

4638

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
719 S. 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): 07-13-200-003
	Street Address (or common location if no address is assigned): 45 W 100 JC Trail Rd Maple Park, IL 60151

2. Applicant Information:	Name Robert Gehrke	Phone 847-436-2538
	Address 12N 860 Rt. 20	Fax —
	Elgin, IL 60124	Email Rgehrkefarm@att.net

3. Owner of record information:	Name Arnold Gehrke Trust 101 Marie Gehrke Trust 102	Phone —
	Address 46 W 481 Lees Rd	Fax —
	Maple Park, IL 60151	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: F Farming

Proposed zoning of the property: F1

Proposed use of the property: Residential F1

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

No Change

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- 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.

Arnold Gehlke Trust 101 & Marie Gehlke Trust 102 4-28-24
Record Owner Date

Robert Gehlke 4-28-24
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.

Robert Gehlke
Name of Development/Applicant

4-28-24
Date

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

Rezoning to F1 is in alignment with neighboring properties & proposed use will remain the same as its current usage now.

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

F1 & F

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

Consistent with neighboring properties and use will remain the same

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

Remain Agriculture and consistent with the 2040 land use plan
This is a family farm inherited by me and I don't need another set of farm building for my use

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

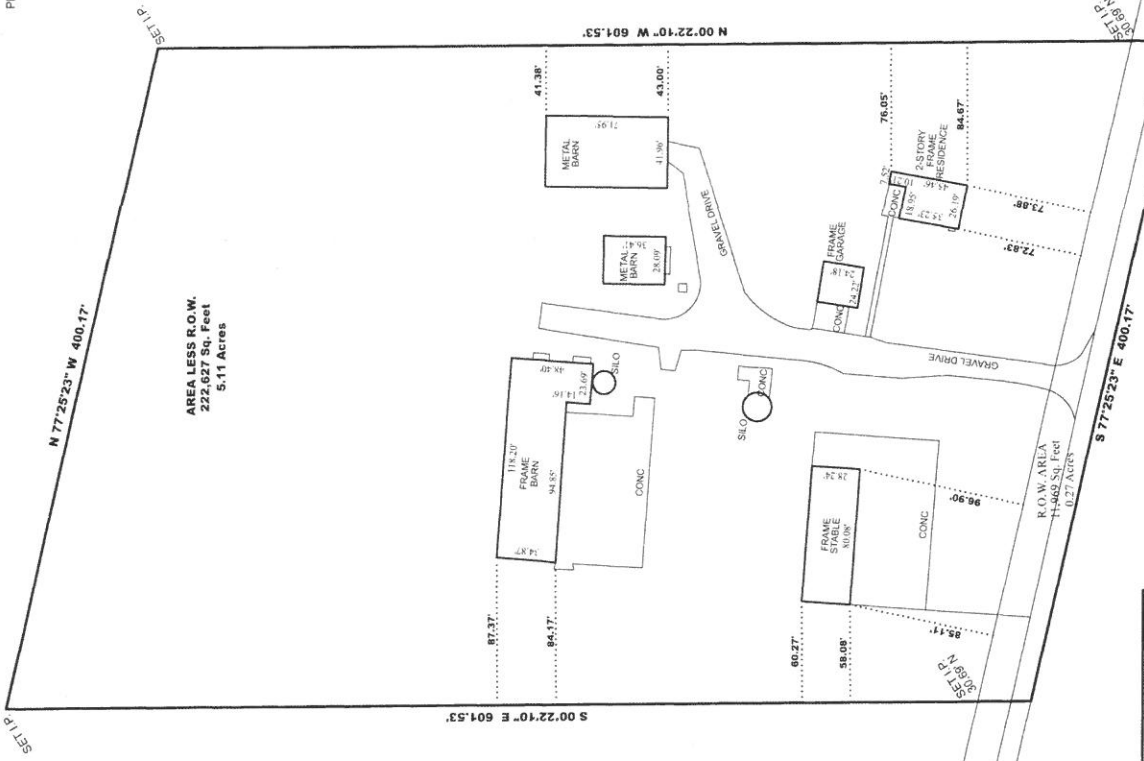
Consistent with the 2040 Plan

THAT PART OF THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 40 RANGE 6 EAST OF THE PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 1; THENCE SOUTH 0 DEGREES 22 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SECTION 1, 1224.63 FEET, TO THE CENTER LINE OF I.C. TRAIL; THENCE NORTH 77 DEGREES 25 MINUTES 23 SECONDS WEST, ALONG SAID CENTER LINE, 362.83 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 22 MINUTES 10 SECONDS WEST, PARALLEL WITH SAID EAST SECTION LINE, 601.53 FEET; THENCE NORTH 77 DEGREES 25 MINUTES 23 SECONDS WEST, PARALLEL WITH THE CENTER LINE OF I.C. TRAIL, 400.17 FEET; THENCE SOUTH 0 DEGREES 22 MINUTES 10 SECONDS EAST, PARALLEL WITH SAID EAST SECTION LINE, 601.53 FEET, TO THE CENTER LINE OF I.C. TRAIL; THENCE SOUTH 77 DEGREES 25 MINUTES 23 SECONDS EAST, ALONG SAID CENTER LINE, 400.17 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF VIRGIL, KANE COUNTY, ILLINOIS

PLAT OF SURVEY
D.F.L.S.
DALE FLOYD LAND SURVEYING L.L.C.
 2600 KESLINGER ROAD SUITE A
 GENOA, ILLINOIS 60131
 PHONE 630-232-7705 FAX 630-232-7725
 E-MAIL: DFLS@SBCGLOBAL.NET

SCALE: 1"=50'

THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 RANGE 6 EAST OF THE PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 1, THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS ALONG THE EAST LINE OF SECTION 1, 1224.83 FEET TO THE CENTER LINE OF I.C. TRAIL, THENCE NORTH 77 DEGREES 25 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 382.83 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 22 MINUTES 10 SECONDS WEST, PARALLEL WITH SAID EAST SECTION LINE, 801.53 FEET, THENCE NORTH 77 DEGREES 25 MINUTES 23 SECONDS WEST, PARALLEL WITH THE CENTER LINE OF I.C. TRAIL, 400.17 FEET, THENCE SOUTH 0 DEGREES 22 MINUTES 10 SECONDS WEST, PARALLEL WITH SAID EAST SECTION LINE, 601.53 FEET, TO THE CENTER LINE OF I.C. TRAIL, THENCE SOUTH 77 DEGREES 25 MINUTES 23 SECONDS EAST, ALONG SAID CENTER LINE, 400.17 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF VIRGIL, KANE COUNTY, ILLINOIS.



AREA LESS R.O.W.
 224,627 Sq. Feet
 5.11 Acres

LEGEND
 - FOUND IRON ROD
 - FOUND IRON PIPE
 - FENCE
 - BLOC THE
 - BLOC THE
 - EASEMENT

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE NO BUILDINGS BY THE NAME OF I.C. TRAIL ON THIS PARCEL.
 ONCE REPORT ANY DIFFERENCE

FIELD WORK COMPLETED 5.13.2024
 PREPARED FOR ROBERT GEHRKE
 JOB NO. 524-20

STATE OF ILLINOIS 8 S
 COUNTY OF KANE
 DALE FLOYD LAND SURVEYING L.L.C.
 PROFESSIONAL LAND SURVEYOR
 NO. 035-00288
 I DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REPRESENTATION HAS BEEN SURVEYED IN THE MANNER THEREOF.
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 GENOVA, ILLINOIS 6-18 A.D. 2024
 License expiration date 11-30-2024

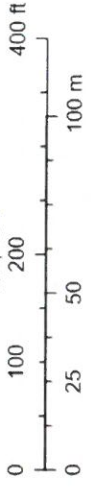


Map Title



July 11, 2024

1:2,134

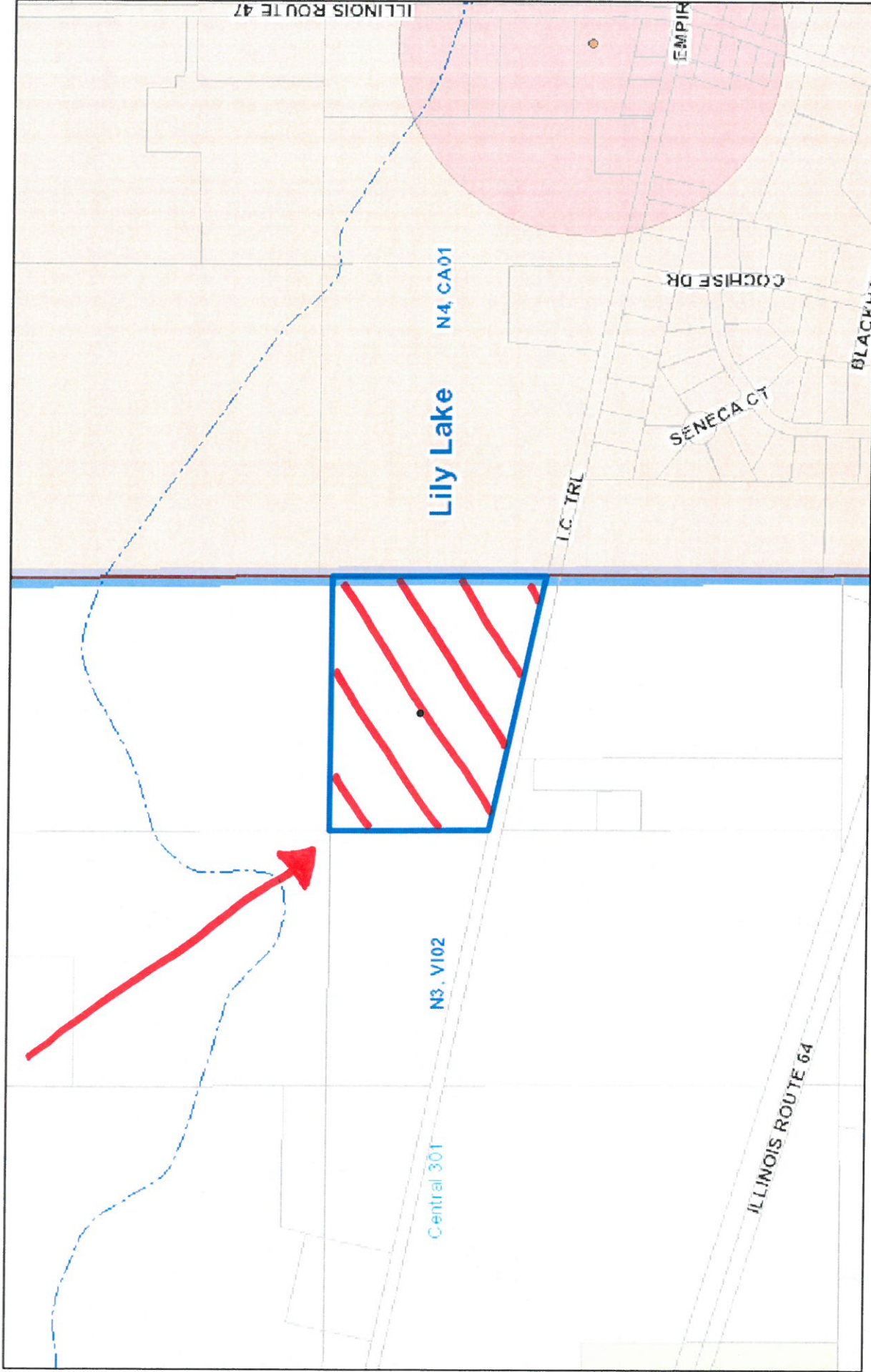


GIS-Technologies

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GIS-Technologies
Kane County Illinois

Map Title



July 11, 2024

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