed or intensified.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill. The purpose of this area is to protect and improve existing residential neighborhoods and enhance them to be livable, sustainable and healthy communities. This rezoning will provide a business zoned infill parcel with long established business zoned properties in the area.

Staff recommended Findings of Fact:

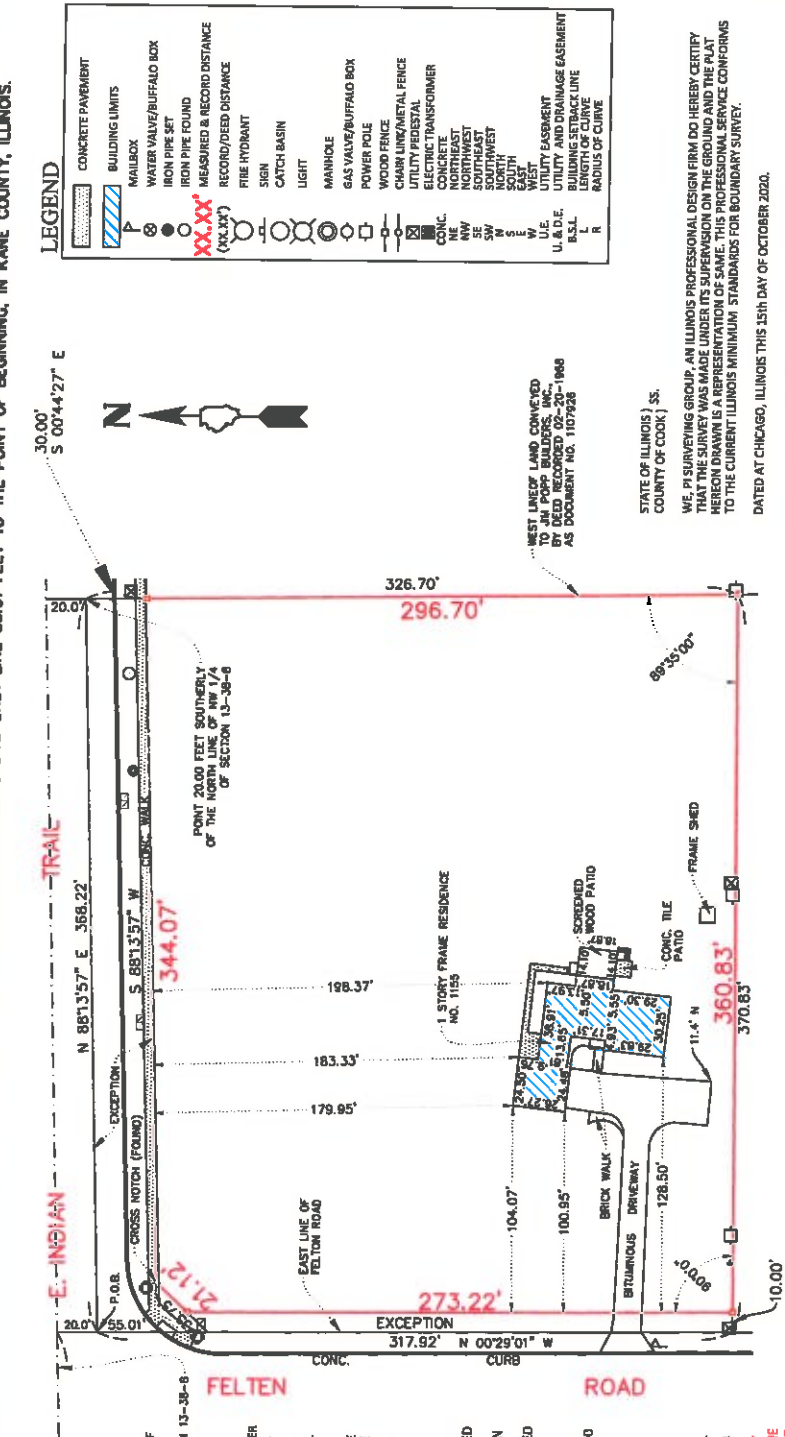
1. The rezoning will bring the existing residential use back into conformance with the Zoning Ordinance.

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

PLAT OF SURVEY

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 528.00 FEET TO THE EAST LINE OF FELTON ROAD; THENCE SOUTHERLY ALONG SAID EAST LINE OF FELTON ROAD, 20.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EAST LINE OF FELTON ROAD, 317.92 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EAST LINE OF FELTON ROAD, 370.83 FEET TO ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 35 MINUTES 00 SECONDS MEASURED FROM WEST TO NORTH, 326.70 FEET TO A POINT 20.0 FEET SOUTHERLY OF THE NORTH LINE OF SAID TRACT, BEING A QUARTER; THENCE WESTERLY PARALLEL WITH SAID NORTH LINE, 368.22 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM: THE WESTERLY 10 FEET AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 528.00 FEET (525.67 FEET MEASURED) TO THE EAST LINE OF FELTON ROAD; THENCE SOUTHERLY ALONG SAID EAST LINE OF FELTON ROAD; 20.00 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON A LINE THAT IS 20.00 FEET SOUTHERLY (AS-MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE AFOREMENTIONED NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13; THENCE NORTH 88 DEGREES 13 MINUTES 57 SECONDS EAST ALONG SAID PARALLEL LINE, 368.94 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 27 SECONDS EAST, 30 FEET TO A LINE THAT IS 50 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13; THENCE SOUTH 88 DEGREES 13 MINUTES 57 SECONDS WEST ALONG SAID PARALLEL LINE, 344.07 FEET; THENCE SOUTH 43 DEGREES 52 MINUTES 28 SECONDS WEST, 35.75 FEET TO THE AFOREMENTIONED EAST LINE OF FELTON ROAD THENCE NORTH 00 DEGREES 29 MINUTES 01 SECONDS WEST ALONG SAID EAST LINE 55.01 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.



LEGEND

[Symbol]	CONCRETE PAVEMENT
[Symbol]	BUILDING LIMITS
[Symbol]	MAILBOX
[Symbol]	WATER VALVE/BUFFALO BOX
[Symbol]	IRON PIPE FOUND
[Symbol]	MEASURED & RECORD DISTANCE (N.C.XX)
[Symbol]	RECORD/DEED DISTANCE
[Symbol]	FIRE HYDRANT
[Symbol]	SIGN
[Symbol]	CATCH BASIN
[Symbol]	LIGHT
[Symbol]	MANHOLE
[Symbol]	GAS VALVE/BUFFALO BOX
[Symbol]	POWER POLE
[Symbol]	WOOD FENCE
[Symbol]	CHARN LINK/METAL FENCE
[Symbol]	UTILITY PESTAL
[Symbol]	ELECTRIC TRANSFORMER
[Symbol]	CONCRETE
[Symbol]	NORTHEAST
[Symbol]	SOUTHWEST
[Symbol]	NORTHWEST
[Symbol]	SOUTH
[Symbol]	WEST
[Symbol]	UTILITY EASEMENT
[Symbol]	UTILITY AND DRAINAGE EASEMENT
[Symbol]	BUILDING SETBACK LINE
[Symbol]	UTILITY CURVE
[Symbol]	RADIUS OF CURVE

STATE OF ILLINOIS }
 COUNTY OF COOK }
 WE, PI SURVEYING GROUP, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.
 DATED AT CHICAGO, ILLINOIS THIS 15th DAY OF OCTOBER 2020.
 BY: *M.F. Ruyter*
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-006679

PI Surveying Group, P.C.
 8770 W. BRYAN MAWY AVE., SUITE 1300, CHICAGO, IL 60631
 PHONE: (773) 444-0444
 WWW.PI-SURVEYING.COM

REVISIONS

NO.	DATE	DESCRIPTION

COMMON ADDRESS: 1155 FELTON ROAD, AURORA, IL 60502
 DRAWN BY: BS
 CHECKED BY: MM
 CATEGORY: SAVED
 FILE NO.: 20-1339
 ORDERED BY: RAMONA LAW GROUP, P.C.
 SCALE: 1" = 60'
 EXPIRATION DATE: 31/01/2020
 COPYRIGHT NOTICE: THIS DRAWING IS THE PROPERTY OF PI SURVEYING GROUP, P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND DATE SPECIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PI SURVEYING GROUP, P.C. IS STRICTLY PROHIBITED.

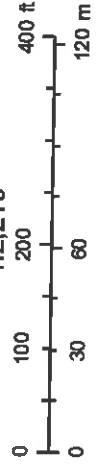
- MEMORANDUM NOTES:**
- FOR BUILDING LINES, EASEMENTS AND OTHER ITEMS NOT SHOWN HEREON; REFER TO YOUR DEED AND LOCAL ZONING ORDINANCE ETC.
 - ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
 - REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR BEFORE ANY DAMAGE IS DONE. COMPARE ALL POINTS BEFORE BUILDING BY SAME.
 - WE DO NOT CERTIFY UTILITIES. THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
 - BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
 - DATE OF FIELD WORK, IS DATE SHOWN IN CERTIFICATION.
 - NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
 - ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
 - THESE AND UTILITIES ARE NOT SHOWN HEREON.
 - CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
 - THIS PROPERTY IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT PER AGREEMENT RECORDED 08/03/2004 AS DOCUMENT NO. 2004-026427.
 - MUST CARRY THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.

Map Title



October 20, 2020

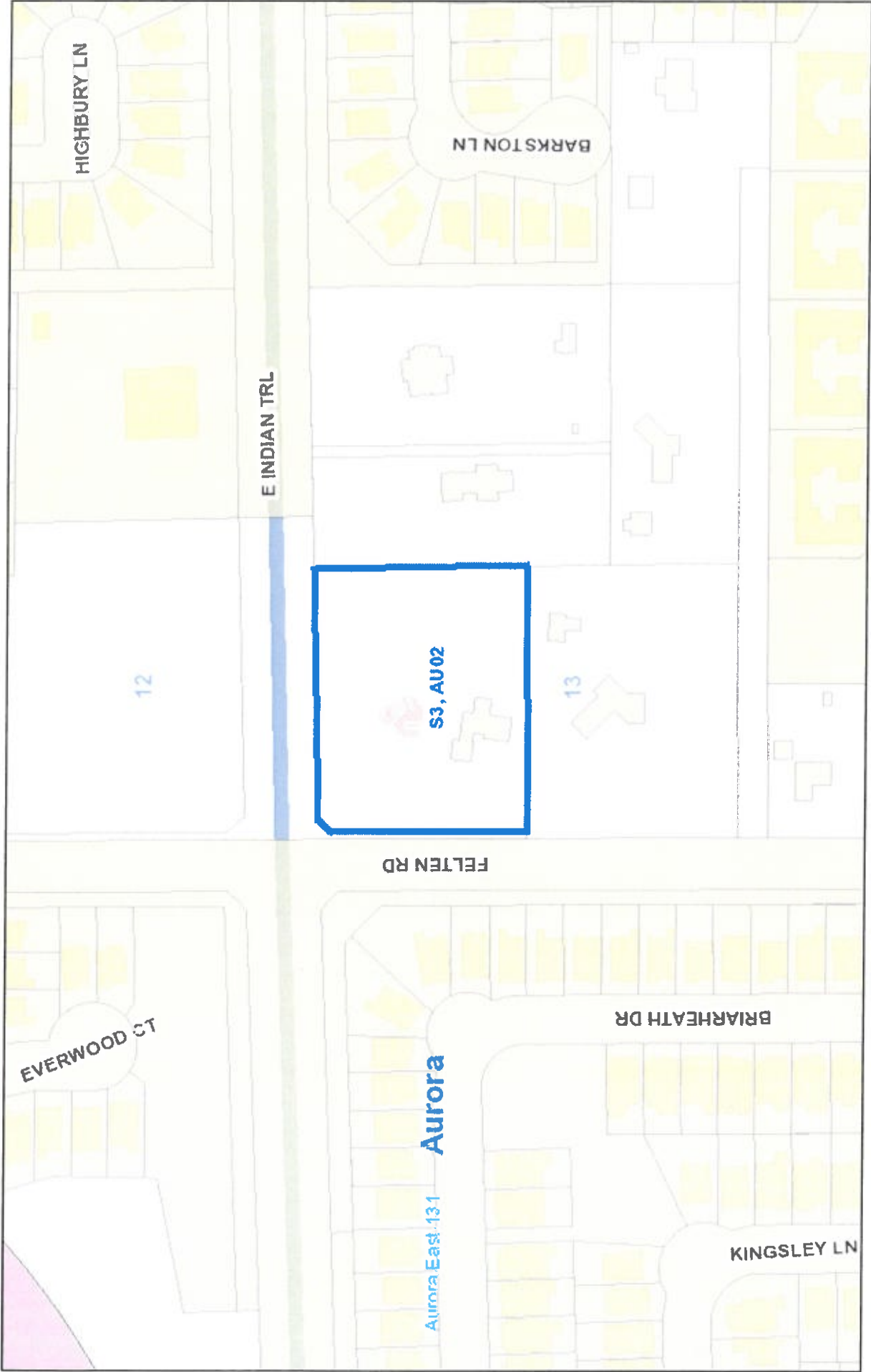
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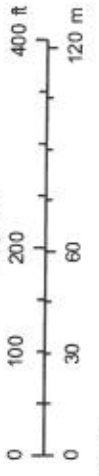
GIS-Technologies
Kane County Illinois

Map Title



October 20, 2020

1:2,219



GIS-Technologies

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