

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

4649

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): 04-35-400-012
	Street Address (or common location if no address is assigned): 8N486 Thomas Road Hampshire, IL 60140

2. Applicant Information:	Name Amanda Stuckemeyer, POA, c/o Kathleen Judy, Attorney	Phone 847-714-2866
	Address 1218 E. Main St., Suite B	Fax
	St. Charles, IL 60174	Email kathleen@lejlaw.com

3. Owner of record information:	Name Barbara Stuckemeyer	Phone
	Address 8N470Thomas Road	Fax
	Hampshire, IL 60140	Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Countryside Estate

Current zoning of the property: F

Current use of the property: Two family residence

Proposed zoning of the property: R-7

Proposed use of the property: Two family residence

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) None

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.

Barbara Stuckemeyer by Amanda Stuckemeyer as POA 11/4/24
Record Owner Date

Amanda M Stuckemeyer 11/4/24
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.

Andrew M. Greveny
Name of Development/Applicant

11/4/24
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 the same.

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

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

The existing two-family home on the 41,515 square foot lot and adjoining 21.7 acres of farmland are both zoned Farming, but the two uses do not relate to each other.

The owner is seeking to subdivide and rezone the duplex property so the 21.7 acres can be sold to the Farmer and the renters can continue renting the duplex property.

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

Farming and rural residential

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

It conforms to the 2040 Land Use Plan and its emphasis to preserve and protect farmland.

Barbara Stuckemeyer

Rezoning a portion of property from F-Farming District to R-7 District Two-Family Residential

Special Information: The petitioner is seeking a rezoning so the existing duplex on the northeast corner of the property can be split off from the remaining farmland. No additional homes are planned as part of this petition. The remaining farmland would be sold to a local farmer.

Analysis: The Kane County 2040 Land Use Plan designates this area as Countryside Estate Residential. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

Staff recommended findings of fact:

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

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

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 33.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID EAST LINE, 160.59 FEET; THENCE WESTERLY, AT AN ANGLE OF 89°50'25" MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, 316.00 FEET; THENCE NORTHERLY, AT AN ANGLE OF 90°09'35" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 160.59 FEET; THENCE EASTERLY, AT AN ANGLE OF 89°50'25" MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 316.00 FEET TO THE POINT OF BEGINNING, ALL IN BURLINGTON TOWNSHIP. KANE COUNTY. ILLINOIS.

FINAL PLAT
OF

STUCKEMEYER SUBDIVISION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH,
RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BURINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.

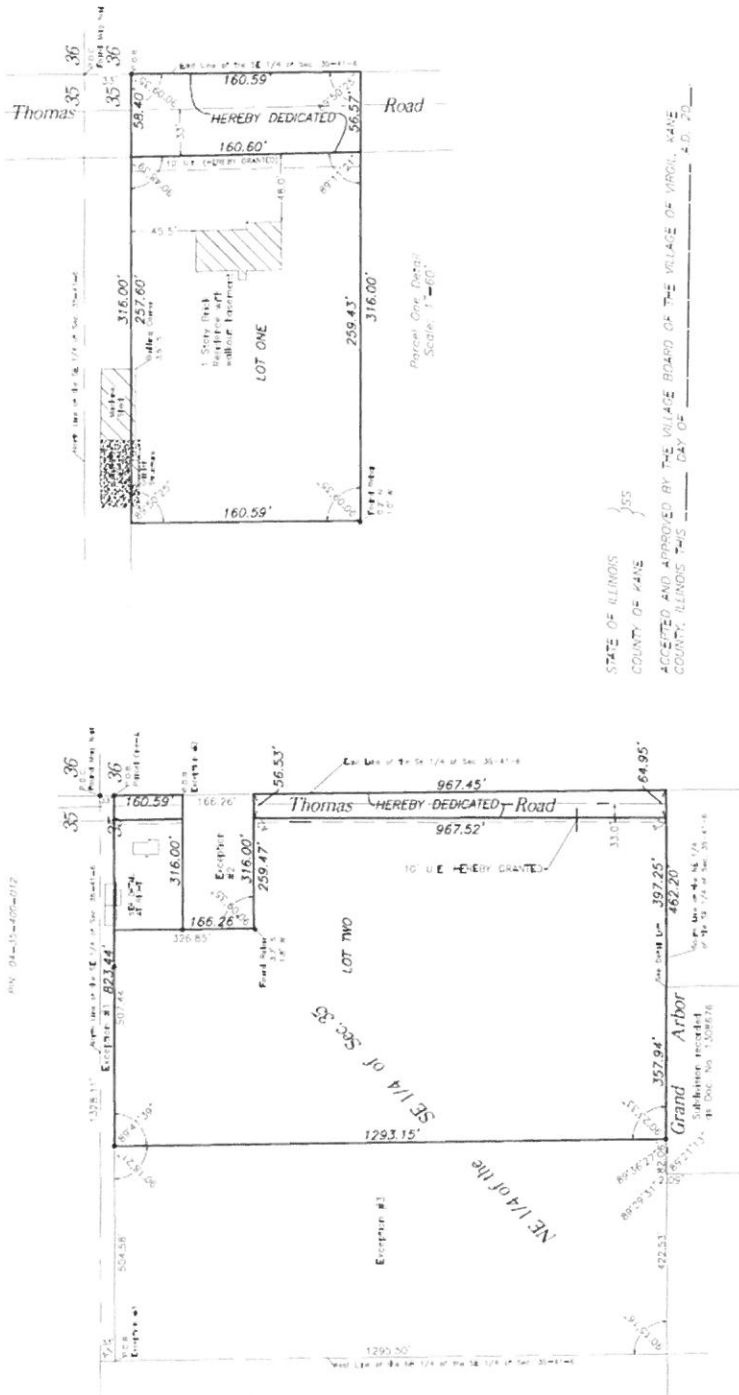
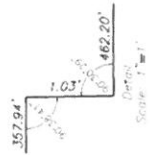
PLAT NO. 15-47-1012

LEGEND:
--- Boundary of property surveyed
--- Found iron pipe

- Set iron pipe
- P.O.C. Point of commencement
- P.O.B. Point of beginning
- U.C. Utility easement
- 41 89°41'59"
- 42 89°10'42"
- 43 102°23'3"

AREA SUMMARY

LOT ONE	41,515 SQ. FT.
LOT TWO	901,370 SQ. FT.
BEFORE SUBDIVISION	67,596 SQ. FT.
AFTER SUBDIVISION	1,070,881 SQ. FT.



STATE OF ILLINOIS } 55
COUNTY OF KANE }

ACCEPTED AND APPROVED BY THE JUDICIAL BOARD OF THE VILLAGE OF HAROL, KANE COUNTY, ILLINOIS THIS DAY OF _____ A.D. 20__

MAYOR/PRESIDENT

STUCKEMEYER SUBDIVISION

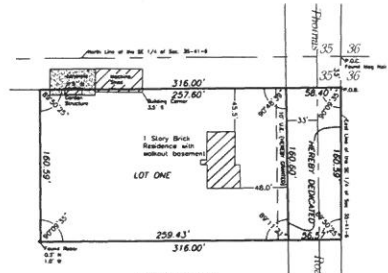
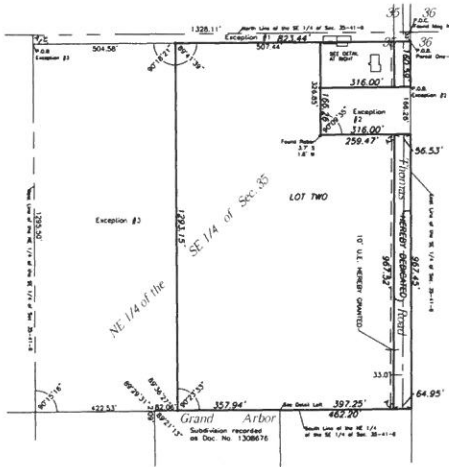
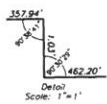
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.

Plat No. 04-25-400-012

- LEGEND**
- Boundary of property surveyed
 - Found iron pipe
 - Set iron pipe
 - P.O.C. Point of commencement
 - P.O.B. Point of beginning
 - U.E. Utility easement
 - A1 89°41'39"
 - A2 89°39'42"
 - A3 90°23'23"

AREA SUMMARY

LOT ONE 41,515 SQ. FT.
 LOT TWO 901,370 SQ. FT.
 DEDICATED ROADWAY 67,296 SQ. FT.
 1,010,181 SQ. FT.



STATE OF ILLINOIS }
 COUNTY OF KANE }
 ACCEPTED AND APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF VIRGIL, KANE COUNTY, ILLINOIS THIS ____ DAY OF _____ A.D. 20__

MAYOR/PRESIDENT _____
 VILLAGE CLERK _____

STATE OF ILLINOIS }
 COUNTY OF KANE }
 THIS IS TO CERTIFY THAT BARBARA STUCKEMEYER IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE, THE SUBDIVISION TO BE KNOWN AS "STUCKEMEYER SUBDIVISION" AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE AFORESAID STYLE AND TITLE.

I FURTHER CERTIFY THAT THIS PARCEL IS WITHIN CENTRAL DISTRICT 301.
 DATED AT _____ ILLINOIS, THIS ____ DAY OF _____ A.D. 20__

BARBARA STUCKEMEYER
 ATTEST

STATE OF ILLINOIS }
 COUNTY OF KANE }
 I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT BARBARA STUCKEMEYER PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HEREFOR OF THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ A.D. 20__

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

STATE OF ILLINOIS }
 COUNTY OF KANE }
 COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT GENEA, ILLINOIS, THIS ____ DAY OF _____ A.D. 20__

COUNTY CLERK

STATE OF ILLINOIS }
 COUNTY OF KANE }
 ACCEPTED AND APPROVED THIS ____ DAY OF _____ A.D. 20__

COUNTY ENGINEER

STATE OF ILLINOIS }
 COUNTY OF KANE }
 ACCEPTED AND APPROVED THIS ____ DAY OF _____ A.D. 20__

PLAT OFFICER

STATE OF ILLINOIS }
 COUNTY OF KANE }
 THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE ____ DAY OF _____ A.D. 20__ AT _____ O'CLOCK ____ M. AND RECORDED IN PLAT ENVELOPE NO. _____

COUNTY RECORDER

STATE OF ILLINOIS }
 COUNTY OF KANE }
 ACCEPTED AND APPROVED THIS ____ DAY OF _____ A.D. 20__

HEALTH OFFICER

UTILITY EASEMENT

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF KANE (HEREINAFTER THE GRANTEE) AND TO ALL PUBLIC UTILITY AND OTHER COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEIR RIGHTS FROM THE GRANTEE, INCLUDING GAS COMPANY AND TO THE SUCCESSORS AND ASSIGNS THEREOF, TO PASS UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND Labeled "UTILITY EASEMENT" ON THIS PLAT OF SUBDIVISION, OR HEREIN REFERRED TO BY THE ABOVE LEGEND FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, REMOVING, ALTERING, ENLARGING, RENOVATING, CLEANING AND MAINTAINING ELECTRICAL, CABLE TELEVISION, COMMUNICATIONS, GAS TELEPHONE OR OTHER UTILITY LINES AND APPURTENANCES, AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICES TO ADJACENT AREAS AND SUCH APPURTENANCES AND ACCESSORIES THEREAS AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREOF, FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE PROCEEDS MAY BE USED FOR GRASSES, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. FENCES SHALL NOT BE ERECTED UPON SAID EASEMENTS IN ANY MANNER WHICH WILL PREVENT THE USES HEREBY GRANTED EXCEPT WHERE SPECIFICALLY PROVIDED BY WRITTEN AUTHORITY OF THE GRANTEE. THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GRANTED RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

CONDITIONS COMMON TO ALL EASEMENTS

IT IS EXPRESSLY UNDERSTOOD THAT THE AFORESAID EASEMENTS, THE DRAINAGE AND CONSERVATION EASEMENT, THE UTILITY EASEMENT, THE DRAINAGE EASEMENT, THE LANDSCAPING EASEMENT, THE SIGN EASEMENT, THE OPEN SPACE EASEMENT PROVIDED FOR BY ARTICLE OF THE AUTHORITY PARAGRAPHS 1-1498 (1989) AND OTHER RELEVANT STATE LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF THE SUBMISSION OF THIS PLAT TO THE COUNTY OF KANE FOR APPROVAL.

IT IS FURTHER UNDERSTOOD THAT NOTHING CONTAINED HEREIN IN ANY GRANT OR DECISION OF ANY EASEMENT IS INTENDED NOR SHALL BE CONSTRUED TO GIVE RISE TO OR BE A BASIS FOR ANY CLAIMS, ACTIONS, OR SUITS OF ANY KIND AGAINST THE GRANTEE, INCLUDING BUT NOT LIMITED TO THE EXTENT PERMITTED BY LAW, KANE COUNTY MAY PROCEED AT ITS SOLE DISCRETION SUCH CONSTRUCTION, MAINTENANCE AND/OR REPAIR OF ESTATE NECESSARY OR DESIRABLE IN THE PUBLIC INTERESTS OF THE COUNTY OF KANE AND ANY OTHER ACTION INCIDENTAL TO THE AFORESAID EASEMENTS. TO THAT END, KANE COUNTY IS HEREBY GRANTED THE PRIVILEGE OF NECESSARY ACCESS THROUGH AND UPON THE PREMISES OF EACH AND EVERY BLOCK, LOT AND PARCEL IN THE SUBDIVISION FOR THE PURPOSE OF EFFECTUATING THE AFORESAID CONSTRUCTION, MAINTENANCE, REPAIR, OR OTHER WORK INCIDENTAL TO ANY PURPOSE ENCOMERATED IN THE AFORESAID EASEMENTS.

EACH AND EVERY LOT OWNER IN THE SUBDIVISION SHALL HOLD THE COUNTY OF KANE HARMLESS FOR ANY AND ALL CLAIMS FOR DAMAGES ARISING OUT OF THE COUNTY OF KANE'S PERFORMANCE OF ANY OF THE AFORESAID EASEMENTS, CONSTRUCTION, MAINTENANCE, REPAIR OR OTHER WORK INCIDENTAL TO ANY PURPOSE ENCOMERATED IN THE AFORESAID EASEMENTS, AND SHALL JOINTLY AND SEVERALLY INDEMNIFY, DEFEND, OR REPAIR ALL COSTS OF SUCH DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, IN THE EVENT THAT ANY LOT OWNER OR OWNERS DO NOT ADEQUATELY MAINTAIN THE STORMWATER DETENTION, DRAINAGE, AND CONSERVATION FACILITIES OR ANY FACILITY OF CONDITION MENTIONED IN ANY OF THE AFORESAID EASEMENTS TO THE EXTENT PERMITTED BY LAW. KANE COUNTY MAY PROCEED AT ITS SOLE DISCRETION SUCH CONSTRUCTION, MAINTENANCE AND/OR REPAIR OF ESTATE NECESSARY OR DESIRABLE IN THE PUBLIC INTERESTS OF THE COUNTY OF KANE AND ANY OTHER ACTION INCIDENTAL TO THE AFORESAID EASEMENTS. TO THAT END, KANE COUNTY IS HEREBY GRANTED THE PRIVILEGE OF NECESSARY ACCESS THROUGH AND UPON THE PREMISES OF EACH AND EVERY BLOCK, LOT AND PARCEL IN THE SUBDIVISION FOR THE PURPOSE OF EFFECTUATING THE AFORESAID CONSTRUCTION, MAINTENANCE, REPAIR, OR OTHER WORK INCIDENTAL TO ANY PURPOSE ENCOMERATED IN THE AFORESAID EASEMENTS.

IT IS FURTHER EXPRESSLY UNDERSTOOD THAT THERE SHALL BE NO ALTERATION OF EXISTING DRAINAGE AT ANY TIME WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE COUNTY OF KANE, UNLESS OTHERWISE AUTHORIZED BY LAW. NO UNWARRANTED, UNDESIRABLE, UNNECESSARY, UNREASONABLE, UNLAWFUL, OR UNLAWFUL ALTERATION OF EXISTING DRAINAGE OR OTHER DRAINAGE PURPOSES CONTAINED HEREIN IS EFFECTIVE WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE COUNTY OF KANE, BY AND THROUGH ITS AGENT, THE KANE COUNTY PLAT OFFICER, HIS AGENT OR SUCCESSOR IN OFFICE. EACH AND EVERY GRANTY OF EASEMENT OR OTHER CONDITION CONTAINED HEREIN IN THIS PLAT OF SUBDIVISION TO THE COUNTY OF KANE IS DEEDED FOR THE BENEFIT OF BOTH THE PUBLIC GENERALLY AND THE RESIDENTS OF THE SUBDIVISION SPECIFICALLY. THE GRANTEE HEREBY ACKNOWLEDGES THAT EACH AND EVERY EASEMENT IS GRANTED TO THE SUBDIVISION SPECIFICALLY AND UNLAWFULLY AND IS REQUIRED BY THE COUNTY.

STATE OF ILLINOIS }
 COUNTY OF DEKALB }

THIS IS TO CERTIFY THAT I, LESLIE AARON DOOGS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833 HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY: THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE NORTH 2 RODS THEREOF.

ALSO EXCEPTING THEREFROM THAT PART OF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES, 56 MINUTES, 55 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 318.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 166.26 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 55 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 316.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PART OF THE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1328.11 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY, AT AN ANGLE OF 89°41'39" MEASURED CLOCKWISE FROM SAID NORTHLINE, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 33.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID WEST LINE, 1295.50 FEET TO THE WEST LINE OF GRAND ARBOR; THENCE NORTHERLY, AT AN ANGLE OF 89°29'31" MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG THE WEST LINE OF SAID GRAND ARBOR, 422.53 FEET TO THE WEST LINE OF SAID GRAND ARBOR; THENCE EASTERLY, AT AN ANGLE OF 89°21'13" MEASURED CLOCKWISE FROM SAID GRAND ARBOR, THENCE EASTERLY, AT AN ANGLE OF 89°21'13" MEASURED CLOCKWISE FROM SAID GRAND ARBOR, 82.06 FEET; THENCE NORTHERLY, AT AN ANGLE OF 89°36'27" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID WEST LINE, 1293.15 FEET TO THE SOUTH LINE OF THE NORTH 2 RODS OF SAID NORTHEAST QUARTER; THENCE WESTERLY, AT AN ANGLE OF 89°18'21" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTH LINE, 504.58 FEET TO THE POINT OF BEGINNING, ALL IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF VIRGIL.

I FURTHER CERTIFY THAT PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MAPS LISTED IN THE KANE COUNTY STORMWATER ORDINANCE, ACCORDING TO F.I.R.M. 17089C0225J, HAVING AN EFFECTIVE DATE OF JULY 13, 2012.

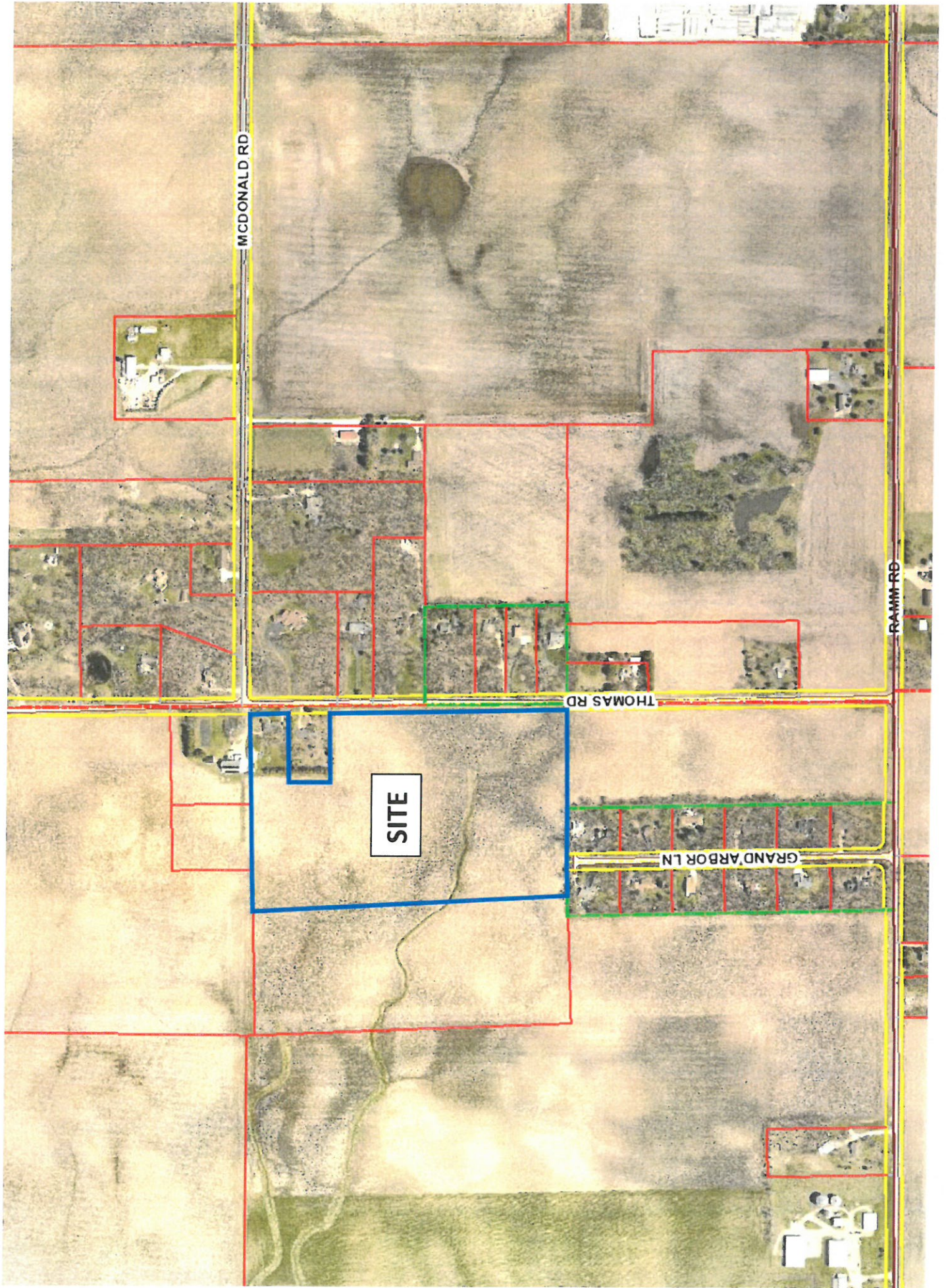
DATED AT DEKALB, ILLINOIS THIS 25TH DAY OF OCTOBER, 2024.

LESLIE AARON DOOGS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2026

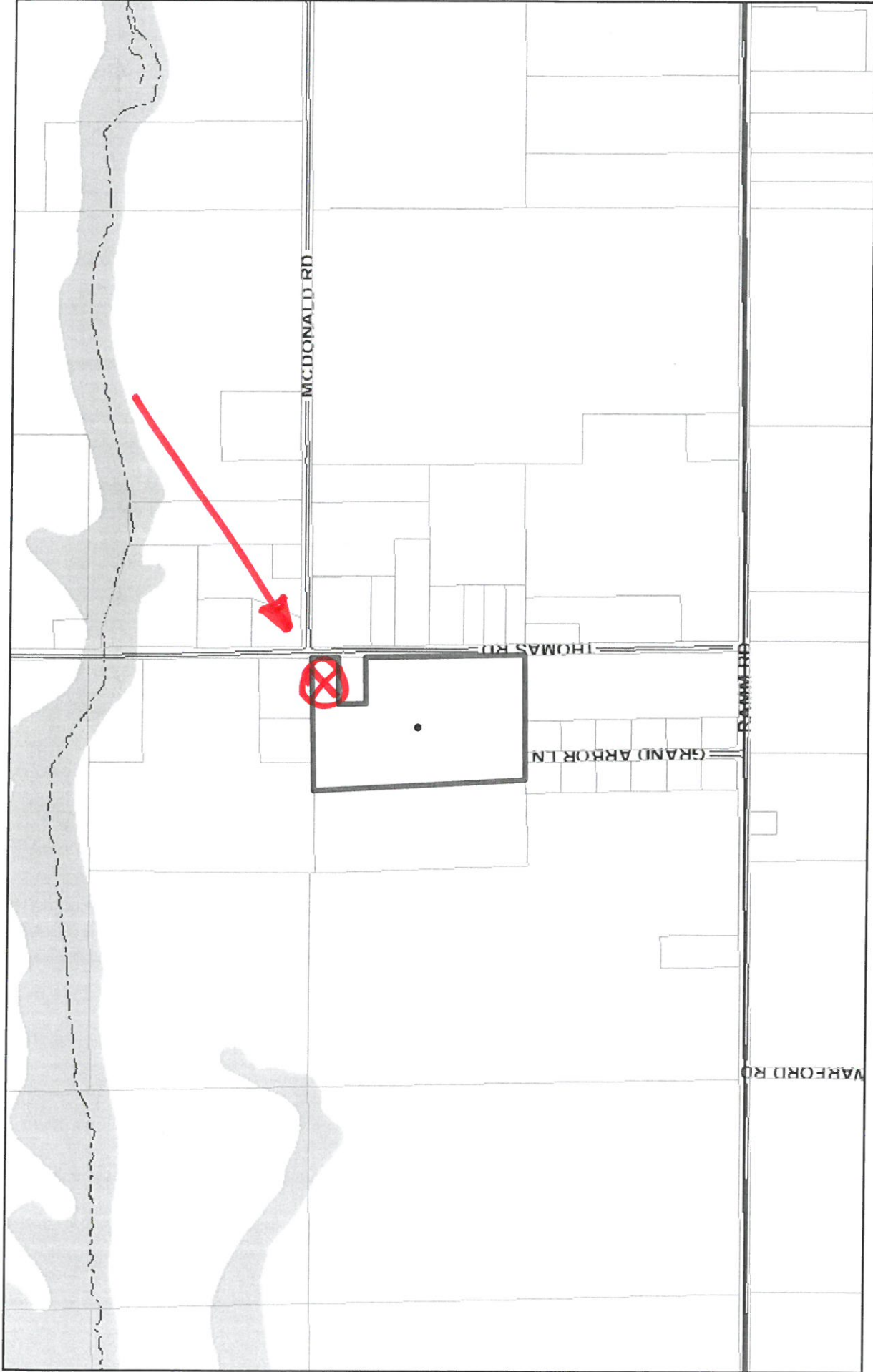
JADE Hanna Surveyors
 155 N 3rd Street
 Danvers, IL 60115
 (815) 756-2189
 info@hannasurveyors.com
 License No. 184008622

SCALE 1"=200'

LOCATION MAP

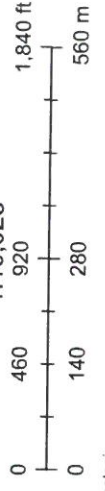


Map Title



November 7, 2024

1:10,023



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

Applicant: Amanda Stuckemeyer, POA for Barbara Stuckemeyer

IDNR Project Number: 2505645

Contact: Kathleen M Judy
Address: 8N470 Thomas Road
Hampshire, IL 60140

Date: 10/30/2024

Project: Stuckemeyer Subdivision - Rezoning to R-7
Address: 8N486 Thomas Road, Hampshire

Description: The Eco CAT action report is required by Kane County to rezone a proposed 41,515 square foot lot to R-7. This rezone is for an existing (since 1972) 2 family residential home is required as part of a new subdivision needed to sell the remainder of the parcel (20.7 acres) to the current farmer. No construction, improvements, soil displacement of any kind is part of this project.

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:
41N, 6E, 35



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

Government Jurisdiction
Kane County
Natalie Zine
719 Batavia Ave
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.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

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.

Security

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.