

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): 08-29-100-030 08-29-100-026
	Street Address (or common location if no address is assigned): 43W722 BEITH ROAD MAPLE PARK, IL 60151

2. Applicant Information:	Name BIDDLE TRUST 149 ROGER L. BIDDLE TRUSTEE	Phone 630-212-5737
	Address 42W201 CAMPTON HILLS ROAD	Fax
	ELBURN, IL 60119	Email rbiddle55@gmail.com

3. Owner of record information:	Name JOHN M. BIDDLE, ROGER L. BIDDLE, + ROBERT C. BIDDLE, TRUSTEES BIDDLE TRUST 149	Phone 630-212-5737
	Address 42W201 CAMPTON HILLS ROAD	Fax
	ELBURN, IL 60119	Email rbiddle55@gmail.com rbiddle

Zoning and Use Information:

2040 Plan Land Use Designation of the property: _____

Current zoning of the property: F - FARMING

Current use of the property: RURAL RESIDENCE

Proposed zoning of the property: F1 - RURAL RESIDENCE

Proposed use of the property: RURAL RESIDENCE

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

NO IMPROVEMENTS OR CONSTRUCTION ARE PLANNED
AT THE PRESENT TIME

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 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.

Robert R. [Signature]
Record Owner

1-21-19
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.

Biddh Bros
Name of Development/Applicant

Roger L Biddh

1-29-19

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

The existing use will stay the same as prior rezoning we a rezoning the homestead that is residential and will stay residential after rezoning. The surrounding land will stay ag.

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

General area is ag. farming.

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

The suitability of the property is good for its use as it is ~~is~~ now a residential homestead.

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

I would assume long term trend is residential development of the property.

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

The use of property falls into the guidelines of the 2040 land use plan as Farming-Residential for the proposed property site. Remaining surrounding property will remain ag. farming.

KANE COUNTY DEVELOPMENT DEPARTMENT

Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492
Fax: (630) 232-3411

Received Date

APPLICATION FOR A VARIATION

Instructions:

To request a variation for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

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): 08-29-100-030 08-29-100-026
	Street Address (or common location if no address is assigned): 43 W 722 BEITH ROAD MAPLE PARK, IL 60151

2. Applicant Information:	Name BIDDLE TRUST 149 ROGER L. BIDDLE, TRUSTEE	Phone 630-212-5737
	Address 42W 201 CAMPTON HILLS ROAD	Fax
	ELBURN, IL 60119	Email rbiddle55@gmail.com

3. Record Owner Info:	Name JOHN M. BIDDLE, ROGER L. BIDDLE, + ROBERT C. BIDDLE, TRUSTEE BIDDLE TRUST 149	Phone 630-212-5737
	Address 412W 201 CAMPTON HILLS ROAD	Fax
	ELBURN, IL 60119	Email rbiddle55@gmail.com

Zoning and Use Information:

Current zoning of the property: F - FARMING

Current use of the property: RURAL RESIDENCE

Reason for Request:

Variation requested (state specific measurements):

VARIATION FROM S.9-5 LIMITING DETACHED ACCESSORY BUILDINGS OR STRUCTURES TO A COMBINED TOTAL OF ONE THOUSAND EIGHT HUNDRED (1,800) SQUARE FEET, IN TOTAL FLOOR AREA UNDER ROOF, TO THREE THOUSAND (3,000) SQUARE FEET.

Reason for request:

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

PROPERTY CURRENTLY HAS FOUR OLDER OUTBUILDINGS, THE TOTAL SQUARE FOOTAGE OF WHICH EXCEEDS THE LIMIT. PETITIONER ANTICIPATES THE POSSIBLE REMOVAL OF ONE OR MORE OF EXISTING STRUCTURES, WITH REPLACEMENT BY LARGER STRUCTURES.

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)

NO, THE DESIRE IS TO MAKE PROPERTY USEABLE AS A RURAL RESIDENCE.

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)

NO, THE EXISTING STRUCTURES WERE CONSTRUCTED AS PERMITTED IN F- FARMING DISTRICT

The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request will not:

- 1. Impair an adequate supply of light and air to adjacent property.

THE VARIATION WILL NOT CAUSE ADJACENT PROPERTIES TO BE IMPAIRED SOME OF ADJACENT PROPERTIES HAVE STRUCTURES SIMILAR TO WHAT MIGHT BE ALLOWED BY THE REQUESTED VARIATION

2. Increase the hazard from fire and other dangers to adjacent property.

HAZARD FROM FIRE AND OTHER DANGERS TO ADJACENT PROPERTIES WILL NOT BE SIGNIFICANTLY INCREASED. STRUCTURES WILL STILL BE IN ACCORD WITH REQUIRED SETBACKS, AND WOULD BE SIMILAR TO THOSE ON SOME ADJACENT PROPERTIES.

3. Diminish the value of adjacent land and buildings.

VALUE OF ADJACENT PROPERTIES IS MORE LIKELY TO BE INCREASED THAN DIMINISHED, IF REQUESTED VARIATION IS GRANTED

4. Increase congestion or create traffic hazards.

THE REQUESTED VARIATION WILL HAVE NO EFFECT ON CONGESTION, NOR CREATE TRAFFIC HAZARDS

5. Impair the public health, safety, comfort, morals and general welfare.

THE REQUESTED VARIATION WILL NOT IMPAIR PUBLIC HEALTH, SAFETY, COMFORT, MORALS, OR GENERAL WELFARE

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- Aerial (air photo) with property clearly highlighted contact:
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000.
- Trust Disclosure (If applicable)
- Application fee (make check payable to Kane County Development Department)
- Site Plan drawn to scale showing house, well and septic.

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.

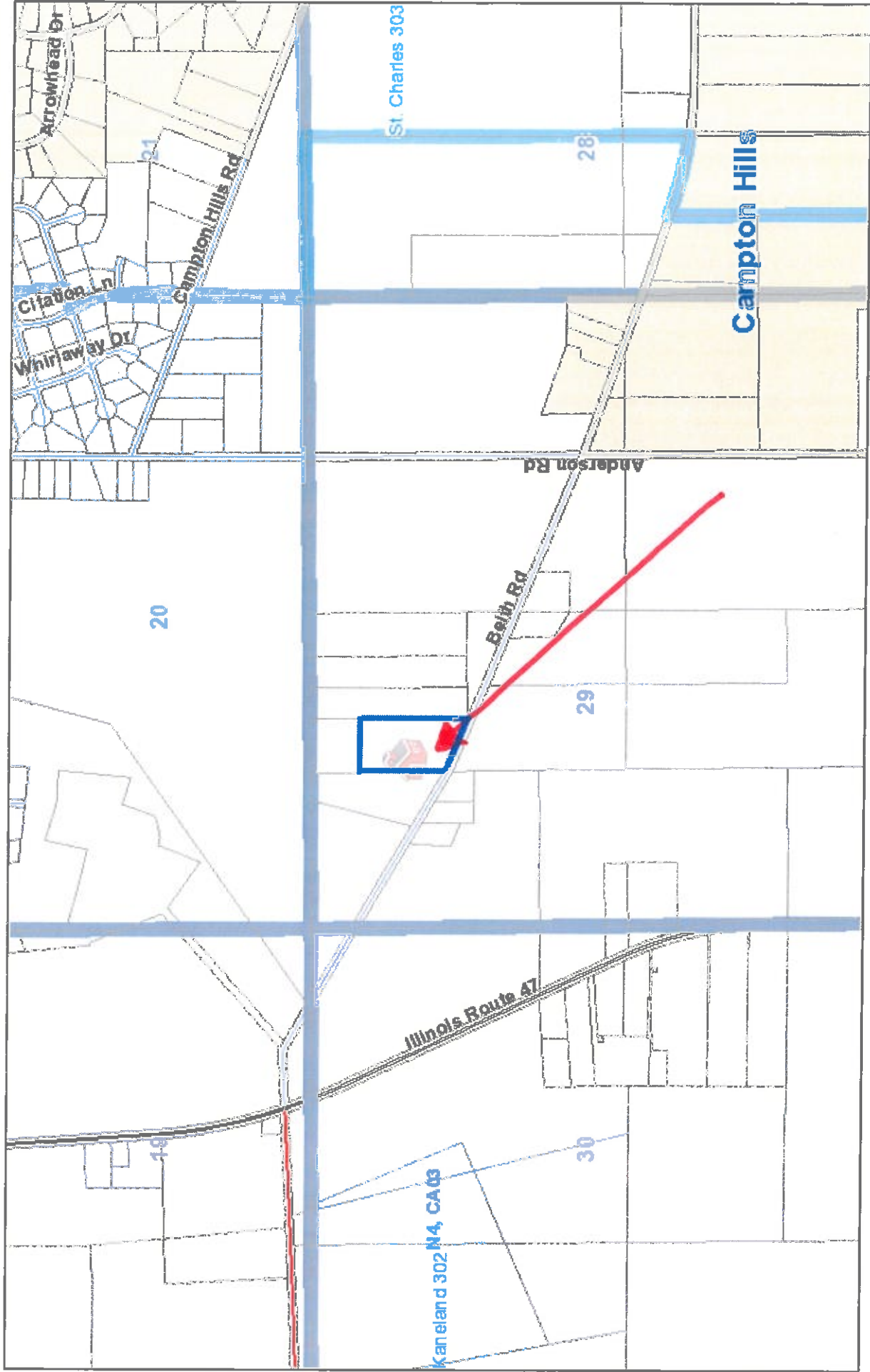
Ray Z. [Signature]
Record Owner

1-21-19
Date

Applicant or Authorized Agent

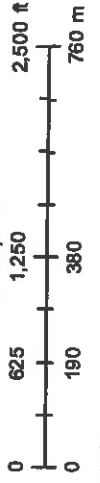
Date

Map Title



January 28, 2019

1:13,707



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

February 18, 2019

The Biddle Trust #149
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is seeking a rezoning on a portion of the property with the farmette to allow it to be sold off separately from the remaining farmland. The existing residential use will not be intensified by the rezoning.

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 will not intensify the existing residential use.

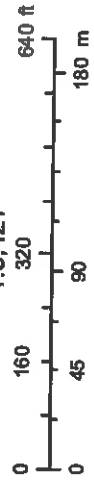
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Map Title



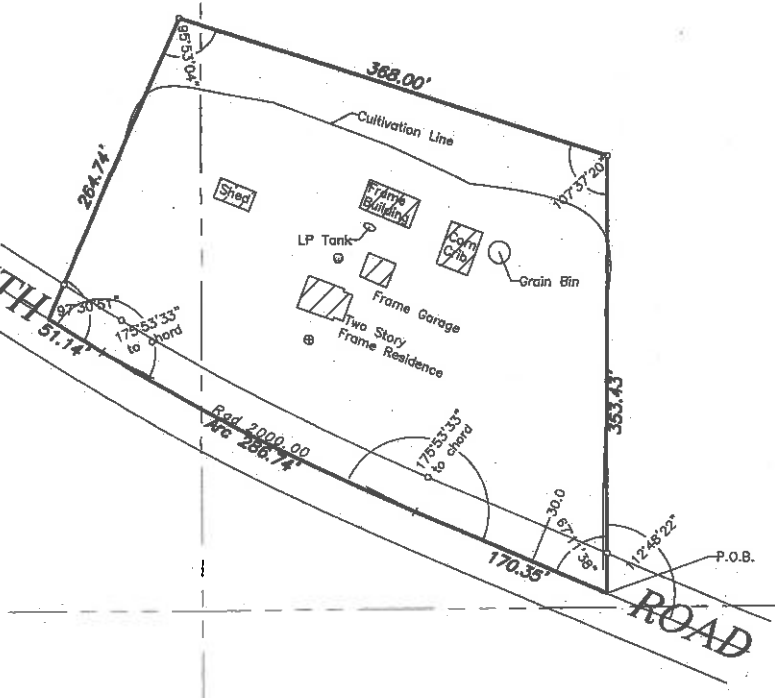
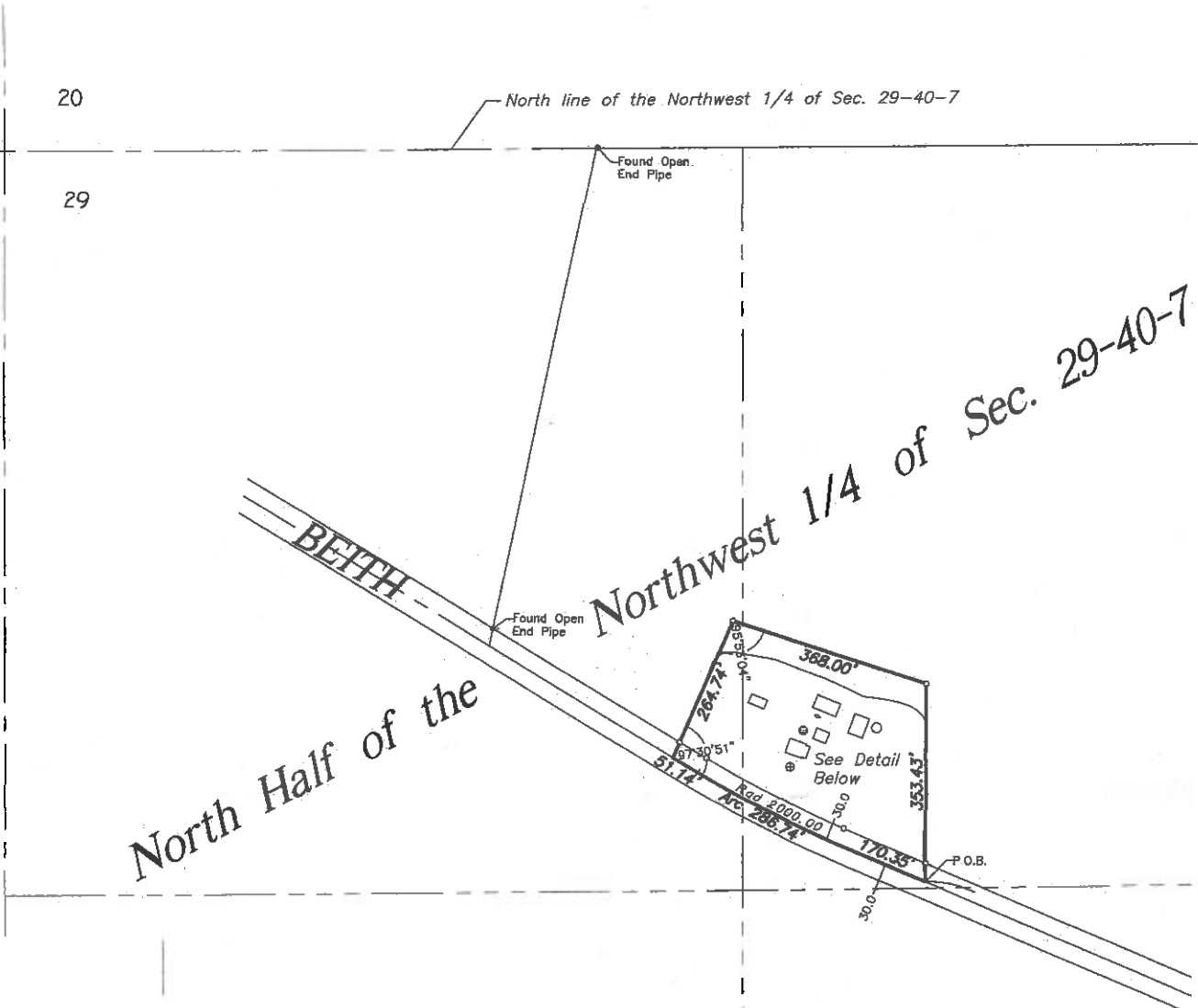
January 28, 2019

1:3,427



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1071.01 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE 170.35 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID CENTERLINE, 286.74 FEET CURVE TO THE RIGHT HAVING A RADIUS OF 2000.0 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE, TANGENT TO THE LAST DESCRIBED COURSE, 51.14 FEET; THENCE NORTHEAST AT AN ANGLE OF 97° 30' 51" MEASURED COUNTERCLOCKWISE FROM SAID CENTERLINE, 264.74 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 95° 53' 04" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 386.00 FEET; THENCE SOUTHERLY AT AN ANGLE OF 107° 37' 20" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 353.43 FEET TO THE POINT OF BEGINNING, ALL IN CAMPTON TOWNSHIP, KANE COUNTY, ILLINOIS.



PROPERTY ADDRESS: 43W722
 MAPLE PARK, ILLINOIS
 PIN: 08-29-100-030
 CONTAINS 3.05 ACRES