

**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

4642

Received Date
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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>  12-06-300-014
	<b>Street Address (or common location if no address is assigned):</b>  Immediately west of 38W700 Keslinger Road, Geneva

<b>2. Applicant Information:</b>	<b>Name</b> Geneva CUSD 304	<b>Phone</b> 630-463-3000
	<b>Address</b> 227 N. 4th Street	<b>Fax</b>
	Geneva, IL 60134	<b>Email</b> sney@geneva304.org

<b>3. Owner of record information:</b>	<b>Name</b> Same	<b>Phone</b>
	<b>Address</b>	<b>Fax</b>
		<b>Email</b>

TOM LATHAM  
 #630-463-3035  
 TLATHAM@geneva304.org

**Zoning and Use Information:**

*Proposed open Space*

2040 Plan Land Use Designation of the property: ~~Municipality~~ \_\_\_\_\_

Current zoning of the property: F

Current use of the property: dilapidated farmstead

Proposed zoning of the property: B1

Proposed use of the property: Parking lot and storage building for bus facility

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)  
Construction of a 100-space parking lot to serve the adjacent

Transportation Facility and replacement of an existing pole barn.

**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
- N/A  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] \_\_\_\_\_ 6/24/24  
Record Owner Date

[Signature] \_\_\_\_\_ 7/15/24  
Applicant or Authorized Agent Date

Geneva School District 304  
Rezoning from F-Farming District to B-1 District Business

**Special Information:** The rezoning for the existing school bus facility on Keslinger Road was approved by the Kane County Board on May 15, 2003. The District is now seeking a rezoning of property directly to the west of the facility to allow for an expansion of the existing school bus facility.

**Analysis:** The Kane County 2040 Land Use Plan designates this area Proposed Open Space. This category includes areas recommended for both public and private open space and green infrastructure uses. The provision of additional open space and green infrastructure has historically been and continues to be a major priority of the County's planning program. The areas indicated could become either major additions to existing public open space and green infrastructure or remain private and still serve as linear connections between large areas of open space.

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.*

Geneva CUSD 304

05/17/24

*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 use will provide employee parking for the existing adjacent use.

2. What are the zoning classifications of properties in the general area of the property in question?  
Area north of adjacent RR tracks is generally F-2; area south of Keslinger is mostly residential.

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

Parcel is too small and isolated to be farmed.

4. What is the trend of development, if any, in the general area of the property in question?  
The area north of Keslinger Road is trending toward commercial uses.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?  
Unknown - the property appears to be shaded light blue, which is "Municipality".

Legal Description of Rezoning Parcel

That part of the Southwest Fractional Quarter of Section 6, Township 39 North, Range 8 East of the Third Principal Meridian, in Kane County, Illinois, described as follows:

Beginning at the Southwest Corner of said Southwest Quarter; thence North 00 degrees 59 minutes 54 seconds East along the West line of said Southwest Quarter 381.43 feet to a point 40 feet perpendicularly distant from the southerly right of way line of the Chicago and Northwestern Transportation Company; thence South 83 degrees 45 minutes 31 seconds East, parallel with said southerly right of way line 390 feet; thence South 00 degrees 15 minutes 50 seconds West 338.73 feet to the South line of said Southwest Quarter; thence continuing westerly along said South line of the Southwest Quarter 392.55 feet to the point of beginning, Geneva Township, Kane County, Illinois.

(The above description is the Parcel 1 description per Special Warranty Deed recorded July 14, 2022 as Document 2022K036261.)



**ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.**  
445 GARDNER DRIVE, SUITE A  
ROSELAND, ILLINOIS 60438  
TEL: (708) 233-8884  
FAX: (708) 233-8885  
P.O. BOX 1000, GLENVIEW, ILL.  
60045-1000

**GENEVA C.U.S.D. 304  
TRANSPORTATION FACILITY  
GENEVA, ILLINOIS  
38W700 KESLINGER ROAD**

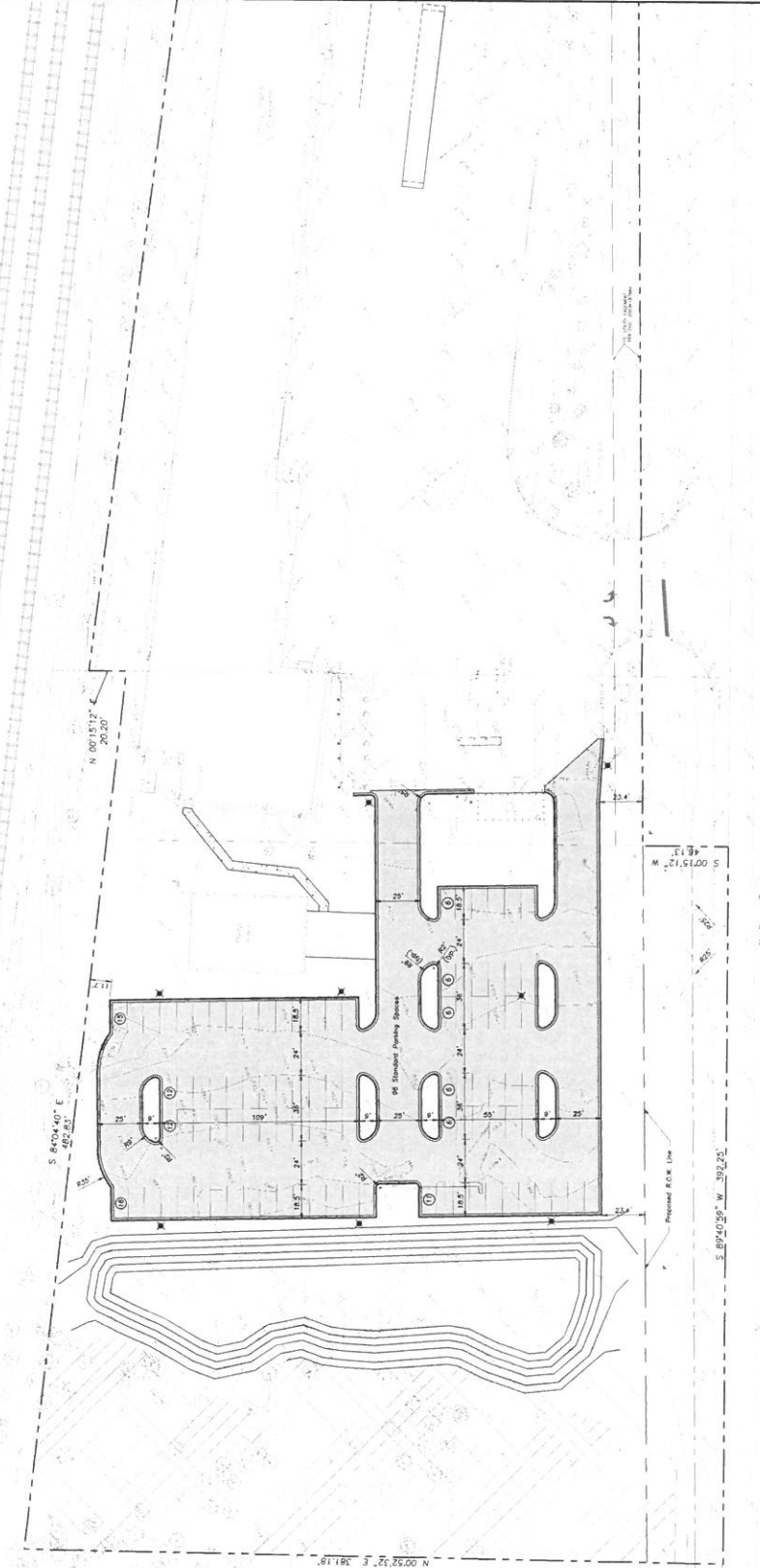
Reserved for 304

No.	Date	Description
1	04/10/24	Issue for bid
2	04/10/24	Issue drawings

Project No.	Client	Project Name	Date
001160	GENEVA C.U.S.D.	TRANSPORTATION FACILITY	05/16/24

Sheet Title:  
**PHASE 2 SITE  
GEOMETRY PLAN**

Sheet No:  
**C-101.2**



**SURVEY PROVIDED BY:**

Survey of Geneva, Illinois, prepared by Jullie Jullie, Inc., Survey No. 002579, dated 07/27/24. Legal Reference: 24-351-152.

**PROJECT BENCHMARKS**

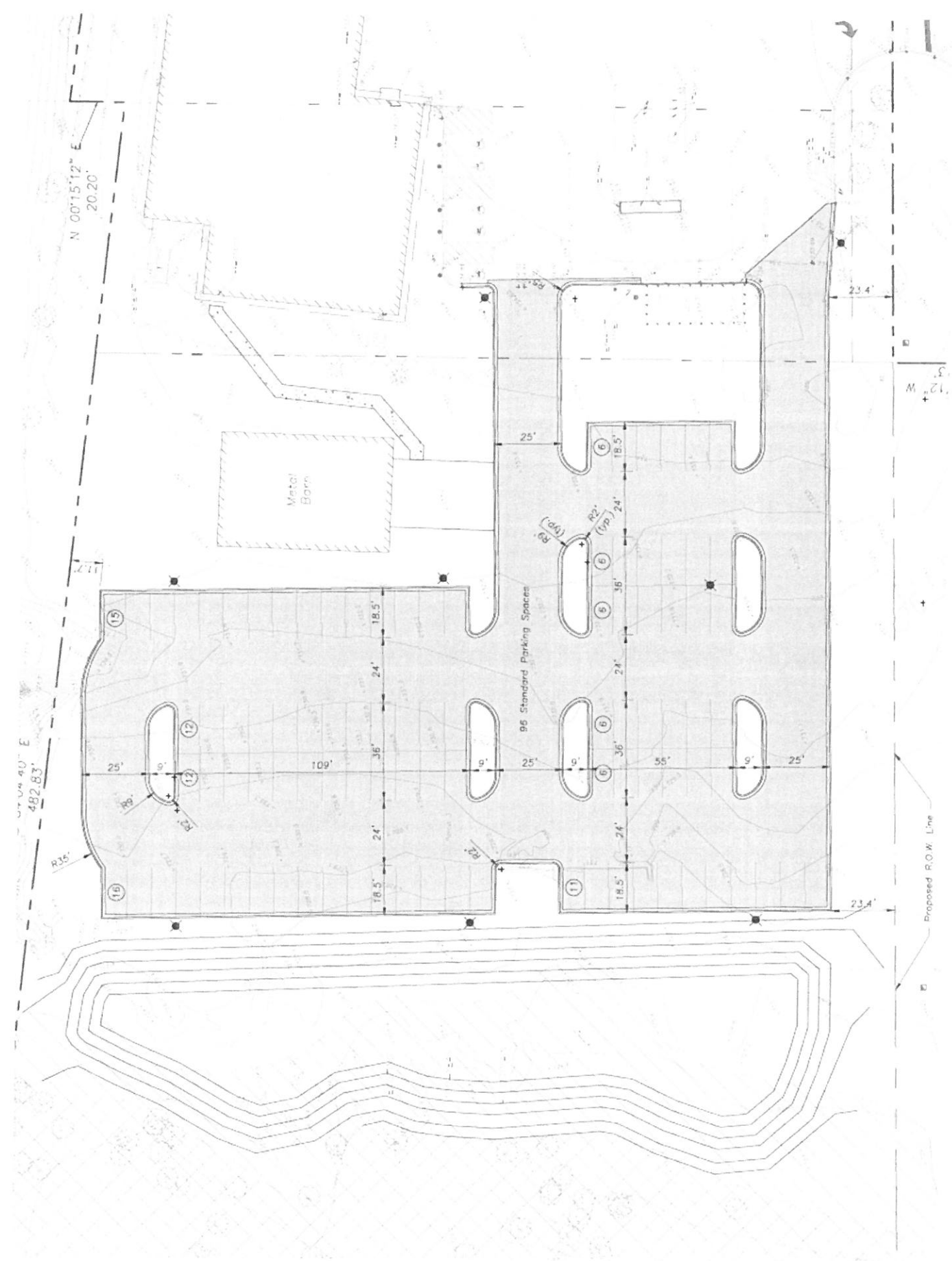
1. Existing Chicago Survey Benchmark PD - 001160
2. One (1) Chicago Survey Benchmark in Northeast Corner of Parcel #1, Chicago Survey of 01-104, 1st Edition.
3. One (1) Chicago Survey Benchmark in Northeast Corner of Parcel #2, Chicago Survey of 01-104, 1st Edition.
4. One (1) Chicago Survey Benchmark in Northeast Corner of Parcel #3, Chicago Survey of 01-104, 1st Edition.

**JULIE**

Note: The sheet location of all utilities shall be verified by the contractor prior to construction activities. For utility information refer to 01-104, 1st Edition (02-07-23)

**GEOMETRY NOTES**

1. All dimensions shown are in feet and inches unless otherwise noted.
2. All dimensions shown are to the center of the building footprint unless otherwise noted.
3. All dimensions shown are to the center of the building footprint unless otherwise noted.
4. Typical Spot Points shall be benchmarked to Chicago Survey of 01-104, 1st Edition.



N 00°15'12" E  
20.20'

S 71°44'40" E  
482.83'

Metal  
Barn

96 Standard Parking Spaces

Proposed R.O.W. Line

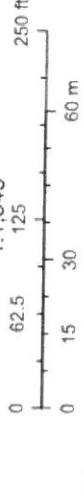
M 21

# Map Title



August 21, 2024

1:1,345



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



August 21, 2024

