

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

4504

Received Date
APR 05 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.**

<b>1. Property Information:</b>	Parcel Number (s): 05 - 11 - 200 - 011
	Street Address (or common location if no address is assigned): <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p><small>Mailing Address</small></p> <p>(12N860 US HWY 20)</p> <p>(ELGIN, IL 60124)</p> </div> <div style="text-align: center;"> <p><del>Fire Address:</del></p> <p><del>12N944 US HWY 20</del></p> </div> </div>

<b>2. Applicant Information:</b>	Name BETH GEHRKE	Phone 847-922-2584
	Address 12N860 US HWY 20	Fax -
	ELGIN IL 60124	Email bcgehrke@att.net

<b>3. Owner of record information:</b>	Name NEPERMAN, JOHN M REVOC DECLIN OF TRUSTE	Phone
	Address 12N860 US HWY 20	Fax
	ELGIN, IL 60124	Email

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Proposed Open Space

Current zoning of the property: F

Current use of the property: Farming, residence

Proposed zoning of the property: F-1

Proposed use of the property: No change - Farming, residence

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

NONE

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description - on plat of survey
- Completed Land Use Opinion application (Available in pdf form at [www.kanedupageswed.org/luo.pdf](http://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](http://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.

Beth Ghulee Trustee  
Record Owner

April 8, 2019  
Date

Beth Ghulee Trustee  
Applicant or Authorized Agent

April 8, 2019  
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.

BETH GEHRKE  
Name of Development/Applicant

April 8, 2019  
Date

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

No changes

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

F, Incorporated

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

This property has been a family farm for 4 generations, and will remain so as my children are also full time farmers. This division is to settle an estate.

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

The surrounding area is remaining in agriculture for the foreseeable future, Elgin city limits is across Route 20 from our farm

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

The land remains open in farm land and farm buildings

May 28, 2019

John Neperman Trust (Beth Gehrke)  
Rezoning from F-District Farming to F-1 District Rural Residential

**Special Information:** The petitioner is seeking a rezoning to allow the existing home to be sold off separately from the farmland. The existing residential used will not be intensified by the rezoning, if approved.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Proposed Open Space. The Proposed Open Space designation includes areas recommended for both public and private open space and green infrastructure uses.

**Staff recommended Findings of Fact:**

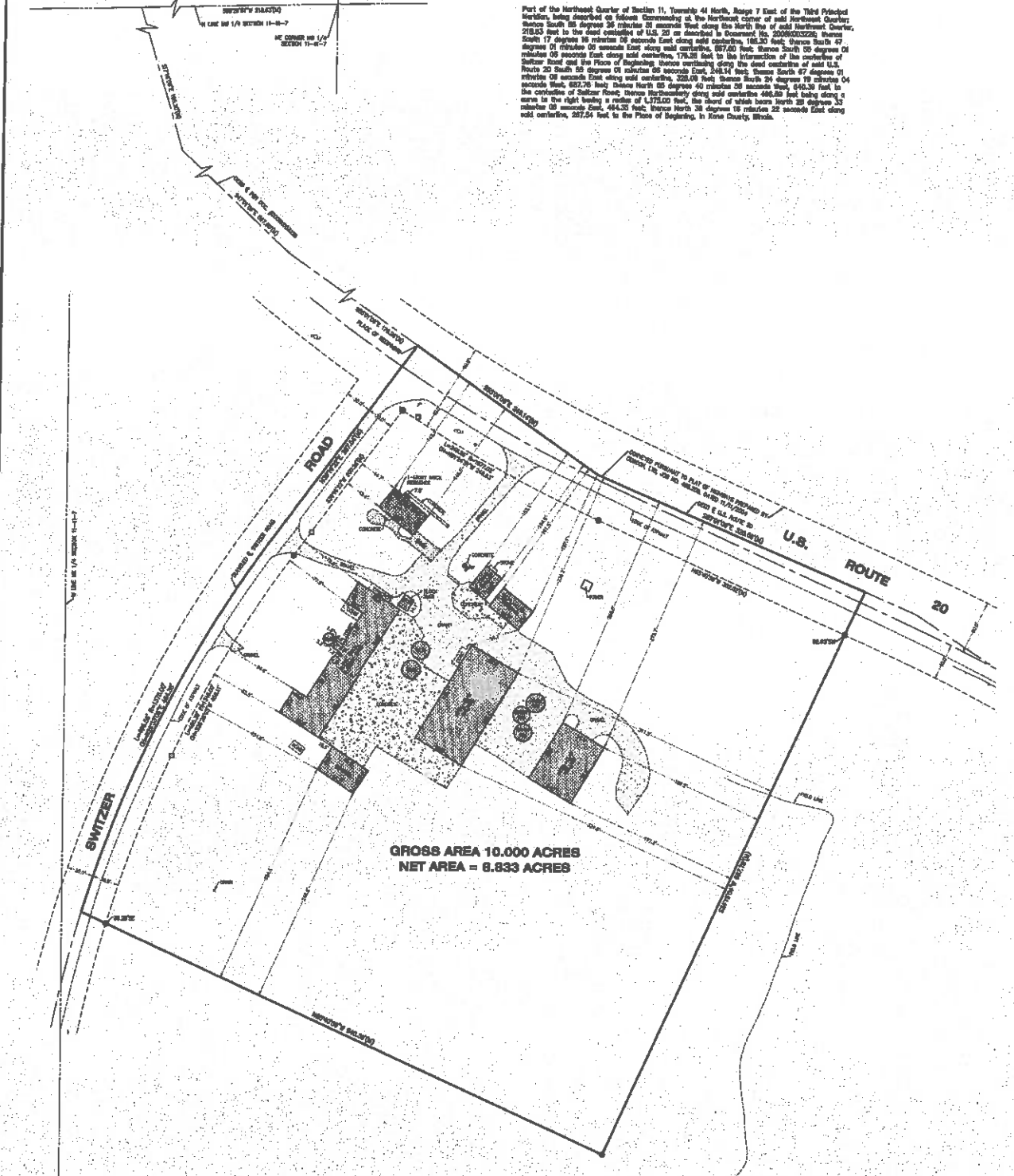
1. The existing residential use will not be intensified by this rezoning.

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

# PLAT OF SURVEY

**LEGAL DESCRIPTION**

Part of the Northeast Quarter of Section 11, Township 41 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest corner of said Northeast Quarter, thence South 85 degrees 30 minutes 00 seconds West along the North line of said Northeast Quarter, 218.00 feet to the dead center of U.S. 20 as described in Document No. 20060000000000000000; thence South 17 degrees 10 minutes 00 seconds East along said centerline, 188.30 feet; thence South 87 degrees 01 minutes 00 seconds East along said centerline, 657.00 feet; thence South 87 degrees 01 minutes 00 seconds East along said centerline, 178.30 feet to the intersection of the centerline of Route 20 South 82 degrees 00 minutes 00 seconds East, 246.14 feet; thence South 87 degrees 01 minutes 00 seconds East along said centerline, 322.00 feet; thence South 24 degrees 10 minutes 04 seconds West, 892.70 feet; thence North 85 degrees 40 minutes 00 seconds East, 540.30 feet to the centerline of Salazar Road, thence Northwesterly along said centerline 486.80 feet being along a curve to the right having a radius of 1,175.00 feet, the chord of which bears North 23 degrees 33 minutes 00 seconds East, 484.35 feet; thence North 34 degrees 00 minutes 00 seconds East along said centerline, 287.54 feet to the Place of Beginning, in Kane County, Illinois.



**GROSS AREA 10,000 ACRES  
NET AREA = 8,833 ACRES**

**LEGEND**

○	DOWN CITY
●	FOUND IRON BAR
○	FOUND IRON PIPE
●	FOUND IRON NAIL
■	FOUND MONUMENT
○	FOUND IRON MARKER
⊕	GAS VALVE
	IRON
○	SPRAY
⊕	TELEPHONE METER
○	UTILITY POLE
○	WELL
○	SHED
○	FENCE
○	MEASURE



STATE OF ILLINOIS )  
COUNTY OF MCHENRY ) S.S.

I, my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat herein is a true representation of the said survey. This professional service conforms to the current Illinois professional standards for a boundary survey.

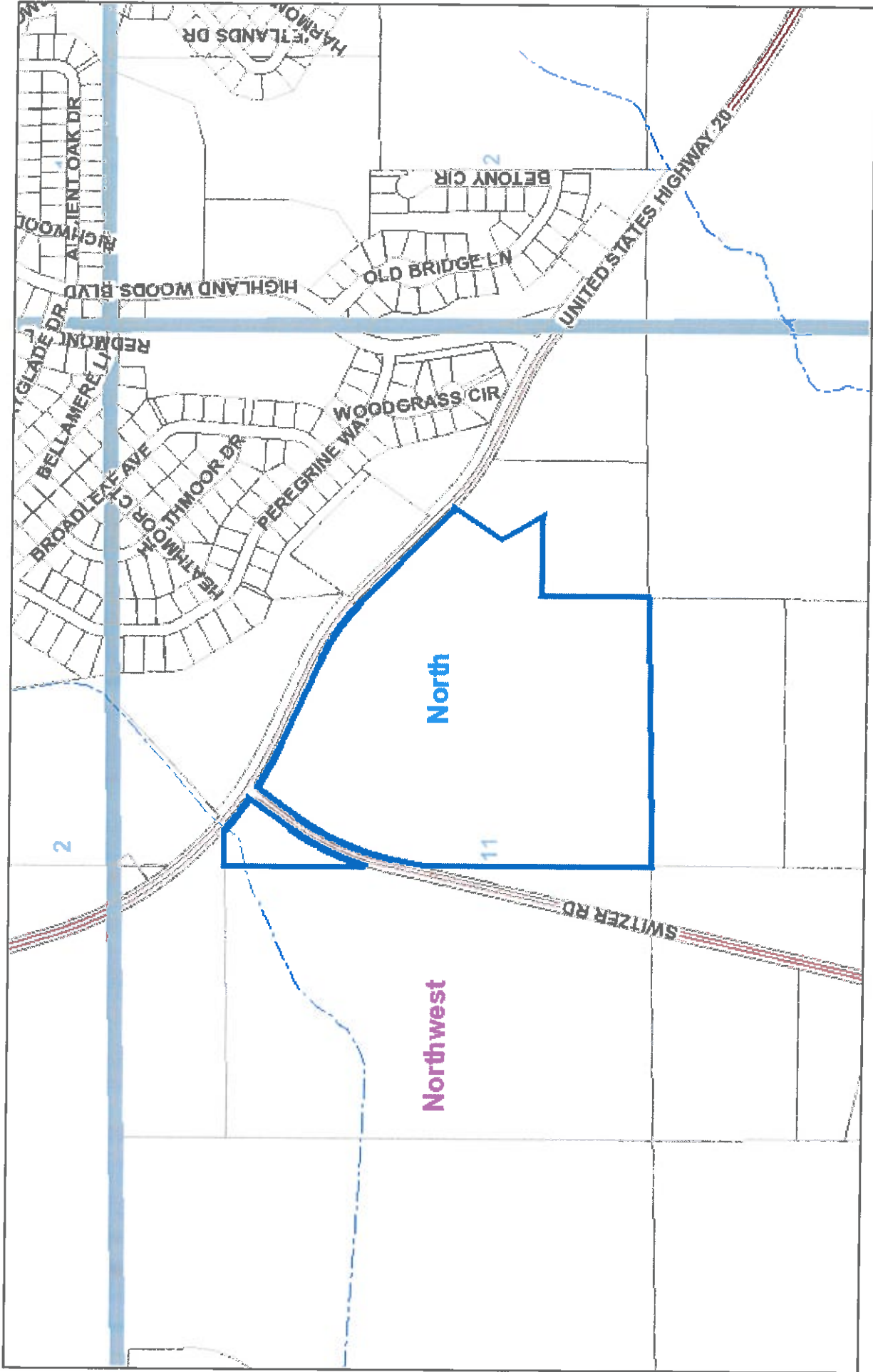
Dated at Waukegan, McHenry County, Illinois, 11/27, A.D., 2018.  
Vanderstappen Land Surveying, Inc.  
Design Firm No. 166-62878

By: *[Signature]*  
Illinois Professional Land Surveyor No. 2760

CREATED: BETH GEORGE  
DRAWN BY: BSG CHECKED BY: BSG  
PLOT: 1-20 SEC. 11 T. 41 N. R. 7 E.  
BASE OF BOUNDARY ASSIGNED  
P.L.S. NO. 1-100-001  
JOB NO. 101008 L.D. MCH  
PREPARED COMPILED: 10/20/18 BY: BSG  
ALL RIGHTS RESERVED BY: VLS

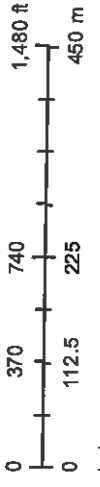
**NOTE:** Only those Building Line Regulations or Ordinance shown on a Recorded Indenture Plat are shown herein unless the Assessor ordered to be surveyed contains a proper Assentment of the required Building Line or ordinance.  
• No boundaries should be assumed by reading.  
• No underground improvements have been located unless shown, and noted.  
• No representations as to easements, etc. or encumbrances should be assumed.  
• This Survey and Plat of Survey are void without original endorsement or endorsed and signature attached.  
Compare your description and site markings with this plat and if DISCREPANCY report any discrepancies which you may find.

# Map Title



May 24, 2019

1:8,097



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

## Berkhout, Keith

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**From:** McGraw, Keith  
**Sent:** Thursday, May 9, 2019 7:24 AM  
**To:** Berkhout, Keith; Schoedel, Carl  
**Cc:** Nika, Kurt; Rickert, Tom  
**Subject:** RE: From Kane County Zoning - Gerhke 011 (2 of 2)  
**Attachments:** 2019-05-08 F to F1 request ZBA 2nd of 2.pdf

Keith

In regard to the attached ZBA request for F to F1 on US Route 20, KDOT has no comment.

As always, if you need anything further, please don't hesitate to reach out.

Thank you,

**Keith McGraw** | Permit and Traffic Engineering Technician



**Kane County Division of Transportation**  
**41W011 Burlington Road**  
**St. Charles, IL 60175**

**(Direct) 630-444-2959** | **(Mobile) 630-816-1693** | **(Fax) 630-584-5239**  
**(email) [mcgrawkeith@co.kane.il.us](mailto:mcgrawkeith@co.kane.il.us)** | **(Web)<http://www.co.kane.il.us/dot/>**

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**From:** Berkhout, Keith  
**Sent:** Wednesday, May 8, 2019 10:23 AM  
**To:** Schoedel, Carl <[schoedelcarl@co.kane.il.us](mailto:schoedelcarl@co.kane.il.us)>  
**Cc:** McGraw, Keith <[McGrawKeith@co.kane.il.us](mailto:McGrawKeith@co.kane.il.us)>; Nika, Kurt <[nikakurt@co.kane.il.us](mailto:nikakurt@co.kane.il.us)>  
**Subject:** From Kane County Zoning - Gerhke 011

**Keith T. Berkhout**  
Zoning Planner

Kane County Department of Development and Community Services  
719 S. Batavia Avenue  
Geneva, Illinois 60134  
630-232-3495  
[berkhoutkeith@co.kane.il.us](mailto:berkhoutkeith@co.kane.il.us)

**Kane County Zoning Board of Appeals**

**Hon. Manuel Barbosa, Chairman**  
**Tracy Aris**  
**Marc Falk**  
**Mary Lake**  
**Wendy Melgin**  
**Marguerite Millen**  
**James Plonczynski**



**Mark D. VanKerkhoff,**  
**Zoning Enforcing Officer**

**Keith Berkhout, Secretary**

**Kane County Government Center**  
**719 S. Batavia Avenue**  
**Geneva, Illinois 60134**  
**Building A, 1st Floor Auditorium**  
**Phone: (630) 444-1236**  
**Fax: (630) 232-3411**

**AGENDA**  
**June 11, 2019**  
**7:00 p.m.**

- 1. CALL TO ORDER**
- 2. ROLL CALL AND DECLARATION OF QUORUM**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
- 5. PUBLIC HEARING**

**Petition:** 4503  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 12N988 Route 20, Plato Township (05-11-100-006)  
**Applicant:** John Neperman Trust (Beth Gehrke)

**Petition:** 4504  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 12N860 Route 20, Plato Township (05-11-200-011)  
**Applicant:** John Neperman Trust (Beth Gehrke)



**Petition:** 4505  
**Request:** Special Use in the B-3 Business District for a Storage Business  
**Location:** 49W950 Route 64, Virgil Township (07-08-100-013)  
**Applicant:** 64 Storage, LLC

**Petition:** 4506  
**Request:** Sideyard setback for a detached garage, which was built without a permit, (4' setback, 6' variance)  
**Location:** 34W760 N. James Drive, St. Charles Township (09-11-303-019)  
**Applicant:** Diannah Perez

**Petition:** 4507  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 50W014 Plank Road, Burlington Township (04-07-400-004)  
**Applicant:** Irene Romke

**6. OTHER BUSINESS**

**7. ANNOUNCEMENTS**

**8. ADJOURNMENT**