

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

Received Date

4552

**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): 13-01-200-001 13-01-100-002
	Street Address (or common location if no address is assigned): 45 W 475 Lasher Road Sugar Grove, IL 60554

2. Applicant Information:	Name Forest Preserve District of Kane County	Phone 630 444 3095
	Address 1996 S. Kirk Road, Suite 320	Fax 630 232 5924
	Geneva IL 60134	Email anderson.kea@kaneforest.com

3. Owner of record information:	Name Forest Preserve District of Kane County	Phone 630 444 3095
	Address 1996 S. Kirk Road, Suite 320	Fax 630 232 5924
	Geneva IL 60134	Email anderson.kea@kaneforest.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agricultural

Current zoning of the property: Agricultural

Current use of the property: Agricultural - Farmstead

Proposed zoning of the property: F-1

Proposed use of the property: Farmstead - Agriculture

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.

[Signature] _____ Date June 3, 2020

[Signature] _____ Date June 3, 2020

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.

Forest Preserve District of Kane County

Name of Development/Applicant

06.03.20

Date

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

It fits the trend and character of the area

Farmstead and Agricultural

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

Agricultural

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

It fits the trend and character of the area

Farmstead and Agricultural

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

Agricultural

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

It is consistent with the 2040 LUP.

June 29, 2020

Kane County Forest Preserve District
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The Kane County Forest Preserve District recently acquired this property. The District is seeking a rezoning to allow the existing home to be sold off separate from the rest of the property.

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 allow the existing single family home to be sold off from the remaining Forest Preserve property.

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

PLAT AND CERTIFICATE OF SURVEY

PARCEL 2102

THAT PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE EASTWARD ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 347.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWEST, AT AN ANGLE OF 89°51'30" MEASURED CLOCKWISE FROM SAID NORTH LINE, 300.12 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE WESTWARD ALONG SAID SOUTH LINE, 280.12 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTHWARD ALONG SAID WEST LINE, 300.12 FEET TO THE POINT OF BEGINNING. CONTAINING 3.62 ACRES.

CONTAINING 3.62 ACRES

PARCEL 2103

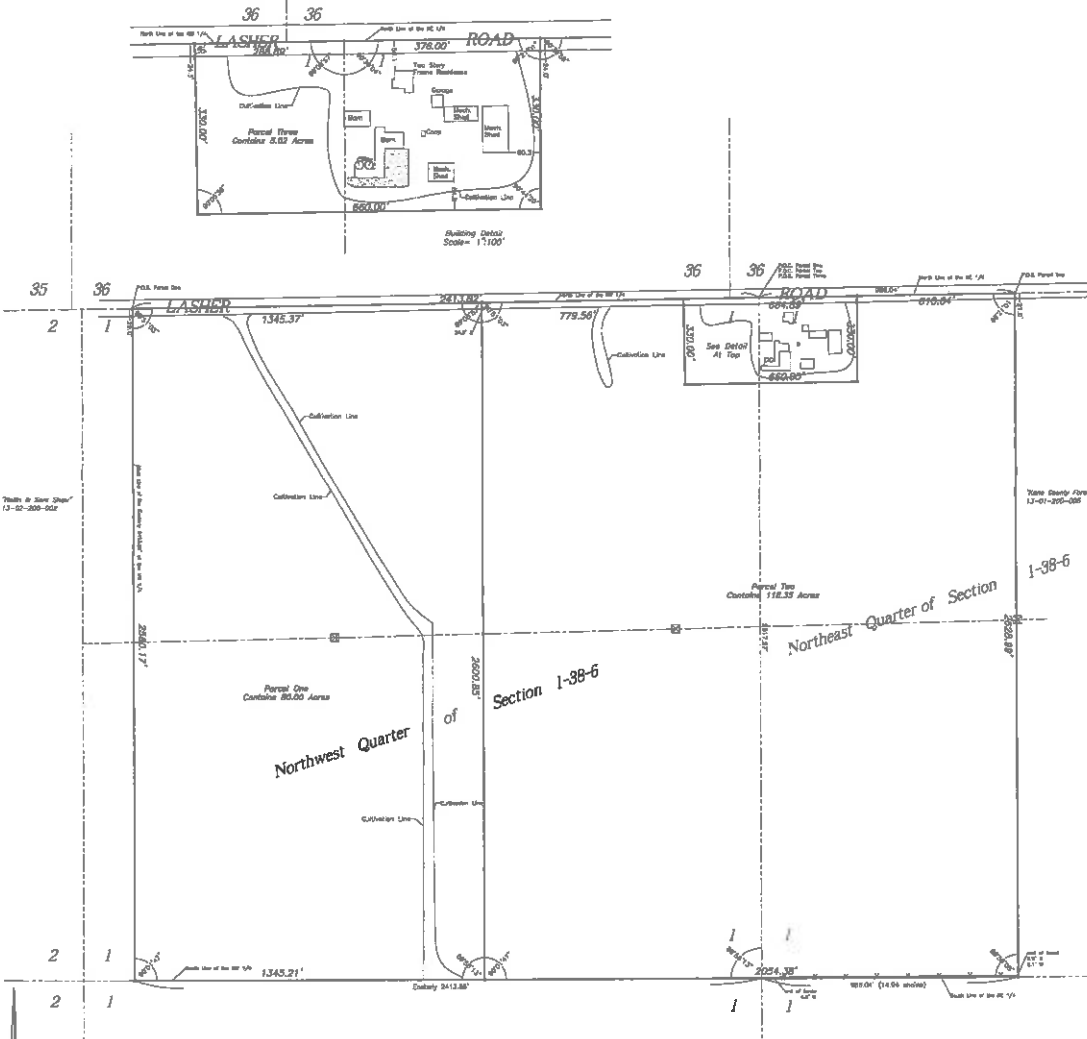
THAT PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE EASTWARD ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 347.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWEST, AT AN ANGLE OF 89°51'30" MEASURED CLOCKWISE FROM SAID NORTH LINE, 300.12 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 THAT IS 300.12 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE WESTWARD, AT AN ANGLE OF 89°51'30" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 AND THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 347.65 FEET TO THE POINT OF BEGINNING. CONTAINING 116.26 ACRES.

CONTAINING 116.26 ACRES

PARCEL 2105

THAT PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE EASTWARD ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 347.65 FEET; THENCE SOUTHWEST, AT AN ANGLE OF 89°51'30" MEASURED CLOCKWISE FROM SAID NORTH LINE, 300.12 FEET; THENCE WESTWARD, AT AN ANGLE OF 89°51'30" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID NORTH LINE, 300.12 FEET TO THE POINT OF BEGINNING. CONTAINING 3.62 ACRES.

CONTAINING 3.62 ACRES



NOTES

THIS SURVEY CONTAINS THE LAND OWNED BY LEON F. SHAW (TRUST NO. 101) & LUIS J. SHAW (TRUST NO. 102) ACCORDING TO THE TRUST AGREEMENT DATED THE 22ND DAY OF AUGUST, 2008 & 02ND IN TRUST REGISTERED AS DOCUMENT NO. 2008080415, IT INCLUDES TAX PARCELS 13-01-100-003, 13-01-100-002 & 13-01-200-001.

THERE IS AN APPARENT EASEMENT FOR COMED TRANSMISSION TOWERS (SHOWN HEREON), BUT NO EASEMENT DOCUMENTS HAVE BEEN PROVIDED TO THE SURVEYOR.

THE SURVEYOR HAS SET MARKS IN THE PAVEMENT ALONG THE NORTH LINE OF SECTION 1.

STATE OF ILLINOIS }
COUNTY OF KENDALL }

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED, ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED JANUARY 13TH, 2020. WITNESS MY HAND AND SEAL AT OSWEGO, ILLINOIS THIS 14TH DAY OF JANUARY, 2020.

L. A. Deerp
LESLIE HARRON DOUGGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020



- ALLEGED
- o Boundary of property surveyed
- o Indicated found survey marker
- o Indicated not found survey marker
- o P.O.C. Indicates Point of Commencement
- o F.O.C. Indicates Point of Beginning



FOR: ROLAN SHAW
JOB NO. WES 15076

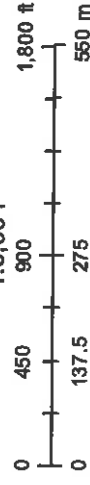
Prepared by:
B.C. Harrow Surveyors
License No. 184007413
608 Park Street
DeKalb, Illinois 60115
(815) 758-2189
Fax: 746-2632
info@bc-harrow.com

Map Title



June 15, 2020

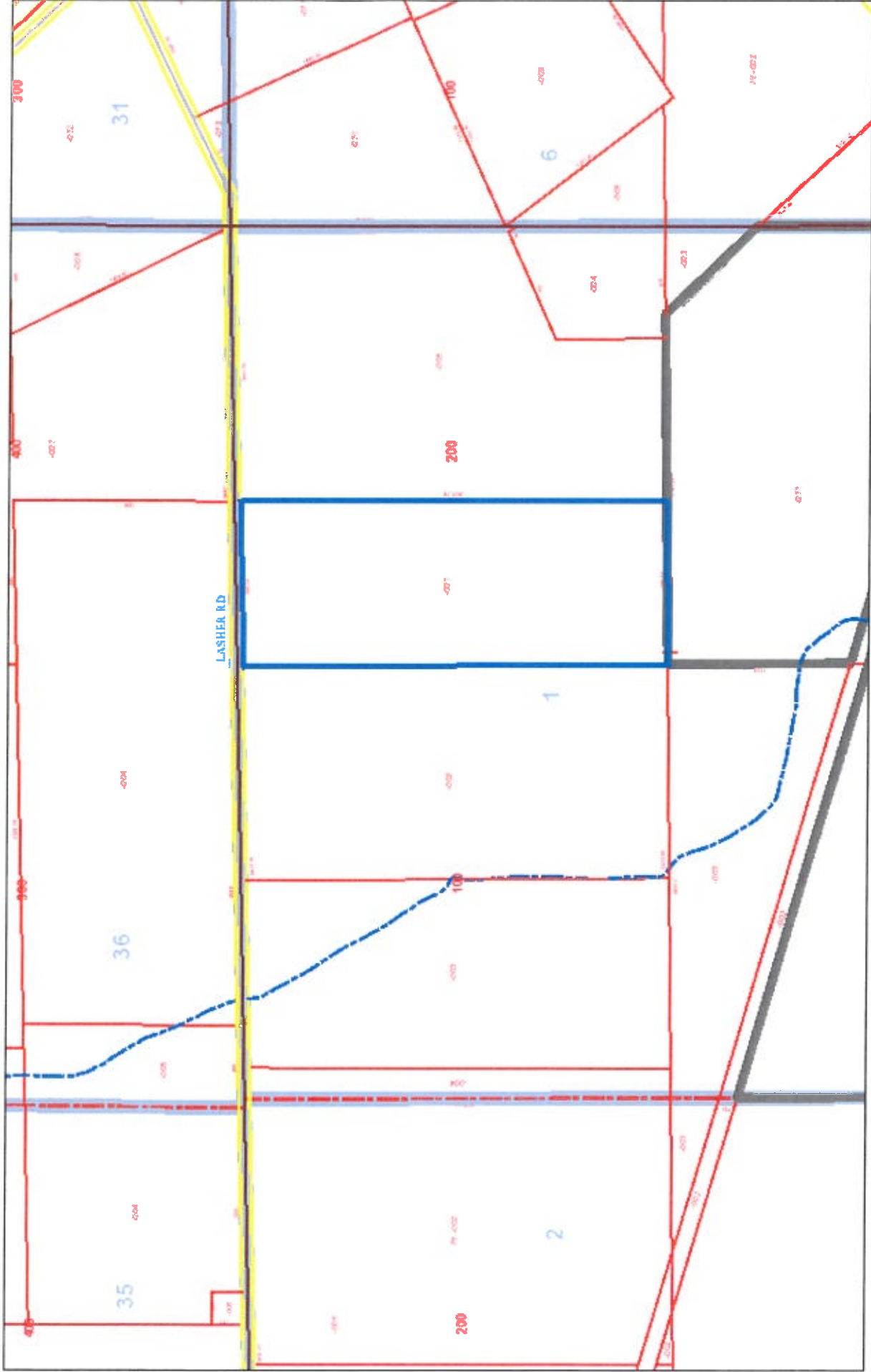
1:9,901



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.

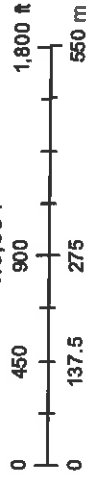
GIS-Technologies
Kane County Illinois

Map Title



June 15, 2020

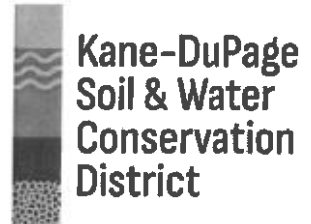
1:9,901



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



June 8, 2020

**Village of Sugar Grove
Renee Hanlonn
601 N. Heartland Drive
Sugar Grove, IL 60554**

**RE: Land Use Opinion: Revised
Application #20-038:
Forest Preserve District of Kane County
1996 S. Kirk Road, Suite 320
Geneva, IL 60134**

**Location Address: 45W475 Lasher Road, Sugar Grove, IL 60554
Location: Big Rock Township, Section 1, Township 38N, Range 6E in Kane County
Zoning Change: Subdivision or Planned Unit Development (PUD)**

The application for a Land Use Opinion 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 Land Use Opinion is not required at this time for the proposed zoning change. Therefore, no further action will be taken by the Soil and Water Conservation District Board. However, if there are deviations from the submitted application or plan, a full LUO 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,

**Jennifer Shroder
Resource Assistant**

Berkhout, Keith

From: Julie-Ann Fuchs <10161@kaneland.org>
Sent: Monday, June 15, 2020 11:47 AM
To: Berkhout, Keith
Subject: EX: Re: Zoning petition for review from Kane County

Received, no concerns.

Thank you!

Dr. Julie-Ann Fuchs
Kaneland CUSD #302

On Mon, Jun 15, 2020 at 11:13 AM Berkhout, Keith <BerkhoutKeith@co.kane.il.us> wrote:

****Due to the virus outbreak zoning staff will not be present at the Government Center until further notice. However, in order to do our part in keeping the economy and your plans moving forward, we will be checking voicemail and email throughout the day. We will also try to accommodate more detailed inquires with virtual staff meetings.**

Thank you.

Keith T. Berkhout

Zoning Planner

Kane County Department of Development and Community Services

719 S. Batavia Avenue

Geneva, Illinois 60134

630-232-3495

berkhoutkeith@co.kane.il.us