

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

MAR 10 2017

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):	11-24-200-016 11-24-200-023047
	Street Address (or common location if no address is assigned):	36W100 Main St. Road, Batavia, IL 60510

2. Applicant Information:	Name	James D. Muetze	Phone	(630) 675-3156
	Address	960 State Rd. 251	Fax	(630) 262-0644
		Compton, IL 61318	Email	jamesmuetze@gmail.com

3. Owner of record information:	Name	James D. Muetze	Phone	(630) 675-3156
	Address	960 State Rd. 251	Fax	(630) 262-0644
		Compton, IL 61318	Email	jamesmuetze@gmail.com

EXECUTIVE SUMMARY

The petitioner is requesting a rezoning from F-District Farming to E-3 District Estate Residential in order to rezone the area around the western home and allow it to be sold off separately.

Zoning and Use Information:

2040 Plan Land Use Designation of the property: _____

Current zoning of the property: F

Current use of the property: Residential

Proposed zoning of the property: E3

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)

None

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 adjacent & adjoining to 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.

[Signature] _____ Date 3/10/12

Record Owner

Date

[Signature] _____ Date 3/10/12

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.

Muetze Minor Subdivision

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?

The existing use is a single family home on a 24.03 acre property zoned F. Petitioner proposes to subdivide existing home to a 1.52 acre parcel.

2. What are the zoning classifications of properties in the general area of the property in question?
- PUD (Mill Creek to the North); F generally to the South and West (Kane Co. Forest Preserve); and E1 South

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

Rezoning and Subdivision would conform to E3 Zoning Regulations

4. What is the trend of development, if any, in the general area of the property in question?
- Trend is Forest Preserve and larger estate lots in this general area

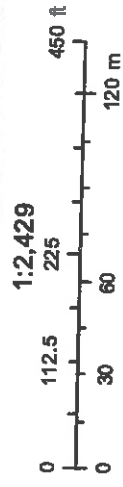
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

The projected use is and will remain as the current use presently exists and is consistent with estate lots in the area and as proposed by the Kane County 2040 Land Use Plan.

Map Title



April 27, 2017



These layers do not represent a survey. No Accuracy is assumed for the data delineated here, 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

BLACKBERRY twp.

T.39N - R.7E

map 11

