

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

719 Batavia Avenue

Geneva, Illinois 60134

Office (630) 232-3492 Fax: (630) 232-3411

Received Date

D2-2014-0020

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 Number (s): 04-20-300-022
	Street Address (or common location if no address is assigned): 10 N 206 McGough Rd. Sycamore, IL 60178

2. Applicant Information:	Name Darin + Jacqueline Schroeder	Phone 815-751-5984
	Address 644 Edwards St.	Fax
	Sycamore, IL 60178	Email

3. Owner of record information:	Name Robert + Carol Bronski	Phone 847-989-5313
	Address 10 N 206 McGough Rd.	Fax
	Sycamore, IL 60178	Email

Zoning and Use Information:

2030 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F - Farming District

Current use of the property: Farming / Residence

Proposed zoning of the property: F1 - Rural Residential

Proposed use of the property: 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 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, 545 S. Randall Road, St. Charles, IL 60174.
- 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. *NA since not proposing new construction.*
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable) *NA*
- 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.

<u><i>Carol Bronski</i></u>	<u><i>8-26-11</i></u>
Record Owner <i>Bronski</i>	Date
<u><i>Jacqueline Schroeder</i></u>	<u><i>8/23/14</i></u>
Applicant or Authorized Agent <i>Schroeder</i>	Date



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2015-4344 **Date** 03/30/2015

GENERAL INFORMATION

APPLICANT: DARIN SCHROEDER

644 EDWARDS ST.
SYCAMORE 60178

PURPOSE: TO DIVIDE THE HOUSE AND OUTBUILDING FROM THE REMAINING FARMLAND

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 1.60 ACRES

LOCATION: WEST SIDE OF MCGOUGH RD, 1/4 MILE NORTH OF ELLITHORPE RD., SECITON 20,
BURLINGTON TOWNSHIP (10N206 MCGOUGH RD.)

SURROUNDING	ZONING	USE
NORTH	E-1 - ESTATE RESIDENTIAL;	RESIDENTIAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING; F-1 - RURAL RESIDENTIAL;	AGRICULTURAL; RESIDENTIAL;
WEST	F - FARMING;	AGRICULTURAL;

EXISTING LAND USE: AGRICULTURAL; RESIDENTIAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS SITE

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE

Robert Bronski, et ux
Rezoning from F to F-1

Special Information: The Bronski's purchased and have lived on this property since 1999. They have two contract purchasers for the property. The Schoeder's would like to buy the house and the small pole barn. The large barn and remaining farm acreage would be sold to another contract purchaser who will continue to farm the property. The parcel was not eligible for a 1 lot exception and went through the County Subdivision process. The Development Committee approved the 1 lot subdivision.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. Land will not be taken out of production with this rezoning. The house was built in the 1950's. While not an "old farmstead" it is an established farm residence and meets the criteria for the F-1.

Staff recommended Finding of Facts:

1. The rezoning will allow the house to be sold separately from the farmland.
2. The existing residential use will not intensify.
3. The rezoning meets the requirements of the 2040 Plan.

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

Findings of Fact Sheet – Rezoning

- 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.

Darin + Jackie Schroeder
Name of Development/Applicant

7/14/14
Date

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

Proposed use is a continuation of current use. There are several rural residences in the immediate vicinity. Buyer intends to garden at the property

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

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

The current "F" zoning allows for farming + the single family residence, machine sheds, + grain bins that are currently on the property

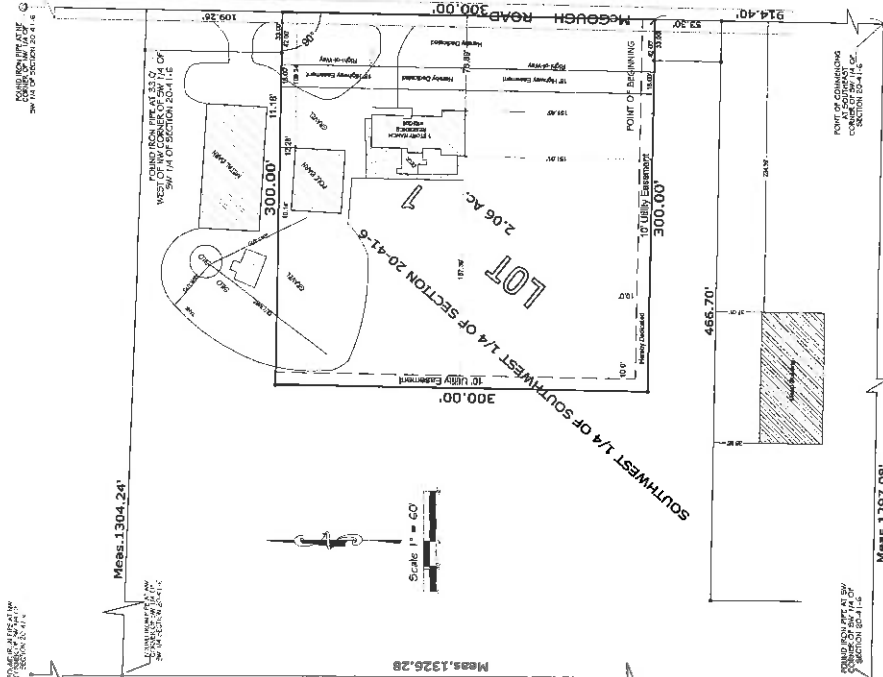
4. What is the trend of development, if any, in the general area of the property in question?

The closest known development to the property is Sycamore Creek, which is 4 miles west of the subject property. Development in that subdivision is currently 1-6 homes per year.

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

Projected use is in line with 2040 plan. The current site will be maintained as-is.

PRELIMINARY PLAT OF BRONSKI'S SUBDIVISION



STATE OF ILLINOIS)
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED ON THE PLAT HEREBIN DRAWN AND SHOWN HEREOF AS SUBDIVIDED, STAKED AND PLATTED, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED BY LAW.

OWNER _____
NOTARY PUBLIC _____

STATE OF ILLINOIS)
COUNTY OF KANE)
I, JOHN T. SAURIOGLU, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THE PROPERTY HEREBIN DESCRIBED HAS BEEN SURVEYED AND SUBDIVIDED UNDER MY DIRECT SUPERVISION, TO WIT:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 N., RANGE 6 E. EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST QUARTER, 914.40 FEET TO A POINT IN THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST 1/4 OF SECTION 20, THENCE SOUTHWESTERLY ALONG SAID EAST LINE 300.00 FEET, THENCE WESWHERLY AT AN ANGLE OF 89° MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 300.00 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE, 300.00 FEET; THENCE EASTERLY 300.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I ALSO CERTIFY THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 1708800125R, WITH AN EFFECTIVE DATE OF AUGUST 03, 2009, SHOWS THAT THE PROPERTY DESCRIBED HEREOF LIES WITHIN AN AREA DESIGNATED AS ZONE 'X', AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

JOHN TANKER SAURIOGLU
ILLINOIS PROFESSIONAL LAND SURVEYOR #3317
LICENSE DPHRES 11/09/2016

HORIZON SURVEYING & MAPPING
1140 W. JAMES STREET, SUITE 200
MOUNTAIN VIEW, ILLINOIS 60054
TEL: 630-355-3111
FAX: 630-355-4100

Bronski's Subdivision
OF
BRONSKI FARMSTEAD
HAMPSHIRE, ILLINOIS

PARENT TRACT P.I.N. 04-20-300-022, 025

PREPARED FOR:
MGW
REAL ESTATE SERVICES
2020 ABERDEEN COURT
SYCAMORE, ILLINOIS 60178

FILED DATE: 08/01/2014
CHECKED BY: JTS
DRAWN BY: SCS
SCALE: 1" = 60'
PLAT NO.: 7215

STATE OF ILLINOIS)
COUNTY OF KANE)
ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2015.

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STATE OF ILLINOIS)
COUNTY OF KANE)
ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2015.

PLAT OFFICER _____
COUNTY ENGINEER _____
COUNTY CLERK _____

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDEER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE _____ DAY OF _____, 2015 AT _____ O'CLOCK _____ M., AND WAS RECORDED IN PLAT ENVELOPE NO. _____

COUNTY RECORDER _____

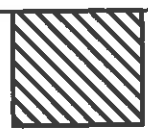
LUKE

MARCY RD.

MCGOUGH RD.

20

MCGOUGH RD.



ELLITHORPE RD.

Robert Bronski, et ux

