

**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

4640

<i>Received Date</i>
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**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>	<b>Parcel Number (s):</b> 07-15-400-14: Rezone +/- 0.16 Acres from F to F1) 07-15-400-15: Separate a +/- 2.84 portion and rezone into a stand alone parcel with F1 zoning. The remaining +/- 25.05 acres of parcel 400-15 would remain F zoning). See attached Figure ZZZ.
	<b>Street Address (or common location if no address is assigned):</b>  47W160 Welter Rd, Maple Park, IL 60151

<b>2. Applicant Information:</b>	<b>Name</b> Haug Family Trust, Joseph Haug	<b>Phone</b> 361-960-7601
	<b>Address</b> 2018 Harrow Gate Dr	<b>Fax</b>
	Woodstock, IL 60098	<b>Email</b> joehaug@gmail.com

<b>3. Owner of record information:</b>	<b>Name</b> Haug Family Trust	<b>Phone</b> 361-960-7601
	<b>Address</b> 2018 Harrow Gate Dr	<b>Fax</b>
	Woodstock, IL 60098	<b>Email</b> joehaug@gmail.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Agricultural Land Use

Current zoning of the property: F District (Farming)

Current use of the property: Farm Residential and Outbuildings

Proposed zoning of the property: F1 District (Rural Residential)

Proposed use of the property: Residential Farmstead

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) No construction activities or soil disturbances are planned

**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](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 <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.**

Joseph Haug, Trustee Joseph Haug Trustee 08/05/24  
Record Owner Date

Joseph Haug, Trustee Joseph Haug Trustee 08/05/24  
Applicant or Authorized Agent Date

Haug Family Trust  
Rezoning a portion of property from F-Farming District F-1 District Rural Residential

**Special Information:** The Petitioner is seeking a rezoning to allow the existing farmette to be split off from the remaining farmland. No additional homes are planned as part of this request.

**Analysis:** The Kane County 2040 Land Use 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. 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.

**Staff recommended findings of fact:**

1. The rezoning will not intensify the residential use on the property.

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.*

Haug Family Trust, Joseph Haug, Trustee

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 proposed zoning request is consistent with the existing surrounding land uses (primarily farming and rural residences). The residential/outbuilding portion of the existing parcels will be retained in the proposed F1 parcels. The current actively farmed acreage will remain essentially unchanged.

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

The subject property is located in rural southeast of Virgil Illinois in an area dominated by F District zoning. F District farming zoning occurs directly adjacent to the north, east and south of the property. F1 zoning (rural residential) occurs directly west of the property.

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

The entirety of Parcel 07-15-400-014 and nearly all of the @2.84 acres proposed to be rezoned to F1 are not being farmed. The proposed area to be rezoned consists of the residence, outbuildings, fruit trees and historical structural foundations. The properties' current residential use is the best and most practical use into the future. The property's well, septic, electrical and propane components are completely contained within the proposed @2.84 acre carve out from Parcel 400-15. A de minimus clean water stream from the residence's furnace condensate would continue to be discharged to a historic drywell. The drywell would be located immediately adjacent on to the residential property in a grass buffer zone that would be established by the buyer of the ag land to support his organic farming practices. The drywell would be accessed through an easement.

Type text here.

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

There is currently no development pressure in the subject area. The residence directly to the west of the subject is the the most recent construction activity. The original owners of the residence was purchased that property from the Haug Family in the 1970's.

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

The proposed zoning amendment request would continue the current use of the subject property as a rural residence. Also, there would be no net loss of farmland under the proposed amendment.

**LEGAL DESCRIPTIONS - HAUG FAMILY TRUST FARM  
47W160 WELTER ROAD**

Legal description for the 25.05 acres of farmland from the existing 400-015 parcel:

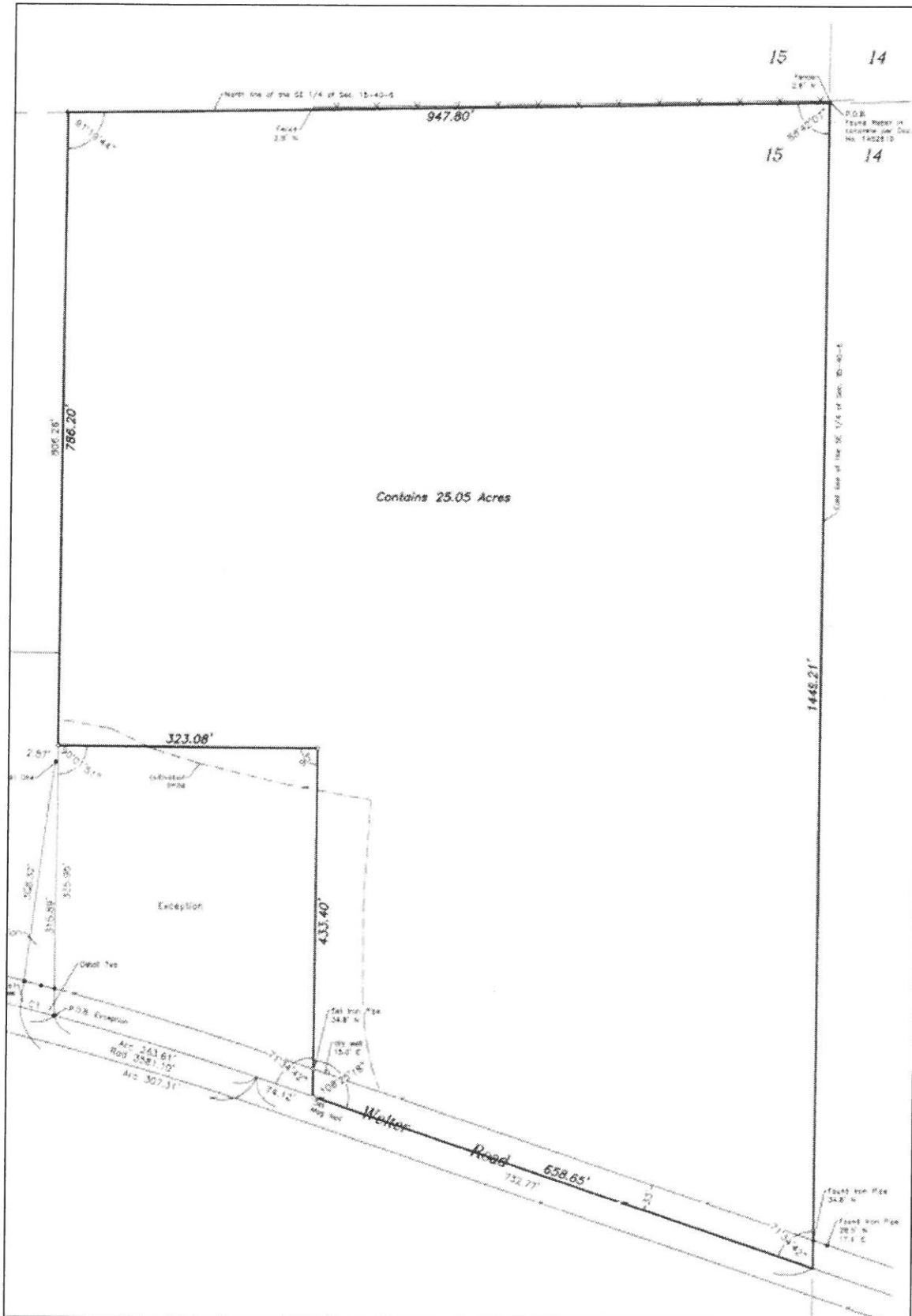
THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1449.21 FEET TO THE CENTERLINE OF WELTER ROAD; THENCE NORTHWESTERLY, AT AN ANGLE OF 71°34'42" MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE AND ALONG SAID CENTERLINE, 732.77 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHWESTERLY, ALONG SAID CENTERLINE BEING AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 3581.10 FEET, AN ARC DISTANCE OF 307.31 FEET; THENCE NORTHERLY, AT AN ANGLE OF 98°33'19", MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 308.32 FEET; THENCE SOUTHEASTERLY, AT AN ANGLE OF 91°04'59" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 2.87 FEET; THENCE NORTHERLY, AT AN ANGLE OF 83°42'25" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 806.26 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY, AT AN ANGLE OF 91°19'44" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE AND ALONG SAID NORTH LINE, 947.80 FEET TO THE POINT OF BEGINNING, VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS,

EXCEPTING THEREFROM THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID EAST HALF, 1039.47 FEET TO THE CENTERLINE OF WELTER ROAD; THENCE SOUTHEASTERLY, AT AN ANGLE OF 98°48'03", MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID CENTERLINE, 46.40 FEET; THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, 335.99 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3581.10 FEET, SAID ARC FORMING A CHORD THAT MEASURES 177°18'56" COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, AND MEASURES 335.87 FEET TO THE EAST LINE OF THE WEST 375.0 FEET OF SAID EAST HALF FOR THE POINT OF BEGINNING; THENCE NORTHERLY, AT AN ANGLE OF 78°30'53", MEASURED CLOCKWISE FROM SAID CHORD, ALONG SAID EAST LINE, 315.89 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF EXCEPTION DESCRIBED IN TRUSTEES DEED PER DOCUMENT NO. 2008K044343; THENCE NORTHWESTERLY, AT AN ANGLE OF 96°17'35", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EASTERLY EXTENSION, 2.87 FEET TO THE NORTHEAST CORNER OF SAID EXCEPTION; THENCE SOUTHERLY, AT AN ANGLE OF 91°04'59", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE EAST LINE OF SAID EXCEPTION, AND SAID EAST LINE EXTENDED, 308.32 FEET TO SAID CENTERLINE; THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, 43.70 FEET TO THE POINT OF BEGINNING, ALL IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS,

ALSO EXCEPTING THEREFROM THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID EAST HALF, 1039.47 FEET TO THE CENTERLINE OF WELTER ROAD; THENCE SOUTHEASTERLY, AT AN ANGLE OF 98°48'03", MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID CENTERLINE, 46.40 FEET; THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, 335.99 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3581.10 FEET, SAID ARC FORMING A CHORD THAT MEASURES 177°18'56" COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, AND MEASURES 335.87 FEET TO THE EAST LINE OF THE WEST 375.0 FEET OF SAID EAST HALF FOR THE POINT OF BEGINNING; THENCE NORTHERLY, AT AN ANGLE OF 78°30'53", MEASURED CLOCKWISE FROM SAID CHORD, ALONG SAID EAST LINE, 335.95 FEET; THENCE EASTERLY, AT AN ANGLE OF 90°01'51" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 323.08 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 433.40 FEET TO SAID CENTERLINE; THENCE NORTHWESTERLY, AT AN ANGLE OF 71°34'42" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE AND ALONG SAID CENTERLINE, 74.12 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG SAID CENTERLINE BEING AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 3581.10 FEET, A DISTANCE OF 263.61 FEET TO THE POINT OF BEGINNING, VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.

CONTAINS 25.05 ACRES

**LEGAL DESCRIPTIONS - HAUG FAMILY TRUST FARM  
47W160 WELTER ROAD**



**LEGAL DESCRIPTIONS - HAUG FAMILY TRUST FARM  
47W160 WELTER ROAD**

Legal description for the proposed rural residential parcel consisting of 0.16 acres comprising the entirety of parcel 400-014 (Parcel 1A below) and 2.84 acres from Parcel 400-015 (Parcel 1B below):

*PARCEL 1A:*

*THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID EAST HALF, 1039.47 FEET TO THE CENTERLINE OF WELTER ROAD; THENCE SOUTHEASTERLY, AT AN ANGLE OF 98°48'03", MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID CENTERLINE, 46.40 FEET; THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, 335.99 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3581.10 FEET, SAID ARC FORMING A CHORD THAT MEASURES 177°18'56" COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, AND MEASURES 335.87 FEET TO THE EAST LINE OF THE WEST 375.0 FEET OF SAID EAST HALF FOR THE POINT OF BEGINNING; THENCE NORTHERLY, AT AN ANGLE OF 78°30'53", MEASURED CLOCKWISE FROM SAID CHORD, ALONG SAID EAST LINE, 315.89 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF EXCEPTION DESCRIBED IN TRUSTEES DEED PER DOCUMENT NO. 2008K044343; THENCE NORTHWESTERLY, AT AN ANGLE OF 96°17'35", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EASTERLY EXTENSION, 2.87 FEET TO THE NORTHEAST CORNER OF SAID EXCEPTION; THENCE SOUTHERLY, AT AN ANGLE OF 91°04'59", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE EAST LINE OF SAID EXCEPTION, AND SAID EAST LINE EXTENDED, 308.32 FEET TO SAID CENTERLINE; THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, 43.70 FEET TO THE POINT OF BEGINNING, ALL IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.*

*CONTAINS 0.16 ACRE*

**LEGAL DESCRIPTIONS - HAUG FAMILY TRUST FARM  
47W160 WELTER ROAD**

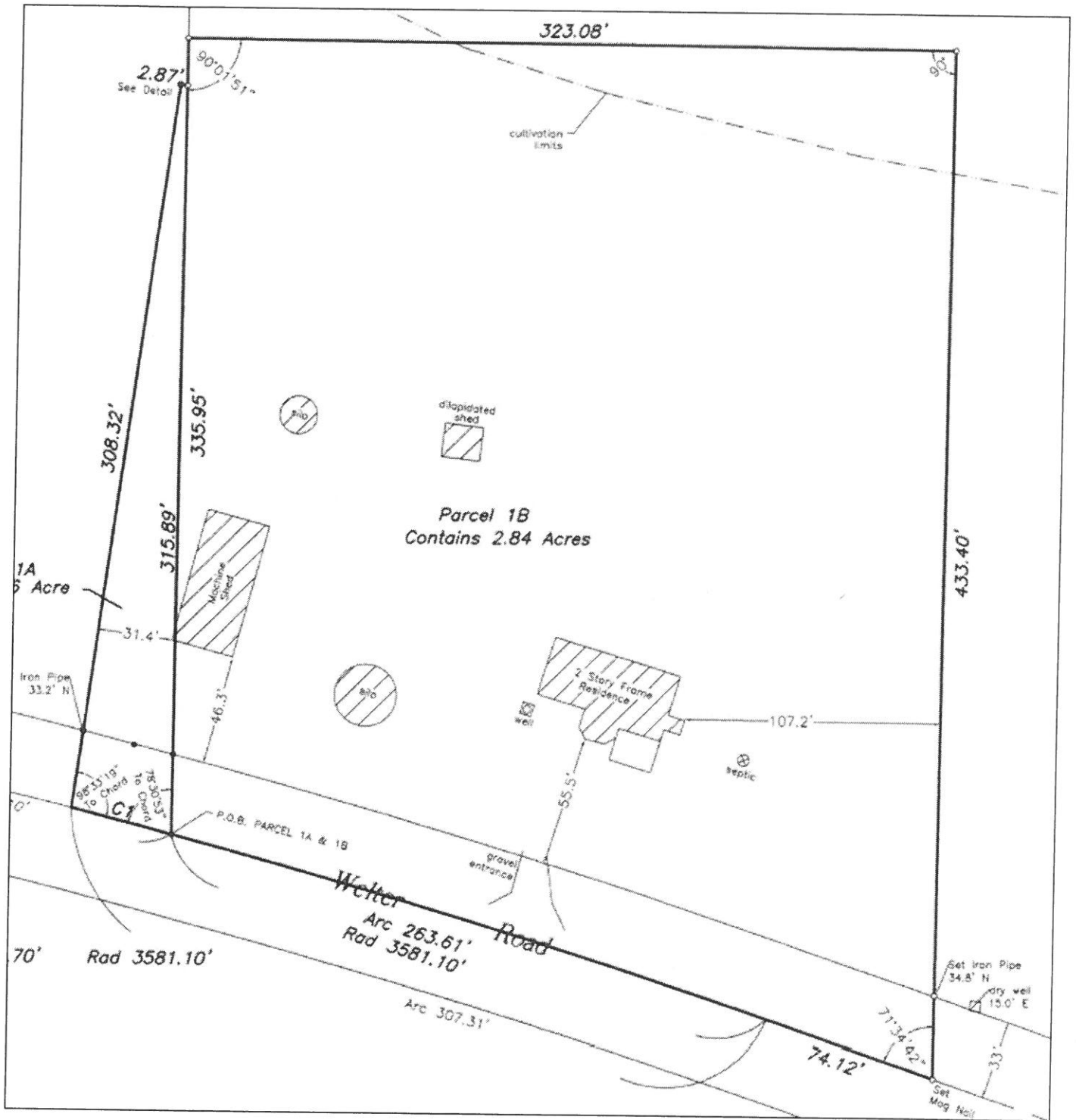
PARCEL 1B:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID EAST HALF, 1039.47 FEET TO THE CENTERLINE OF WELTER ROAD; THENCE SOUTHEASTERLY, AT AN ANGLE OF 98°48'03", MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID CENTERLINE, 46.40 FEET; THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, 335.99 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3581.10 FEET, SAID ARC FORMING A CHORD THAT MEASURES 177°18'56" COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, AND MEASURES 335.87 FEET TO THE EAST LINE OF THE WEST 375.0 FEET OF SAID EAST HALF FOR THE POINT OF BEGINNING; THENCE NORTHERLY, AT AN ANGLE OF 78°30'53", MEASURED CLOCKWISE FROM SAID CHORD, ALONG SAID EAST LINE, 335.95 FEET; THENCE EASTERLY, AT AN ANGLE OF 90°01'51" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 323.08 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 433.40 FEET TO SAID CENTERLINE; THENCE NORTHWESTERLY, AT AN ANGLE OF 71°34'42" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE AND ALONG SAID CENTERLINE, 74.12 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG SAID CENTERLINE BEING AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 3581.10 FEET, A DISTANCE OF 263.61 FEET TO THE POINT OF BEGINNING, VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.

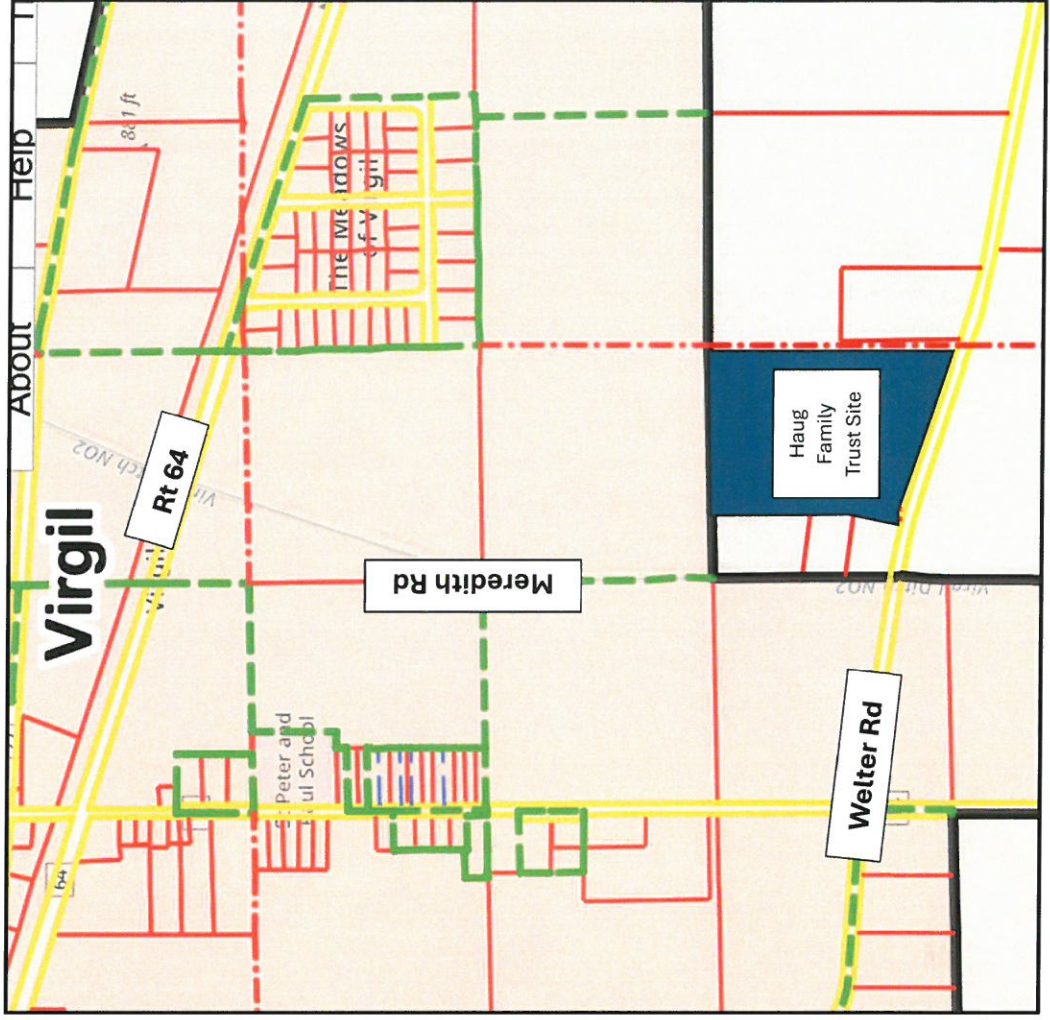
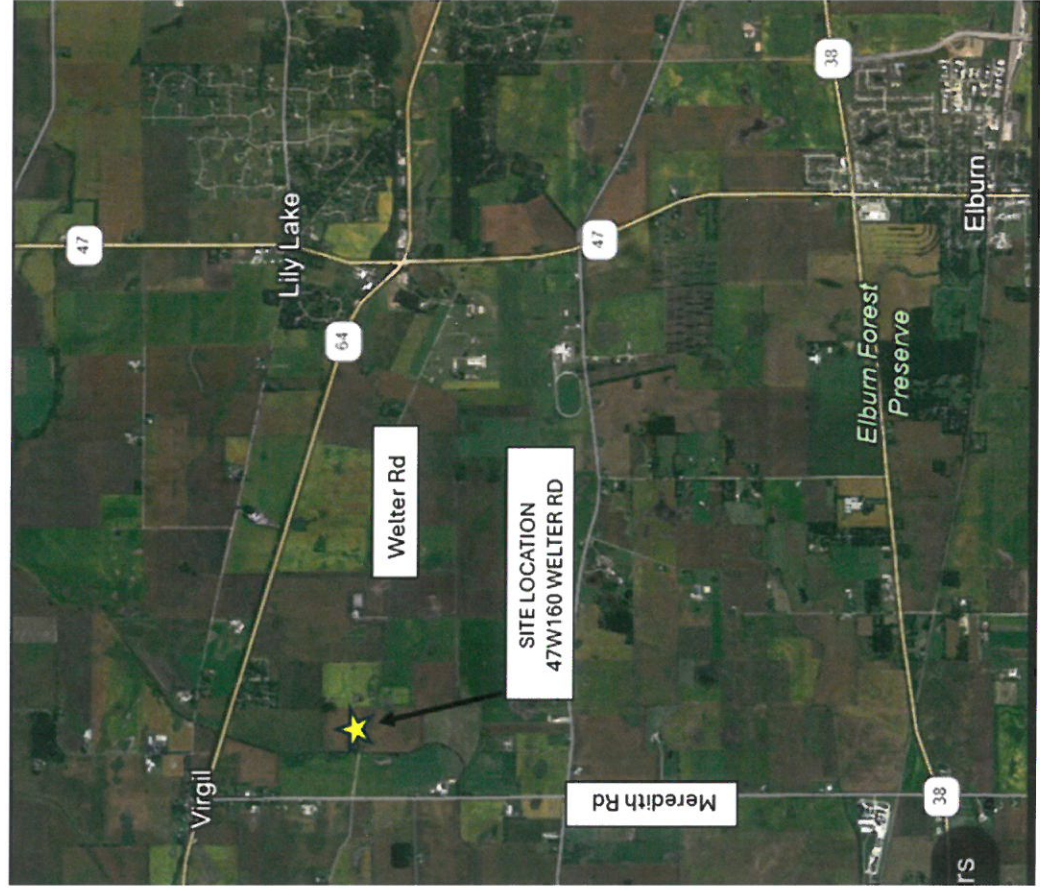
CONTAINS 2.84 ACRES



**LEGAL DESCRIPTIONS - HAUG FAMILY TRUST FARM  
47W160 WELTER ROAD**



**SITE LOCATION – HAUG FAMILY TRUST  
47W160 WELTER RD, MAPLE PARK, IL  
PARCELS 07-15-400-14 & 07-15-400-15**

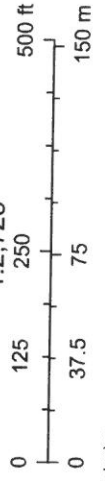


# Map Title



August 30, 2024

1:2,725



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



June 17, 2024

**Kane County Development Department**

Keith Berkhout  
719 S. Batavia Ae.  
Geneva, IL 60134

Re: Natural Resources Inventory

Application: #24-060

Petitioner: Haug Family Trust

Joe Haug  
2018 Harrow Gate Dr.  
Woodstock, IL 60098

Location Address: parcel #07-15-400-014, 07-15-400-015, located at 47W160 Welter Rd. Maple Park, IL 60151

Location: Virgil Township 40N, Range 6, Section 15, in Kane County

The application for a Natural Resources Inventory was sent to the Kane-DuPage Soil & Water Conservation District (KDSWCD) in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

According to the information received, a Natural Resources Inventory is not required at this time for the proposed zoning change because **this property is only being rezoned from F to F1 and there will be no ground disturbance of the land.** Therefore, no further action will be taken by the Soil and Water Conservation District Board. All NRI decisions are valid for **five** years for the stated purpose only. However, **if there are deviations from the submitted application or plan or increase of impervious surface, a full NRI report may be required, and an application may need to be resubmitted.**

If you have any questions concerning this letter, please contact KDSWCD office at the address or phone below.

Sincerely,

A handwritten signature in cursive script that reads "Isabella Borzeka".

**Isabella Borzeka**  
Resource Assistant

*Applicant:* Haug Family Trust  
*Contact:* Joe Haug  
*Address:* 2018 Harrow Gate Drive  
Woodstock, IL 60098

*IDNR Project Number:* 2416647  
*Date:* 06/13/2024

*Project:* Haug Family Farm Homestead Rezoning  
*Address:* 47W160 Welter Rd, Maple Park

*Description:* Re-zone the existing homestead property from F to F1 so the existing +/-3 acre homestead and the +/-25.05 acre farmland can be sold off separately. No construction or land disturbance is involved. (Project Parcels: 07-15-400-015 and 07-15-400-014)

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

*County:* Kane



*Township, Range, Section:*  
40N, 6E, 15

**IL Department of Natural Resources**  
**Contact**  
Bradley Hayes  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
Kane County Development Department  
Keith Berkhout  
719 S Batavia Ave  
Geneva, Illinois 60134 -3077

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**Disclaimer**

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

**Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.