

KANE COUNTY DEVELOPMENT DEPARTMENT
Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492 Fax: (630) 232-3411

4648

Received Date

ZONING MAP AMENDMENT APPLICATION

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 Numbers: 07-26-200-010 07-26-200-011
	Street Address (or common location if no address is assigned): 46W235 Beith Road Maple Park, IL 60151

2. Applicant Information:	Name Bruce Vajgert	Phone 630-494-3388
	Address 46W235 Beith Road Maple Park, IL 60151	Email theypavem@aol.com

3. Owners of record information:	Name Chicago Title Land Trust Company, as Trustee under Trust dated September 5, 2000 and known as Trust Number 00-3-7742, c/o Bruce J. Vajgert co-beneficiary.	Phone 630-494-3388
	Address 46W235 Beith Road Maple Park, IL 60151	E mail theypavem@aol.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture.

Current zoning of the property: F District-Farming.

Current use of the property: Existing single-family residence.

Proposed zoning of the property: F1 District-Rural Residential.

Proposed use of the property: Same: single-family residence.

If the proposed Map Amendment is approved, what improvements or construction is planned?
Relocation of Driveway.

Attachment Checklist

- Site Development Plan/Plat of Survey (Exhibit "C") by Illinois Professional Land Surveyor.
- Legal descriptions. (See Exhibit "A" attached)
- 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, 2315 Dean Street, Suite 100, St. Charles, IL 60175.
- 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 adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted contact: (See Exhibit "B" attached) ~~The Sidwell Co., 2570 Foxfield Road, Ste. 300, Saint Charles, IL 60174 -- (630) 549-1080--~~
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department) = \$1350

I certify that this application and the documents submitted with it are true and correct to the best of my knowledge and belief.

Record Owner: Chicago Title Land Trust Company, as Trustee under Trust Number 00-3-7742,

By: B/Vajgert
Bruce Vajgert, co-Beneficiary of Trust # 00-3-7742,
and Applicant

September 3, 2024
Date

Midwest Bank & Trust Trust (Bruce Vajgert)

Rezoning a portion of property from F-Farming District to F-1 District Rural Residential

Special Information: The petitioner is seeking a rezoning on the southern portion of the property so the existing home can be on a new, separate, residential parcel. No changes in use to the property are part of this petition.

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.

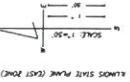
Staff recommended findings of fact:

1. The rezoning would allow the existing home to be split off into a separate residential parcel.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

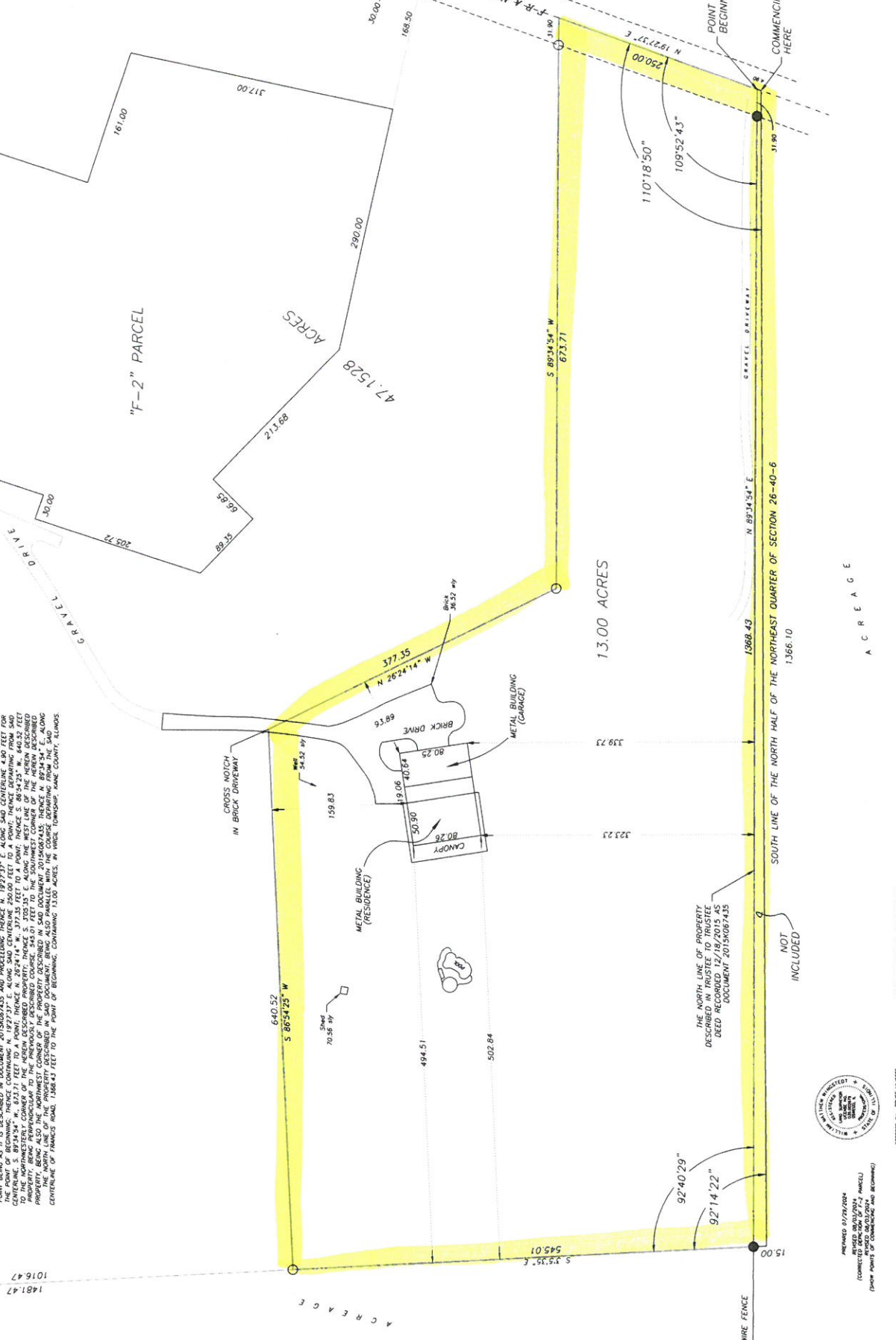
Exhibit "A"

Part of the North Half of the Northeast Quarter of Section 26, Township 40 North, Range 6 East of the Third Principal Meridian described by commencing at the point of intersection of the south line said North Half with the centerline of Francis Road, said point being as it is described in Document 2015K067435 and proceeding thence N. 19°27'37" E. along said centerline 4.90 feet for the point of beginning; thence continuing N. 19°27'37" E. along said centerline 250.0 feet to a point; thence departing from said centerline, S. 89°34'54"W. 673.71 feet to a point; thence N. 26°24'14" W. 377.35 feet to a point; thence S. 86°54'25" W. 640.52 feet to the northwesterly corner of the herein described property; thence S. 3°05'35" E. along the west line of the herein described property, being perpendicular to the previously described course, 545.01 feet to the southwest corner of the herein described property, being also the northwest corner of the property described in said document 2015K067435; thence N. 89°34'54" E., along the north line of the property described in said document, being also parallel with the course departing from the said centerline of Francis Road, 1368.43 feet to the point of beginning, containing 13.00 acres, in Virgil Township, Kane County, Illinois.



EXHIBIT

Part of the North Half of the Northeast Quarter of Section 26, Township 40 North, Range 6 East of the Third Principal Meridian and Township 40 North, Range 6 East of the Third Principal Meridian is shown as being divided into two parcels, to-wit: Parcel A and Parcel B. Parcel A is described in document 2015060243 and Parcel B is described in document 2015060245 and the proceeds there in 1877/1877/77. The point of beginning of Parcel A is at the intersection of the centerline of the road, described in document 1927/37/37, and the centerline of the road, described in document 1927/37/37, and the point of beginning of Parcel B is at the intersection of the centerline of the road, described in document 1927/37/37, and the centerline of the road, described in document 1927/37/37. The boundary of Parcel A is described as follows: beginning at a point, thence bearing N 89°52'43" W for 1101'18'50" to a point, thence bearing S 89°52'43" W for 1095'52'43" to a point, thence bearing N 89°52'43" W for 1368'43" to a point, thence bearing S 89°52'43" W for 1366'10" to the point of beginning. The boundary of Parcel B is described as follows: beginning at a point, thence bearing N 109°52'43" W for 31'90" to a point, thence bearing S 89°52'43" W for 673'71" to a point, thence bearing N 89°52'43" W for 640'52" to a point, thence bearing S 89°52'43" W for 1366'10" to the point of beginning. The area of Parcel A is 13.00 acres and the area of Parcel B is 4.71528 acres.



THE NORTH LINE OF PROPERTY DESCRIBED IN THIS DEED RECORDED 12/18/2015 AS DOCUMENT 2015067435



DRAWN BY: JEREMY WINGSTEDT ORDER NO. 24-C-1113 FILE NO. 030684
WILLIAM M. WINGSTEDT
 379 WHITE PINES C.T., OSAGE, ILLINOIS 62454
 PHONE: (650) 354-2800 FAX: (650) 351-1707

APPROVED 07/27/2024
 (COMPLETED BY THE SURVEYOR)
 (PRINT POINTS OF BEGINNING AND RECORDING)

Exhibit "B" - 13 Acre Parcel



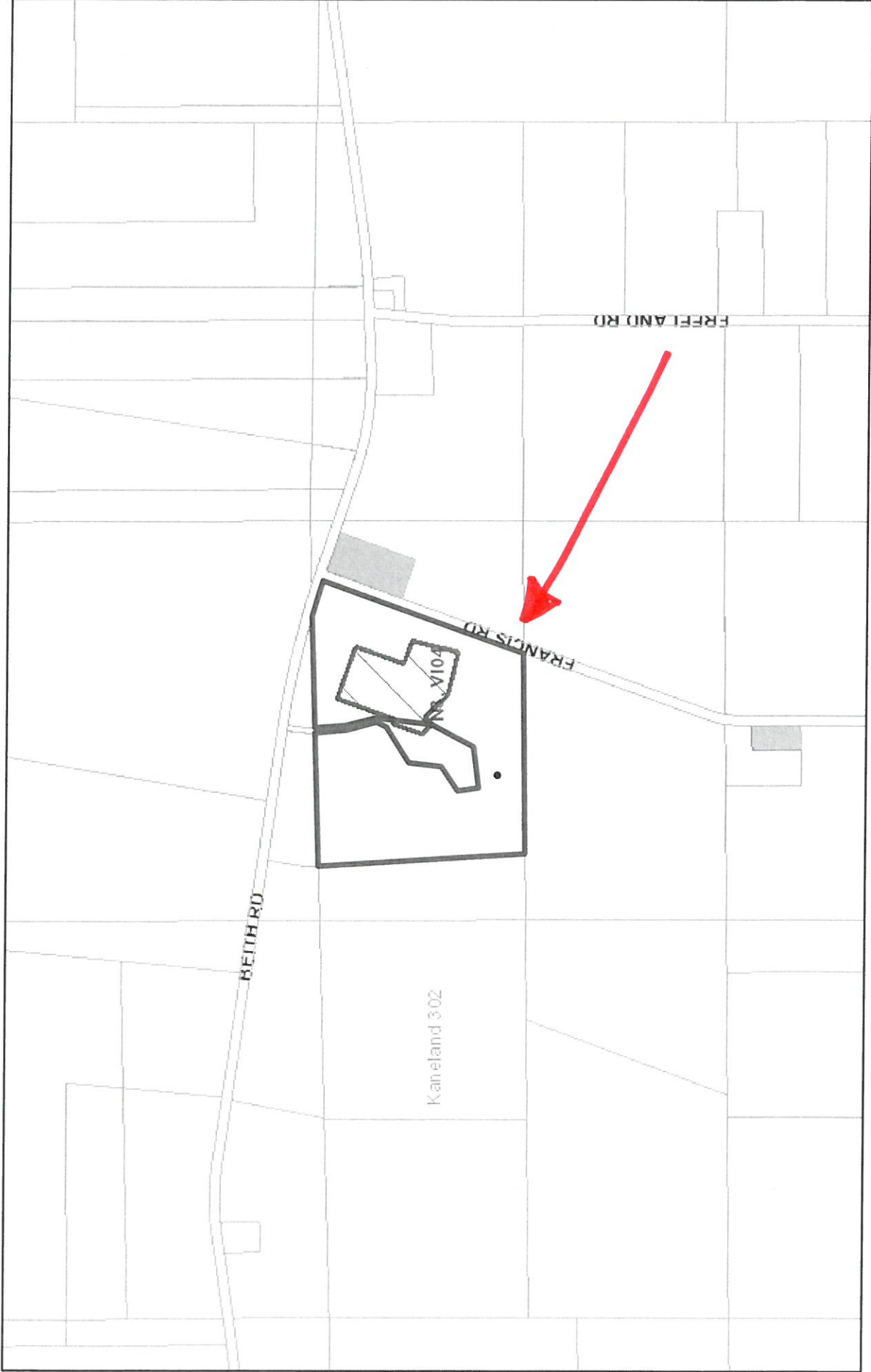
8/5/2024, 4:31:20 PM

- 100 Year Flood
- A
- Townships
- Cadastral Annotation
- Parcel Blk Num 400
- Parcel Dim 400
- Parcel Num 400
- Cadastral Cartographic
- Parcel Dim Carto 400
- Parcel Owner Hook 400
- Parcel Num 400
- Cadastral Lines
- Parcel Line
- Parcel Line Leg Desc
- Road Centerline
- Road ROW
- Section Line
- Parcels
- Addresses

Esri Community Maps Contributors, County of Kane, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

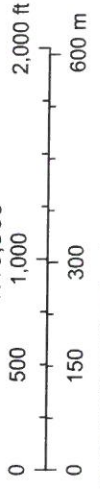
These layers do not represent a survey. No Accuracy is assumed for the data records including plat surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

Map Title



November 1, 2024

1:10,909



GIS-Technologies, Development Department

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 13, 2024

Kane County Development Department

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

Re: Natural Resources Inventory

Application: #24-079

Petitioner: Bruce Vajgert
46W235 Beith Rd.
Maple Park, IL 60151

Location Address: parcel #07-26-200-010, 07-26-200-011, located at 46W235 Beith Rd. Maple Park, IL 60151

Location: Virgil Township 40N Range 6E, Section 26, 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: Bruce Vajgert
Contact: Bruce Vajgert
Address: 46W235 Beith Road
Maple Park, IL 60151

IDNR Project Number: 2501923
Date: 08/07/2024
Alternate Number: 13

Project: Vajgert F1 Rezoning
Address: 46W235 Beith Road, Maple Park

Description: Rezoning of 13-acre parcel to enclose existing residence and garage.

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, 26



IL Department of Natural Resources
Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Kane County Development Department
Keith Berkhout
719 Batavia Avenue
Geneva, Illinois 60134

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.