

**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

4582

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.

<b>1. Property Information:</b>	<b>Parcel Number (s):</b>  10-02-100-006
	<b>Street Address (or common location if no address is assigned):</b>  01N782 Francis Road Maple Park, IL 60151

<b>2. Applicant Information:</b>	<b>Name</b> RUDY DIXON	<b>Phone</b> 618 559-2260
	<b>Address</b> 9514 FOWLER ROAD	<b>Fax</b>
	ROCHELLE, IL 61068	<b>Email</b> drcinkus@sbcglobal.net

<b>3. Owner of record information:</b>	<b>Name</b> Donald R. Cinkus	<b>Phone</b> 630 273-1708
	<b>Address</b> 01N782 Francis Road	<b>Fax</b>
	Maple Park, IL 60151	<b>Email</b> drcinkus@sbcglobal.net

Zoning and Use Information:

2040 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: F-1

Proposed use of the property: Farming-Residence

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

no planned improvements

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](http://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:

  
 Record Owner 8-3-21  
Date

  
 Applicant or Authorized Agent 8-2-2021  
Date

# Findings of Fact Sheet – Map Amendment and/or Special Use

- o The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- o You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

Donald Cinkus

7/29/21

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?

The property is surrounded by F-zoned properties. SOME HAVE RESIDENCES AND BUILDINGS

2. What are the zoning classifications of properties in the general area of the property in question?  
F-FARMING DISTRICT

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

THE PROPERTY IS FARMED AND HAS A RESIDENCE WHICH IS CLOSELY RELATED TO THE NEIGHBORING PROPERTIES

4. What is the trend of development, if any, in the general area of the property in question?  
NO DEVELOPMENT

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?  
THE PROJECTED USE IS F-FARMING DISTRICT. THE PROPERTY IS CURRENTLY ZONED F - FARMING DISTRICT.

August 31, 2021

Donald Cinkus

Rezoning from F-District Farming to F-1 District Rural Residential

**Special Information:** The petitioner is seeking a rezoning to allow the home to be sold off to the existing tenant. The petitioner will retain the remaining farmland and keep this farmland is agricultural use.

**Analysis:** The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

**Findings of Fact:**

1. The rezoning will not intensify the existing residential use and allow the farmland to be sold off separately.

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

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 53 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 976.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 53 MINUTES 08 SECONDS WEST ALONG SAID EAST LINE, 345.68 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 34 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1,321.12 FEET TO THE SOUTHWEST CORNER SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 03 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 337.80 FEET; THENCE NORTH 87 DEGREES 13 MINUTES 49 SECONDS EAST 1,320.54 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KANEVILLE, KANE COUNTY, ILLINOIS.

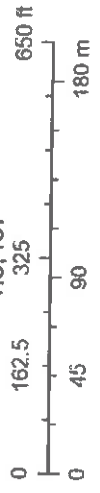


# Map Title



August 31, 2021

1:3,467

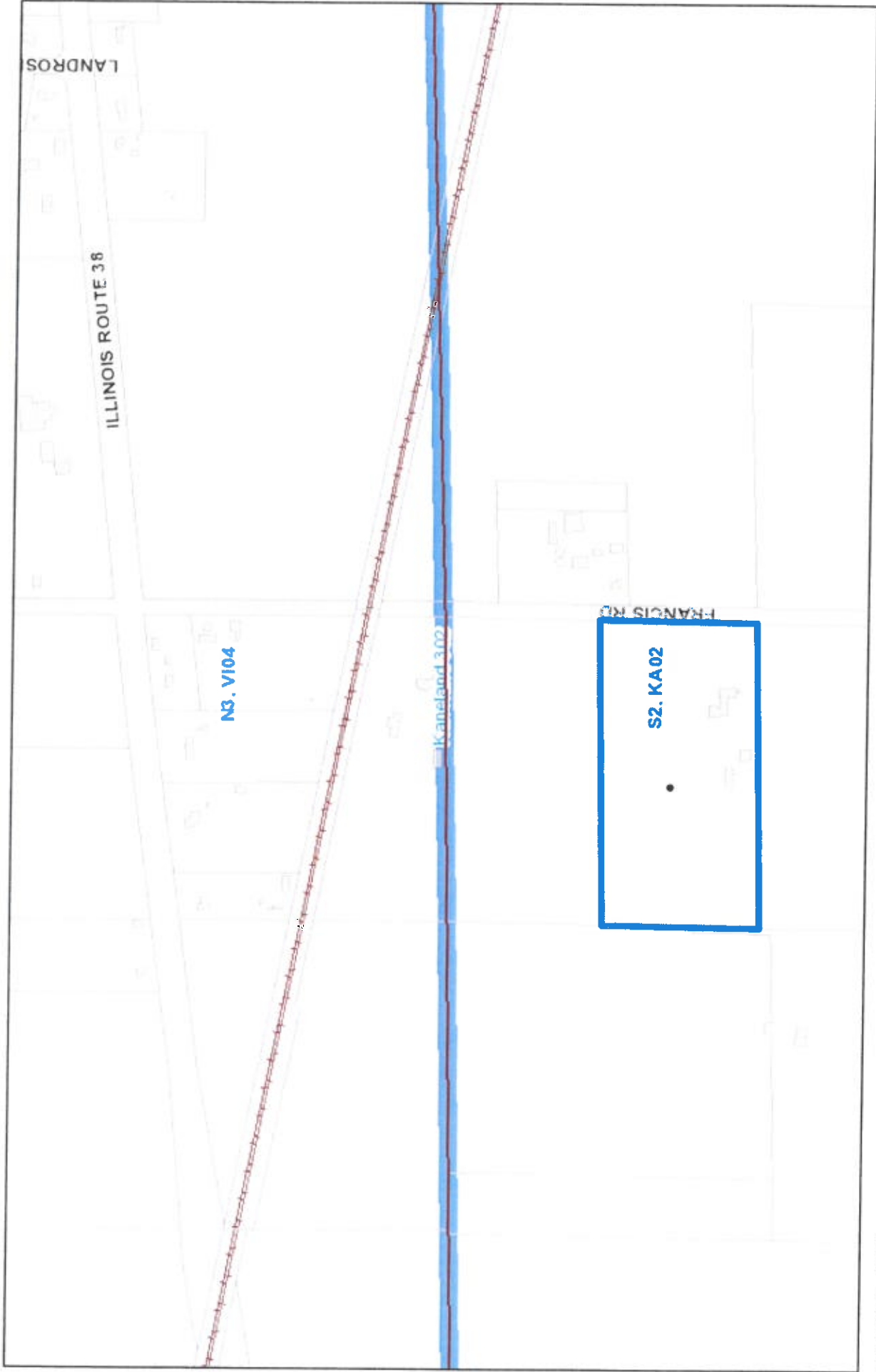


GIS-Technologies

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.

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Kane County Illinois

# Map Title



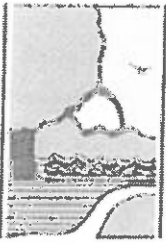
August 31, 2021



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GIS-Technologies  
Kane County Illinois





# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

August 03, 2021

Rudy Dixon  
Regional Land Service, LLC  
9514 Fowler Road  
Rochelle, IL 61068

**RE: Cinkus Residence**

**Project Number(s): 2201768 [180148]**

**County: Kane**

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, 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, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Kyle Burkwald  
Division of Ecosystems and Environment  
217-785-5500