

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

4647

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): 09-21-352-008 |
| | Street Address (or common location if no address is assigned): 4N011 Thorntree Rd St Charles, IL 60174 |

| | | |
|---------------------------|------------------------------------|-----------------------------|
| 2. Applicant Information: | Name Warren Bowman Living Trust | Phone 630 707 6181 |
| | Address 4N011 Thorntree Rd | Fax |
| | St Charles, IL 60174 | Email zevon329@gmail.com |

| | | |
|---------------------------------|------------------------------------|-----------------------------|
| 3. Owner of record information: | Name Warren Bowman Living Trust | Phone 630 707 6181 |
| | Address 4N011 Thorntree Rd | Fax |
| | St Charles, IL 60174 | Email zevon329@gmail.com |

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Rural Residential

Current zoning of the property: F

Current use of the property: Residential

Proposed zoning of the property: Residential E2A

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)

The rezoning is strictly to facilitate the sale of .6 acres to my neighbor, there will be no improvements or construction

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (Available in pdf form at www.kanedupageswcd.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/ecupublic/>) 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.

Walter Bowman
Record Owner

July 19, 2024
Date

Applicant or Authorized Agent

Date

Warren Bowman Trust

Rezoning a property from F-Farming District to E2-A District Estate Residential

Special Information: The neighbor directly to the west of the petitioner would like to purchase a portion of the petitioner's property to enlarge their own. Since the property is zoned F-District Farming, a reduction in size due to the sale and transfer of this portion would render the petitioner's remaining property in violation of the Kane County Zoning Ordinance. This is because the reduction in size of the property would not result in the property being 40 acres with 250' of road frontage. The petitioner is seeking the rezoning from F to E2-A to keep the existing residential use in conformance with the Zoning Ordinance.

Analysis: The Kane County 2040 Land Use Plan designates this area as Rural Residential. This designation encourages an infill strategy between and adjacent to existing rural residential developments where prime agricultural lands will not be taken out of production.

Staff recommended findings of fact:

1. The rezoning would keep the existing residential use on the property in conformance with the Zoning Ordinance.

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.

Warren Bowman living Trust
Name of Development/Applicant

July 19, 2024
Date

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

It is consistent with local properties.

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

F and R (Ag and Residential)

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

It is consistent with the existing zoning classification.

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

None, it is a well established area.

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

It is consistent with the Kane County 2040 Land Use Plan.

PLAT OF SURVEY
D.F.L.S.

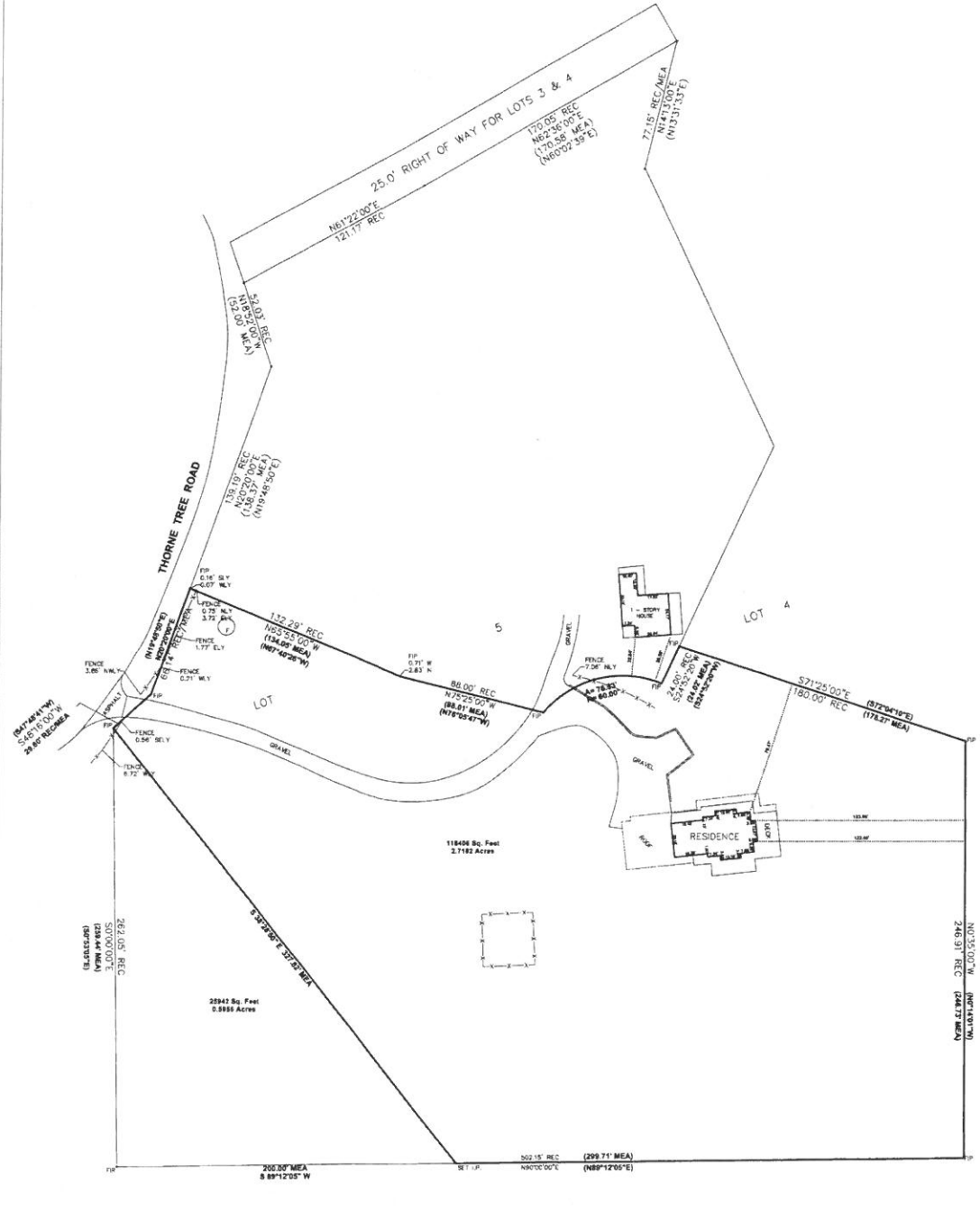
DALE FLOYD LAND SURVEYING L.L.C.
2800 RESURIDER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 312-232-7700 FAX: 312-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET



THAT PART OF LOT 5 OF TIMBER VALLEY SUBDIVISION II, A RESUBDIVISION OF LOTS 3, 4, 5 AND 8 OF TIMBER VALLEY SUBDIVISION, BEING A PART OF SECTION 21 AND 28 TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 4 OF SAID SUBDIVISION, THENCE SOUTH 25 DEGREES 35 MINUTES WEST, 24 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80 FEET AND BEING TANGENT TO A LINE DRAWN AT 60 DEGREES TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE FROM THE LAST DESCRIBED POINT AN ARC DISTANCE OF 78.33 FEET; THENCE NORTH 15 DEGREES 25 MINUTES WEST, 88 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 48 SECONDS WEST, 132.29 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 5 WHICH IS NORTH 20 DEGREES 37 MINUTES 47 SECONDS EAST, 88.14 FEET FROM AN ANGLE POINT IN THE WESTERLY LINE OF SAID LOT 5);

ALSO EXCEPTING

THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, THENCE SOUTH 6 DEGREES 53 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 5, 258.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, THENCE NORTH 89 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 5, 200.00 FEET; THENCE NORTH 38 DEGREES 28 MINUTES 36 SECONDS WEST, 87.80 FEET TO THE POINT OF BEGINNING, LOCATED IN THE TOWNSHIP OF ST CHARLES, COUNTY OF KANE, ILLINOIS.



LEGEND
 FND #1 = FOUND IRON ROD
 FND #2 = FOUND IRON PIN
 --- = FENCE
 --- = BLDG. FTG.
 --- = BLDG. LINE
 --- = EASEMENT

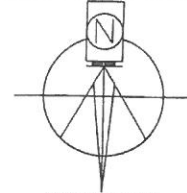
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 CONDUCTED AS FOLLOWS BEFORE BUILDING BY THE OWNER AND AT ONCE REPORT ANY DISCREPANCY.
 JOB NO. 1023-25
 FIELD WORK COMPLETED: 11-17-2023
 PREPARED FOR: BARREN BOWMAN



STATE OF ILLINOIS
 COUNTY OF KANE
 ME, DALE FLOYD LAND SURVEYING L.L.C. A PROFESSIONAL DESIGN FIRM (LICENSE NO. 11-00-0204) DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREIN DRAWN.
 DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 DATED: 11-17-2023
 DALE FLOYD
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 010-000004

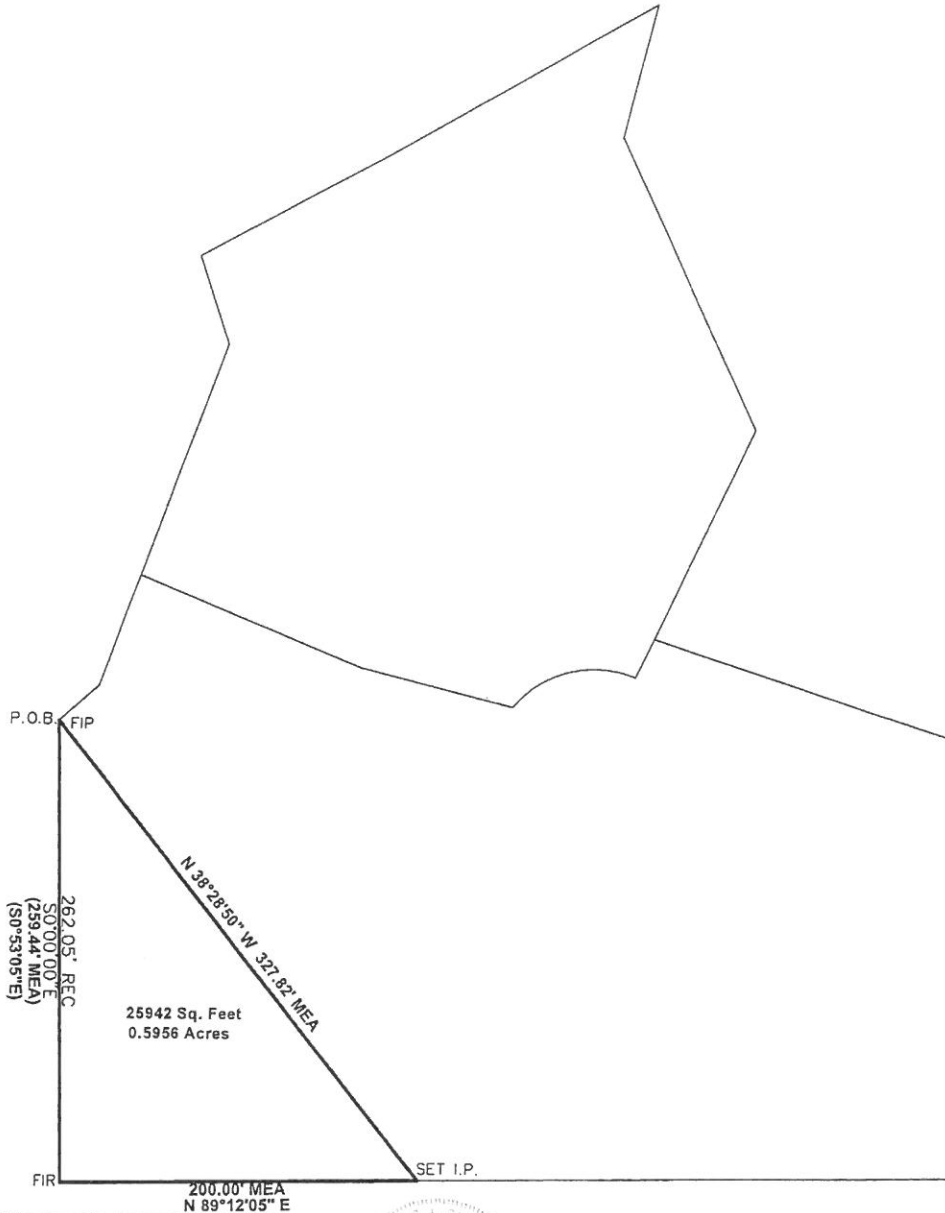
PLAT OF SURVEY D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFLS @SBCGLOBAL.NET



SCALE: 1"=20'

THAT PART OF LOT 5 OF TIMBER VALLEY SUBDIVISION II, A RESUBDIVISION OF LOTS 3, 4, 5 AND 6 OF TIMBER VALLEY SUBDIVISION, BEING A PART OF SECTION 21 AND 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 0 DEGREES 53 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 5, 259.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, THENCE NORTH 89 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 5, 200.00 FEET; THENCE NORTH 38 DEGREES 28 MINUTES 50 SECONDS WEST 327.82 FEET TO THE POINT OF BEGINNING, LOCATED IN THE TOWNSHIP OF ST. CHARLES, COUNTY OF KANE, ILLINOIS



| LEGEND | |
|-----------|-------------------|
| FND.I.R. | = FOUND IRON ROD |
| FND.I.P. | = FOUND IRON PIPE |
| — x — x — | FENCE |
| | BLDG. TIE |
| --- | BLDG. LINE |
| --- | EASEMENT |

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 1023-85



License expiration date 11-30-2024

FIELD WORK COMPLETED: 11-17-2023

PREPARED FOR: WARREN BOWMAN

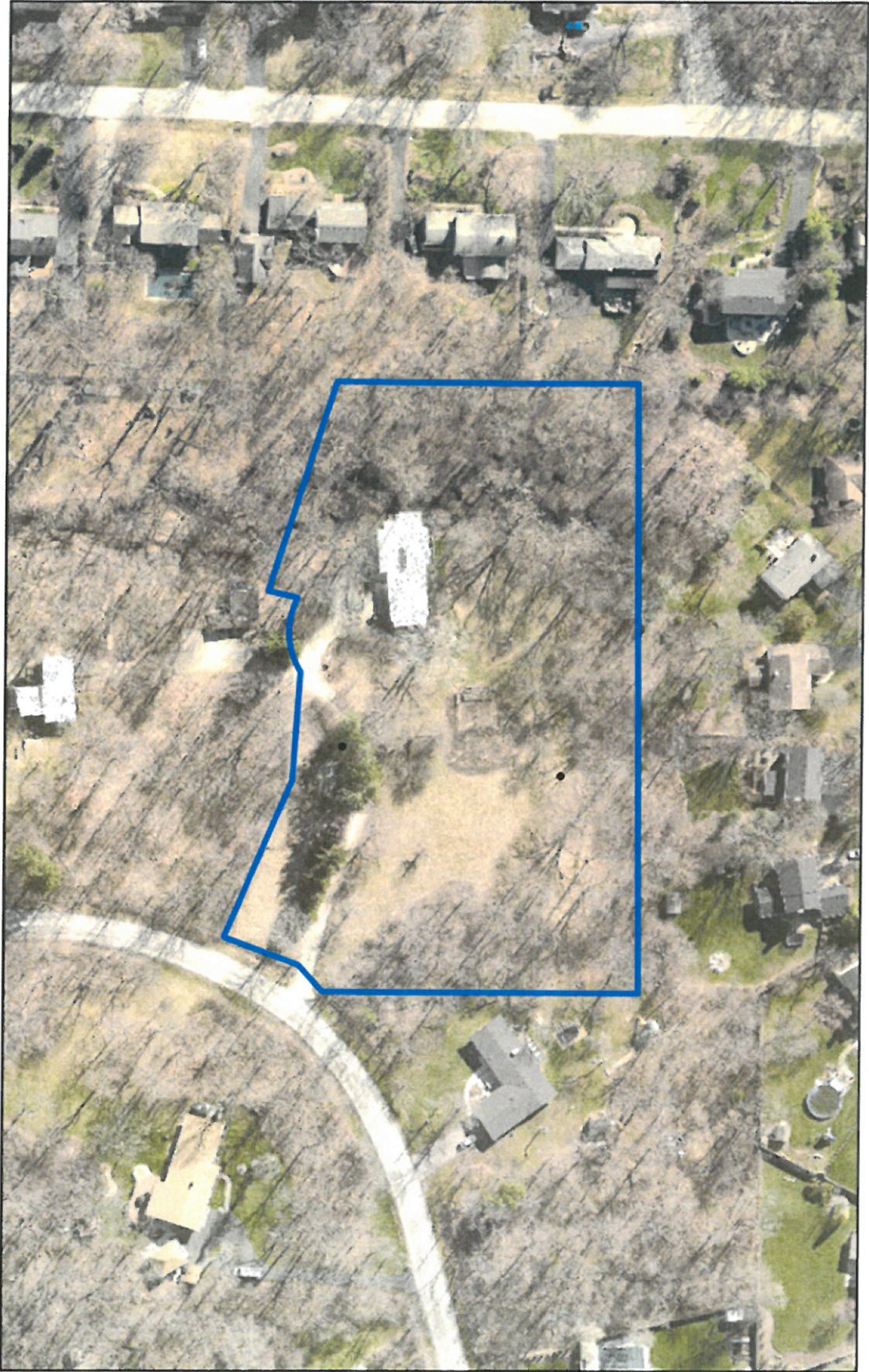
STATE OF ILLINOIS
S.S.
COUNTY OF KANE
WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184.007094-0008 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

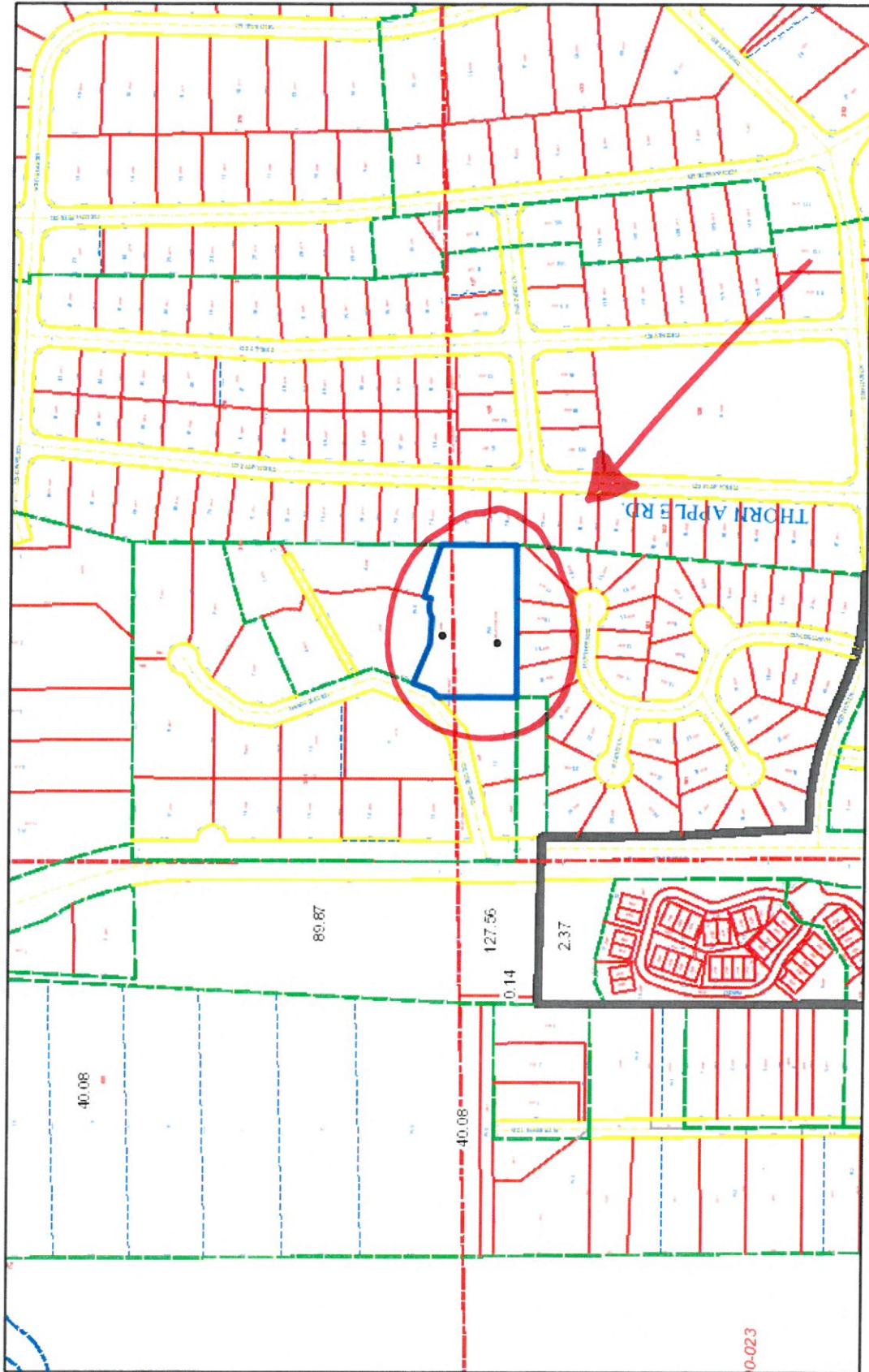
GENEVA, ILLINOIS 6-5 A.D. 2024

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003808

Map Title



Map Title





June 7, 2024

Kane County Development Department

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

Re: Natural Resources Inventory

Application: #24-055

Petitioner: Warren Bowman
4N011 Thorntree Rd.
St. Charles, IL 60174

Location Address: parcel #09-21-352-008, located at 4N011 Thorntree Rd. St. Charles, IL 60174

Location: St. Charles Township 40N Range 8E, Sections 21 and 28, 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.

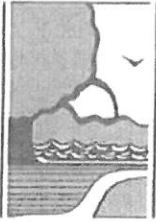
According to the information received, a Natural Resources Inventory is not required at this time for the proposed zoning change because **this property is only being rezoned from F to E2 and there will be no ground disturbance of the land.** Therefore, no further action will be taken by the Soil and 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



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Natalie Phelps Finnie, Director

June 10, 2024

Warren Bowman
Warren Bowman
4N011 Thorntree Rd
St Charles, IL 60174

RE: Warren Bowman Land Sale
Project Number(s): 2416184
County: Kane

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, 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, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Bradley Hayes
Division of Ecosystems and Environment
217-785-5500