



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2015-4352 **Date** 05/26/2015

GENERAL INFORMATION

| | | |
|--|--|---------------|
| APPLICANT: | CLAUSEN, STEPHEN MICHAEL & SHARON LEE | |
| | 1150 MILLBURN CT | |
| | SAINT CHARLES | 601743742 |
| PURPOSE: | REZONE A PORTION OF THE PROPERTY TO ALLOW FOR A NEW SINGLE FAMILY HOME | |
| EXISTING ZONING: | F - FARMING; | |
| REQUESTED ACTION: | F-1 - RURAL RESIDENTIAL; | |
| SIZE: | SQUARE FEET | |
| LOCATION: | ON THE EAST SIDE OF FRANCIS ROAD, TO THE EAST OF 2N965 FRANCIS ROAD, SECTION 35, VIRGIL TOWNSHIP (07-35-200-015) | |
| SURROUNDING | ZONING | USE |
| NORTH | F - FARMING; | AGRICULTURAL; |
| SOUTH | F - FARMING; | AGRICULTURAL; |
| EAST | F - FARMING; | AGRICULTURAL; |
| WEST | F-1 - RURAL RESIDENTIAL; | RESIDENTIAL; |
| EXISTING LAND USE: | AGRICULTURAL; | |
| LAND USE PLAN DESIGNATION: | AGRICULTURAL | |
| ZONING HISTORY: | NO PREVIOUS REQUESTS FOR THIS PROPERTY | |
| APPLICABLE LAND USE REGULATION: | ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE | |

May 26, 2015

Steven Clausen, et ux
Rezoning from F to F-1 to allow a new home to be constructed

Special Information: The petitioner is requesting a rezoning on a 1 acre western portion of the 3.88 acres property from F to F-1 to allow a new residence to be built here. The remaining property has active plant and tree stock and this use would continue.

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.

Findings of Fact:

1. The rezoning would allow a new home to be built.

Attachments: Location Map
Township Map

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.

Steve Clausen
Name of Development/Applicant

April 1, 2015
Date

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

Our new home will blend in well with the surrounding area, and we have already planted trees, shrubs & evergreens on the perimeter to enhance it. There is a driveway leading to our home already, and a home right next door.

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

It is zoned F, and we need 1 acre zoned F-1. The remaining 2.8 acres can stay F, as we use it for planting. The home next door is already zoned F-1.

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

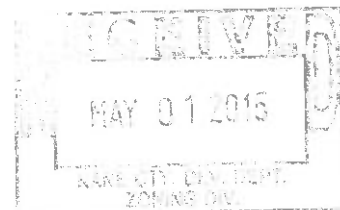
It is extremely suitable for a home site - level area. The 3.8 acres that we own is partly used for growing trees, shrubs + evergreens, but we have a designated acre that we've saved to build on.

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

There are several homes surrounding us, and also growing fields, so we fit in very well with our surroundings.

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

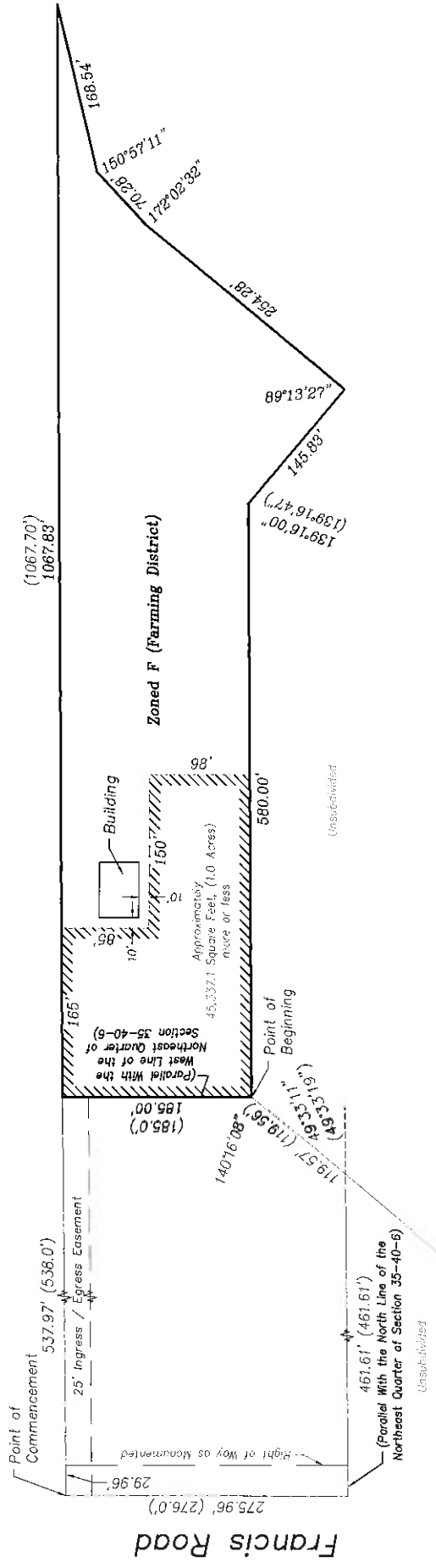
Our new home will add value to the land and will not interfere with any proposed projects that are going on.



ZONING MAP

NOTE!

Property has not been surveyed.
 Building location is approximate.
 Map to be used for visual purposes only.

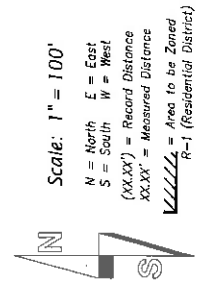


Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2016
 Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2016

TODD SURVEYING
 Professional Land Surveying Services
 "Cornerstone Surveying PC"
 1304 Sunset Avenue, Suite E
 Yorkville, IL 60560
 Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

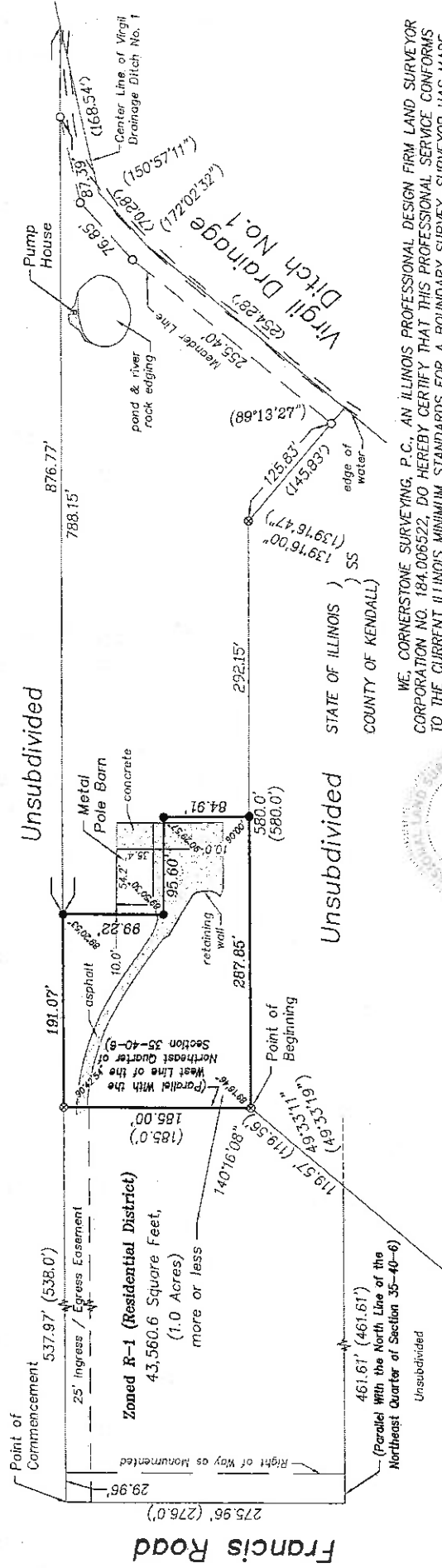
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|-----------------------|---------------|
| Client: | Steve Clausen |
| Book #: | N/A |
| Drawn By: | MF |
| Plot #: | 4523 |
| Reference: | |
| Field Work Completed: | N/A |
| Rev. Date: | |
| Rev. Description: | |
| Project Number: | 2015-0157 |



PLAT OF SURVEY

THAT PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID QUARTER 276.0 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE 461.61 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 49 DEGREES 33 MINUTES 19 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 119.56 FEET TO A LINE DRAWN PARALLEL WITH SAID NORTH LINE 119.56 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 84.91 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 29 MINUTES 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 99.22 FEET TO SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE FORMING AN ANGLE OF 89 DEGREES 50 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 191.07 FEET TO A POINT ON SAID NORTH LINE THAT IS 536.0 FEET EASTERLY OF SAID NORTHWEST CORNER OF SAID QUARTER; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 185.0 FEET TO THE POINT OF BEGINNING, IN WRGL TOWNSHIP, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 02N96S FRANCIS ROAD, MAPLE PARK, ILLINOIS.



WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON MAY 22, 2015.

Eric C. Pokorny

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2016
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2016

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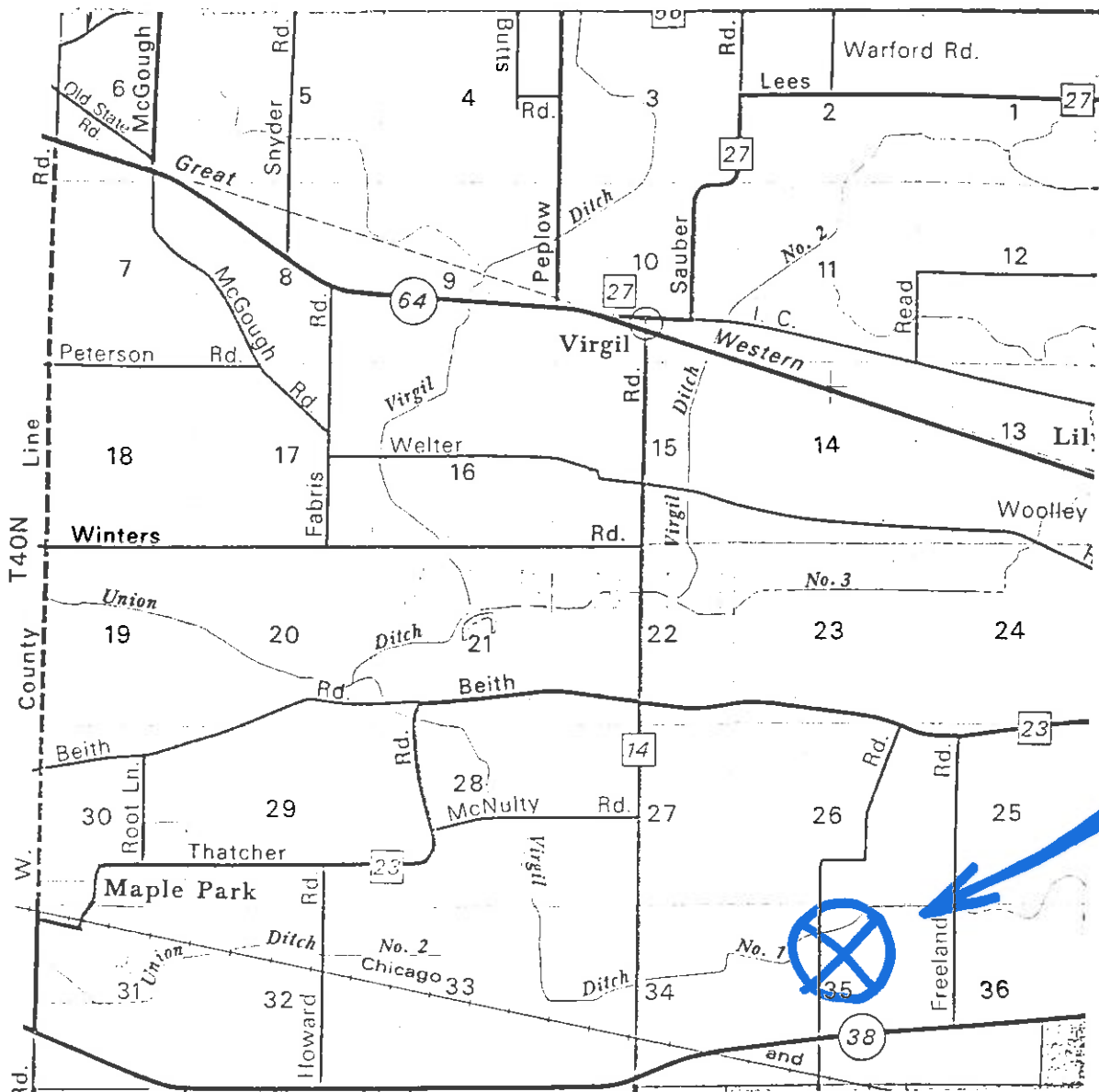
- Scale: 1" = 100'
- = Found 3/4" Dia. Iron Pipe
 - ⊗ = Found 1/2" Dia. Iron Pipe
 - = Set Iron Pipe 1/2" Dia. x 24"
 - N = North
 - S = South
 - E = East
 - W = West
 - (XXX') = Record Distance
 - XX.XX' = Measured Distance
 - ▭ = Concrete/Asphalt

| | |
|-------------------------------|-------------------------------------|
| Client: | Steve Clauson |
| Book #: | 2253 [Drawn By: MFEP] [Plat # 4529] |
| Reference: | |
| Field Work Completed: | 04/14/2015 |
| Rev. Date Rev. Description: | |
| Project Number: | 2015-0157 POS1 |

Survey is only valid if original seal is shown in red.

VIRGIL twp.
T.40N - R.6E

map 7



1" = 1 MILE