

4507

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

APR 01 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.

1. Property Information:	Parcel Number (s): 04-07-400-004
	Street Address (or common location if no address is assigned): 50 W 014 Plank Road Sycamore, IL. 60178 Kane County

2. Applicant Information:	Name Irene Romke	Phone 847-741-1678
	Address 9N831 Beckman Trail	Fax
	Elgin, IL. 60124	Email

3. Owner of record information:	Name Same as #2	Phone
	Address	Fax
		Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F Farming

Current use of the property: Agriculture

Proposed zoning of the property: F1 Rural residential

Proposed use of the property: Agriculture, unchanged

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 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.

Law Romke

Record Owner

3-31-19

Date

David Romke

Applicant or Authorized Agent

3/29/2019

Date

May 28, 2019

Irene Romke
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is seeking a rezoning to allow the existing farmette 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 Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area. In 2013, The Kane County Board adopted the “Growing for Kane” Program, which supports and encourages local food propagation, consumption, and the production of value added products.

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

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.

Irene Romke
Name of Development/Applicant

3/28/2019
Date

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

Remain unchanged, Agriculture

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

Agriculture and Forest Preserve

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

Unchanged

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

None

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

Unchanged

DEED CERTIFICATE OF SURVEY

BURLINGTON TOWNSHIP, ILLINOIS

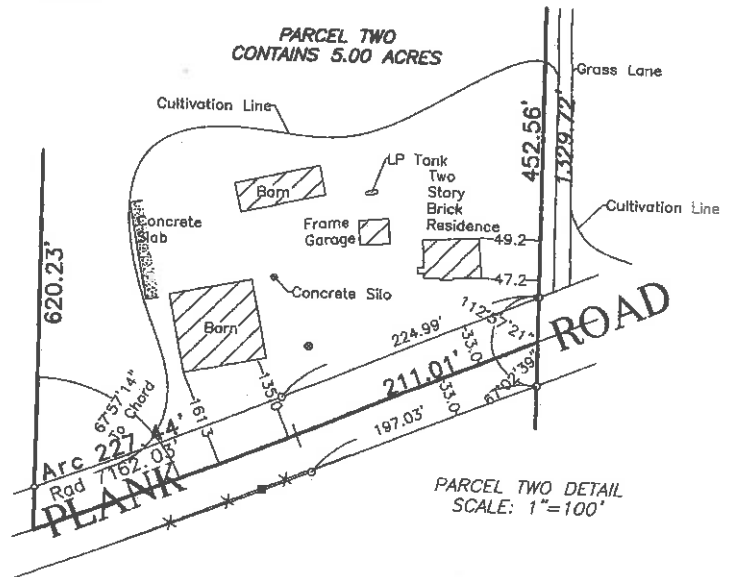
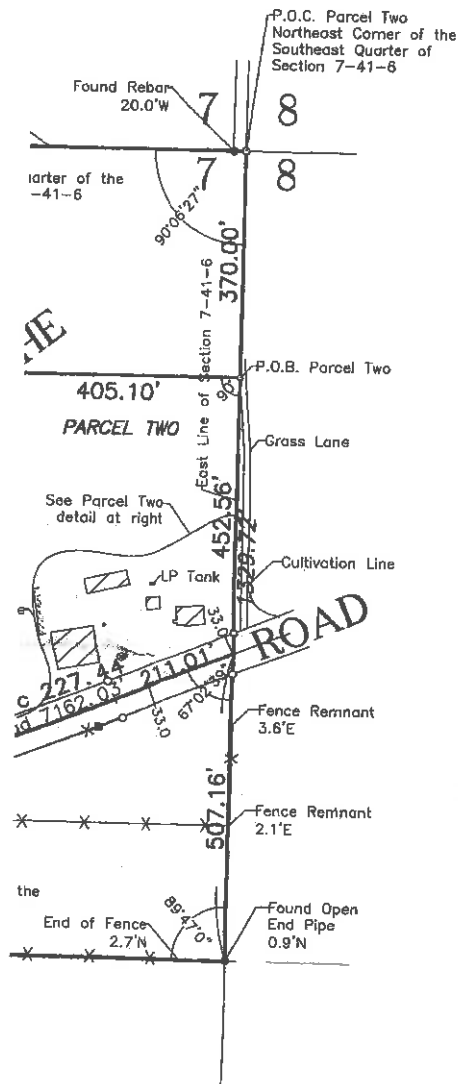
PARCEL ONE:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER THAT IS 93.22 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ALONG SAID NORTH LINE, 93.22 FEET; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 93.30 FEET; THENCE NORTHEASTERLY, 131.70 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SECTION 7, A DISTANCE OF 370.00 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY AT RIGHT ANGLE TO SAID EAST LINE 405.10 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE, 620.23 FEET TO THE CENTERLINE OF PLANK ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE 227.44 FEET ON THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 7162.03, SAID ARC FORMING A CHORD THAT MEASURES OF 67 DEGREES 57 MINUTES 14 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, TO A POINT OF TANGENCY; THENCE CONTINUING NORTHEASTERLY ALONG SAID CENTERLINE 211.01 FEET TO SAID EAST LINE; THENCE NORTHERLY AT AN ANGLE OF 112 DEGREES 57 MINUTES 21 SECONDS MEASURED CLOCKWISE FROM SAID CENTERLINE, ALONG SAID EAST LINE, 452.56 FEET TO THE POINT OF BEGINNING, ALL IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.

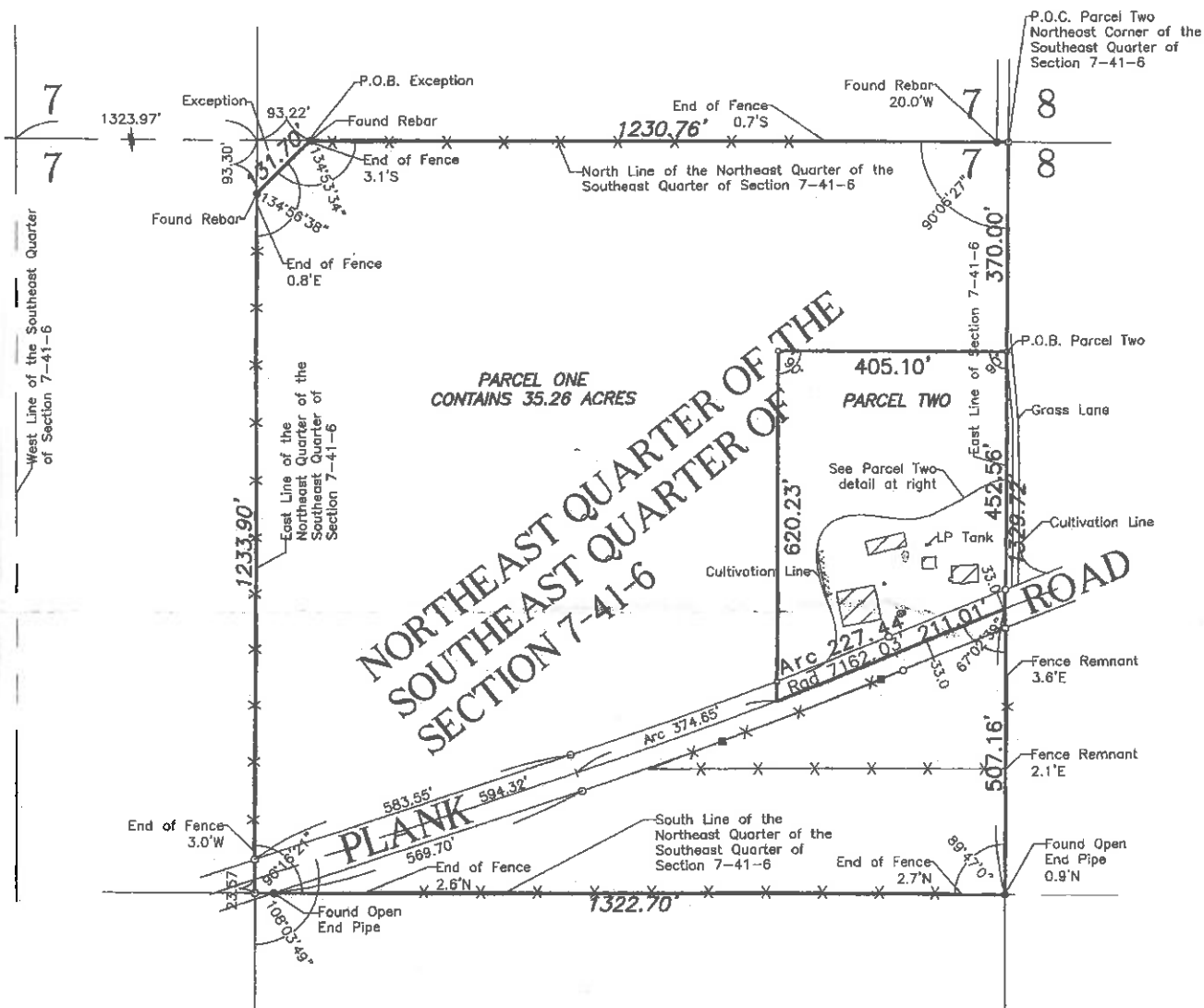
Scale

PARCEL TWO:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SECTION 7, A DISTANCE OF 370.00 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY AT RIGHT ANGLE TO SAID EAST LINE 405.10 FEET; THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 620.23 FEET TO THE CENTERLINE OF PLANK ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE 227.44 FEET ON THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 7162.03 SAID ARC FORMING A CHORD THAT MEASURES 67 DEGREES 57 MINUTES 14 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, TO A POINT OF TANGENCY; THENCE CONTINUING NORTHEASTERLY ALONG SAID CENTERLINE 211.01 FEET TO SAID EAST LINE; THENCE NORTHERLY AT AN ANGLE OF 112 DEGREES 57 MINUTES 21 SECONDS MEASURED CLOCKWISE FROM SAID CENTERLINE, ALONG SAID EAST LINE, 452.56 FEET TO THE POINT OF BEGINNING, ALL IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.



PARCEL TWO DETAIL SCALE: 1"=100'



STATE OF ILLINOIS)
)SS
 COUNTY OF DEKALB)

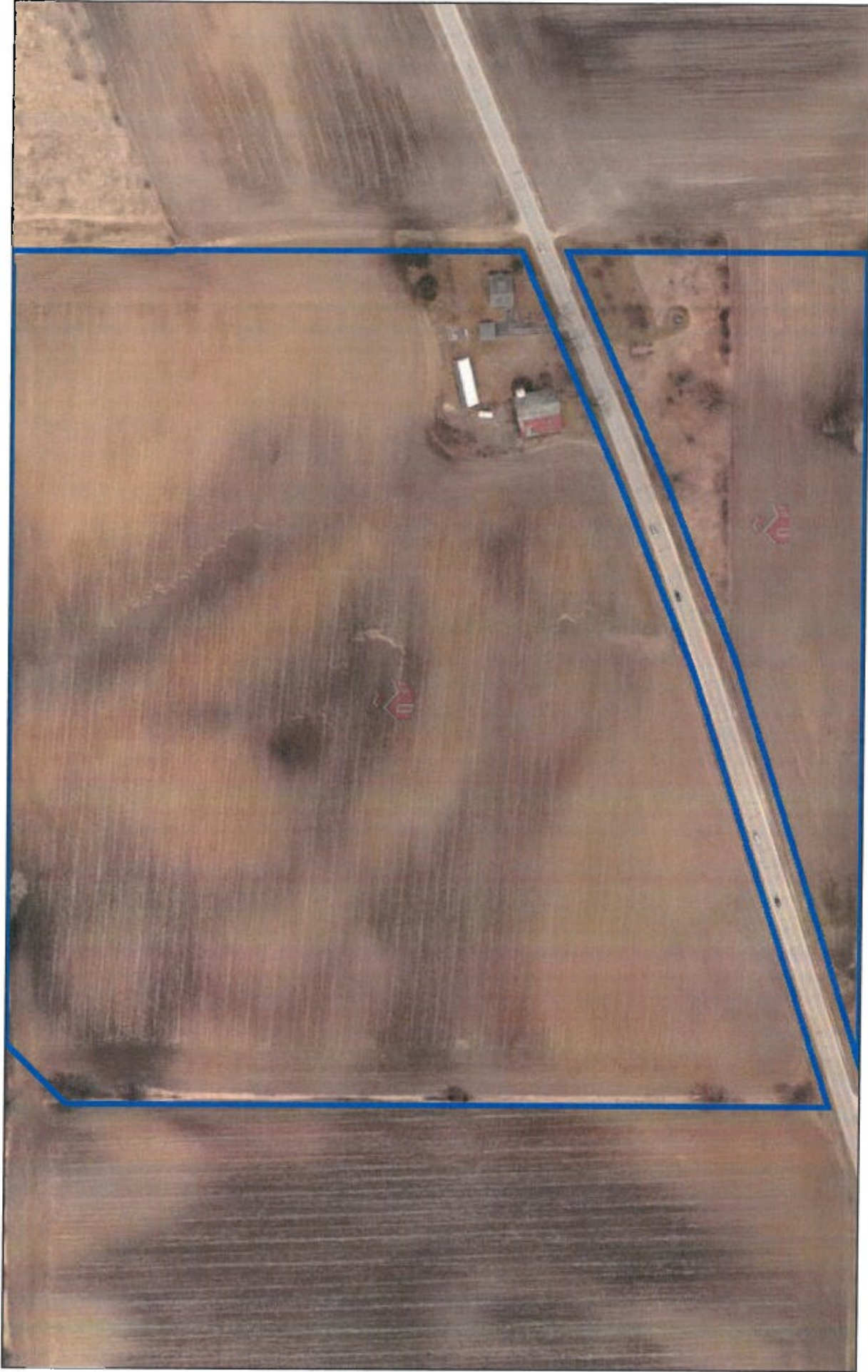
property surveyed
 and survey marker
 t open end pipe
 ice line
 ill cap
 ncrete right of way marker

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE /
 REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HERE
 DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THERE
 PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MHI
 STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED FEBRUARY 1ST, 2019. WITNESS M
 AND SEAL AT DEKALB, ILLINOIS THIS 4TH DAY OF FEBRUARY, 2019

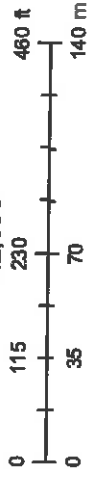
Shawn R. Van Kampfen
 SHAWN R. VAN KAMPFEN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020

Map Title



April 15, 2019

1:2,536



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.

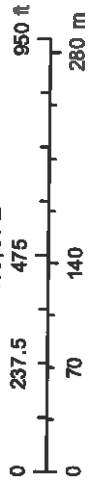
GIS-Technologies
Kane County Illinois

Map Title



May 7, 2019

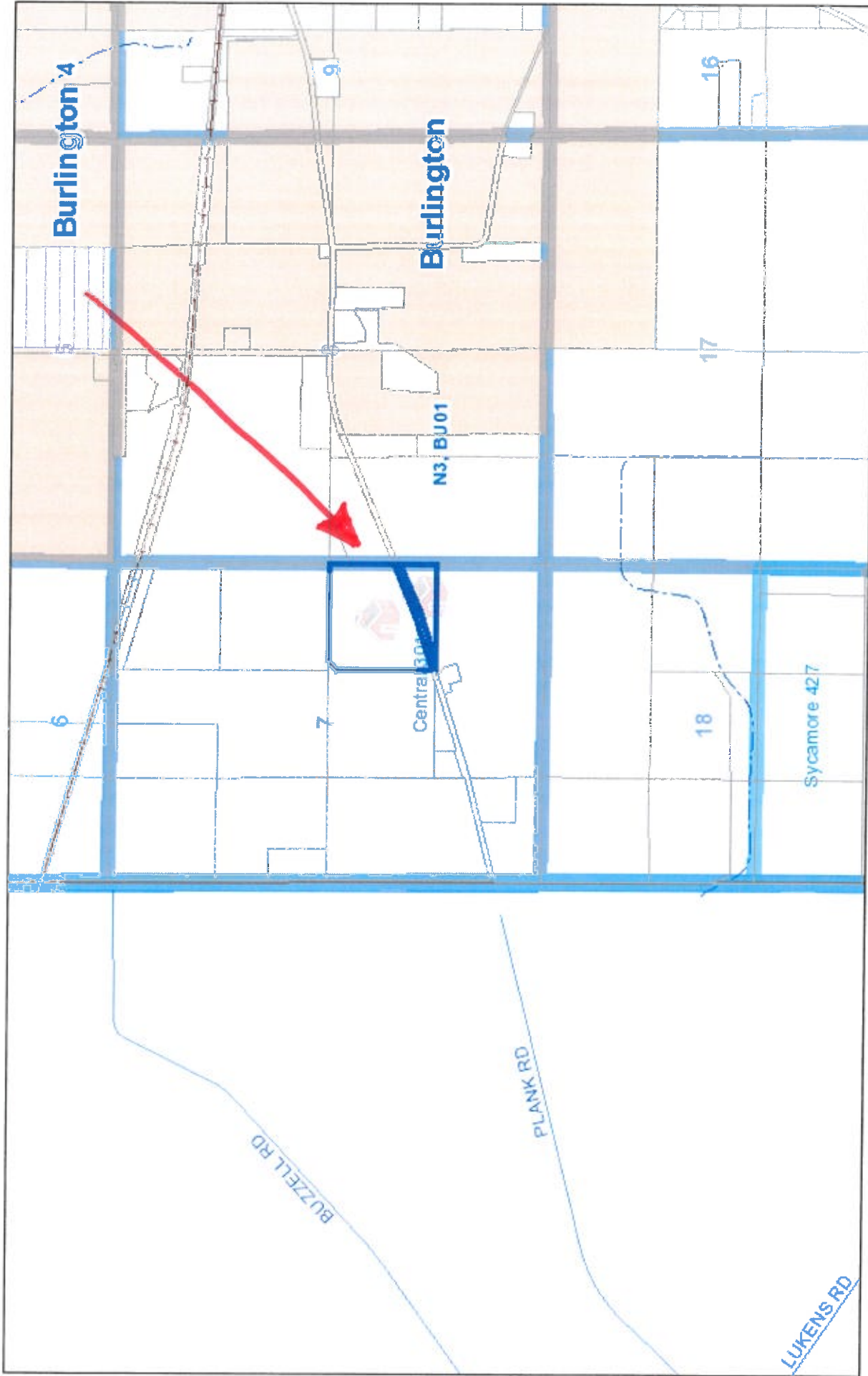
1:5,072



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GIS-Technologies
Kane County Illinois

Map Title



May 7, 2019

1:20,289
0 900 1,800 3,600 ft
0 280 560 1,120 m
GIS-Technologies

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Berkhout, Keith

From: McGraw, Keith
Sent: Tuesday, May 7, 2019 2:43 PM
To: Berkhout, Keith; Schoedel, Carl
Cc: Nika, Kurt; Rickert, Tom
Subject: RE: From Kane County Zoning
Attachments: 2019-05-07 F to F1 split.pdf

Keith,

In regard to the attached F to F1 request, KDOT has no comment or changes.

As always, should you need any further assistance, 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 | (Web) <http://www.co.kane.il.us/dot/>

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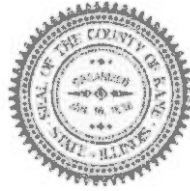
From: Berkhout, Keith
Sent: Tuesday, May 7, 2019 12:47 PM
To: Schoedel, Carl <schoedelcarl@co.kane.il.us>
Cc: McGraw, Keith <McGrawKeith@co.kane.il.us>
Subject: From Kane County Zoning

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

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