

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

319 DuSable Avenue

Lombard, Illinois 60134

Office: (630) 444-1236 Fax: (630) 232-5411

Attachment # 001

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): 15-10-476-019
	Street Address (or common location if no address is assigned): 1257 MITCHELL RD AURORA IL 60505
2. Applicant Information:	Name TIMOTHY M STALKA Phone 630-290-0573
	Address 1257 MITCHELL RD AURORA IL 60505 Fax
	Email deezel_llc@yahoo.com
3. Owner of record information:	Name MIKE STALKA Phone 630-896-7222
	Address 1257 MITCHELL RD AURORA IL 60505 Fax
	Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: URBAN MIXED USE INFILL

Current zoning of the property: AG

Current use of the property: RESIDENTIAL

Proposed zoning of the property: R-1

Proposed use of the property: R-1

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

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.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 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.

Michael Stalov 9-27-18
Record Owner Date

Applicant or Authorized Agent Date

November 7, 2018

Mike Stalka
Rezoning from F-District Farming to R-1 District One Family Residential

Special Information: The property was reduced by a sale to an adjacent owner. The owner is requesting a rezoning to bring the existing residential use back into conformance with the Kane County Zoning Ordinance.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill.

Staff recommended Findings of Fact:

1. The rezoning will bring the existing residential use back into conformance with the Kane County 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.*

TIMOTHY M STALKA

7/16/2018

Name of Development/Applicant

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 DIVIDED AND IS CURRENTLY ZONED FARMLAND WE WOULD LIKE TO CORRECT THE ZONING TO R-1 WHICH IS WHAT IS ITS CURRENT USE.

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

R-1 AND FARMLAND

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

THE PROPERTY IS NOT USED AS FARM LAND BUT AS A RESIDENT

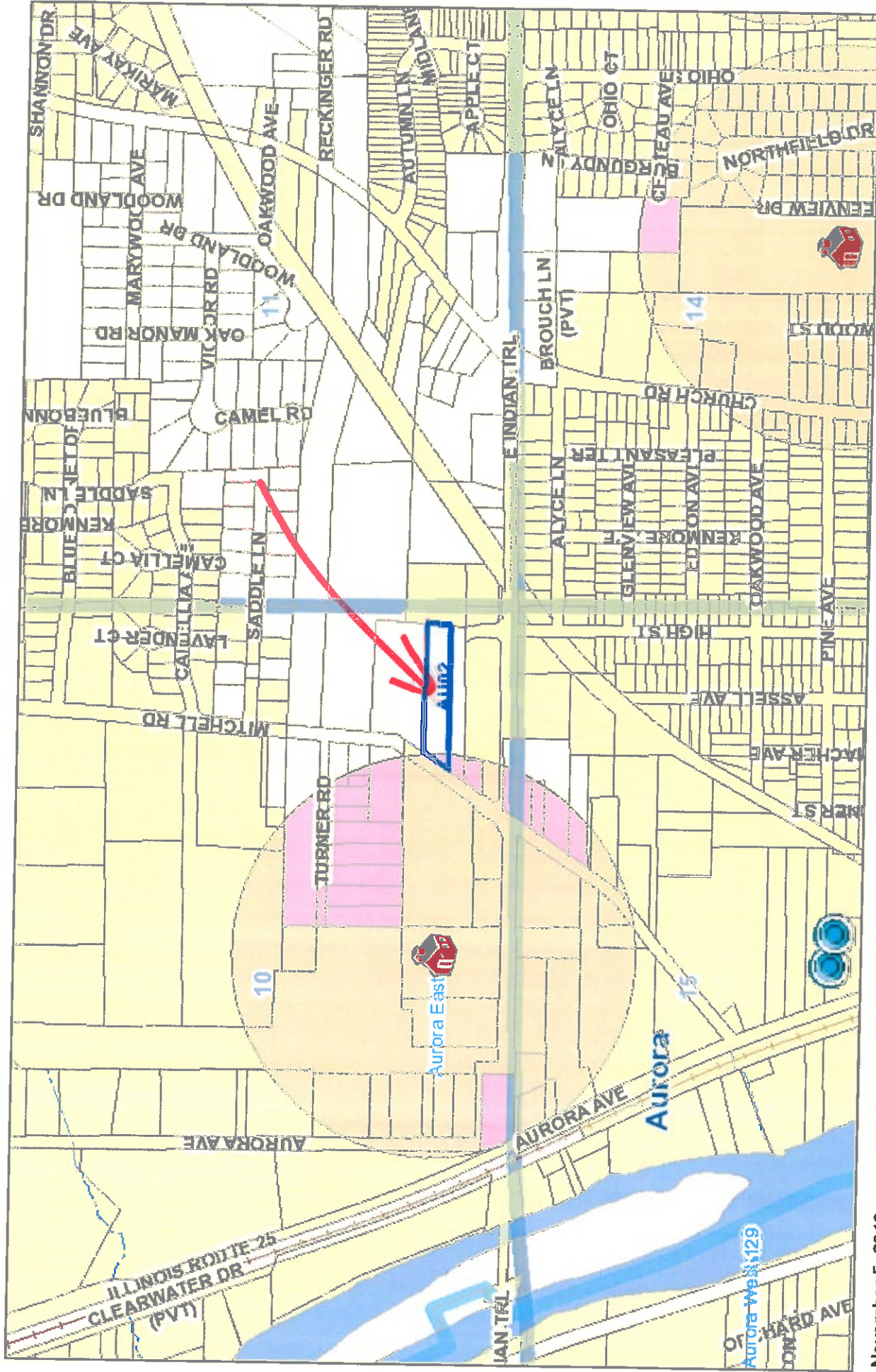
4. What is the trend of development, if any, in the general area of the property in question?

NONE

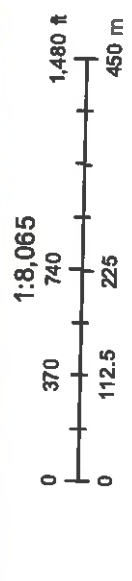
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

THIS WOULD BRING IT INTO THE RECOMENDED USE R-1

Map Title



November 5, 2018



GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated here, 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