

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

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): 13-36-300-028
	Street Address (or common location if no address is assigned): 45W785 JETER RD. BIG ROCK IL 60511

2. Applicant Information:	Name BRUCE NAGEL	Phone 630-464-6496
	Address 45W785 JETER RD	Fax N/A
	BIG ROCK IL 60511	Email NAGELFARMS1@OUTLOOK.COM

3. Owner of record information:	Name TRUST 1280651406 NATIONAL BANK & TRUST OF SYCAMORE	Phone
	Address 230 W STATE ST	Fax
	SYCAMORE, IL 60178	Email

July 17, 2018

Trust #1280651606/*Bruce Nagel*
Rezoning F-Farming District to F-1 District Rural Residential

Special Information: The current property was split off from the farmland to the south by the previous owner. This division of property left the home in violation of the F-Farming District for residential use. The petitioner is requesting a rezoning to bring the property back into conformance with the Zoning Ordinance.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

Staff recommended Findings of Fact:

1. The rezoning will bring the property back into conformance with the Zoning Ordinance for residential use.
2. The rezoning will not intensify the existing residential use.

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

Zoning and Use Information:

2040 Plan Land Use Designation of the property: AGRICULTURE

Current zoning of the property: F

Current use of the property: AGRICULTURE / SINGLE FAMILY HOME

Proposed zoning of the property: F1

Proposed use of the property: SAME (SINCE 1985)

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) NO CHANGES - SEE SURVEY

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description (SURVEY) 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, 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.
- 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.

Record Owner
Shawn R. Ghogal

Date June 11, 2018

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.

BRUCE R NAGEL
Name of Development/Applicant

MAY 11, 2018
Date

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

PROPERTY WAS IMPROVED IN 1985 WITH A SINGLE FAMILY HOME OUT BUILDING (1) AND 2+/- AC CROPLAND. SINCE (1) SINGLE FAMILY HOME W/ OUT BUILDING WAS BUILT TO THE WEST APPROX 15 YRS AGO EXISTING FARMSTEAD TO WEST AND CROPLAND TO SOUTH

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

F & F1 EAST

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

PARCEL ORIGINALLY CONFORMED TO F BEFORE LAST OWNER QUIT CLAIMED S. 10+/- AC OFF IN 1994

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

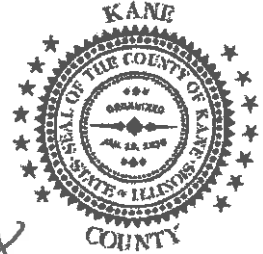
ONLY AREA THAT COULD BE DEVELOPED IS TO THE SOUTH. WHICH I HAVE NO KNOWLEDGE OF OWNERSHIP THOUGHTS.

NOTE THIS AREA TO THE SOUTH WAS PART OF THE PARCEL THAT 45W 785 JETER WAS ON. PRE-CONFORMING TO F ZONING, OWNERSHIP QUIT CLAIMED THE SOUTH FARMLAND OFF IN 1994 JUST BEFORE I BOUGHT

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

THE CURRENT IMPROVEMENTS WERE DONE 27 YEARS BEFORE THE 2040 PLAN WAS ADOPTED.

Findings of Fact Sheet – Special Use



NAGEL HSW785 JETER
Special Use Request

~~June~~
May 10, 2018
Date BW

- The Kane County Zoning Board is required to make findings of fact when considering a special use.
- Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:

6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

There hasn't been changes appearance along Jeter Rd in 32 years nor do I expect anything to change

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

Again No changes to effect anything that has been stated once for the last 30+ years

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

N. side of Jeter the grade falls so rapidly to the creek I doubt if any improvement could ever be done there. Both to the east and west are improved parcels with single-family homes. To the south is a large farm field which I have no idea in regards to development.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided?

Please explain:

Currently have COMED (OVERHEAD) AT-T dial up phone only. I will welcome AT-CO and any TV/Internet providers. We just have the township road. There is NO real drainage aside a swale along the road & farm tiles

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

Jctia is gravel and not convenient from Plano/Sandwich to Aurora. There is very little traffic. After dark the only people out there are those to drink, smoke pack or other illegal activities!

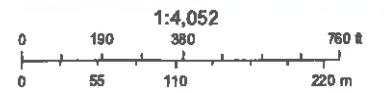
11. Will the special use conform to the regulations of the district in which it is located? Please explain

As mentioned the improvements have been there for over 30 years and I believe they are in full compliance

Map Title



June 21, 2018

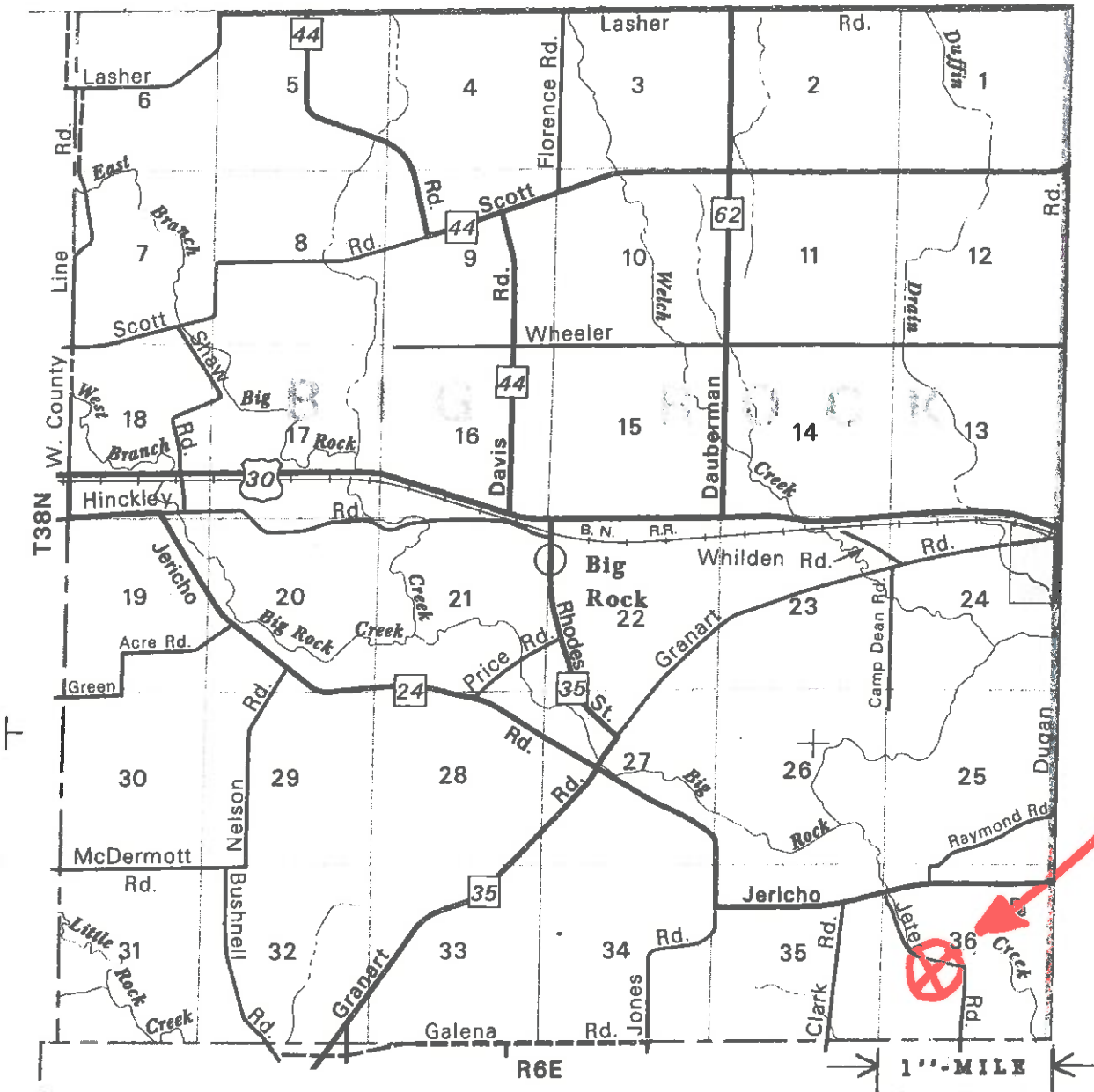


These layers do not represent a survey. No accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

BIG ROCK twp.
T.38N - R.6E

map 13



1" = 1 MILE