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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

**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): 11-09-200-009 11-09-200-017 very small part
	Street Address (or common location if no address is assigned): ON 575 Pouley Road Elburn IL 60119

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

3. Owner of record information:	Name Forest Preserve District of Kane County	Phone 630 444 3095
	Address 1996 S. Kink Road, Suite 320	Fax 630 232 5924
	Geneva, IL 60134	Email andersonkca@kane-forest.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Proposed open Space and the zoning F-1 Agricultural District - Farming

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: Residential w/ Agricultural

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.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 <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 12-15-20
Record Owner

[Signature] Date 12-15-20
Applicant or Authorized Agent

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

12-15-20
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, similar to other residential parcels on acreage.

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

Mix of F, F-1, R-1, and Forest Preserve Properties.

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

There is a home currently on the property. The rezoning would allow the Forest Preserve District to sell this property to private buyer and have the existing residential use remain in accordance with the zoning ordinance.

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

Agricultural and residential properties acreage.

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

It is consistent with 2040 Land Use Plan.

December 22, 2020

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

Special Information: The Forest Preserve District recently acquired this property which is part of a larger parcel. The overall property contains desirable natural features the District would like to preserve. The rezoning is requested so the existing home can be sold off separately from the remaining property.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Proposed Open Space. This category includes areas recommended for both public and private open space and green infrastructure uses. The provision of additional open space and green infrastructure has historically been and continues to be a major priority of the County's planning program. The areas indicated could become either major additions to existing public open space and green infrastructure or remain private and still serve as linear connections between large areas of open space. Open space and green infrastructure provide a number of valuable ecosystem functions. The remaining wetlands in the County are an important element of the open space and green infrastructure network. It has been recognized that wetlands provide important aquifer recharge, water quality and wildlife habitat functions.

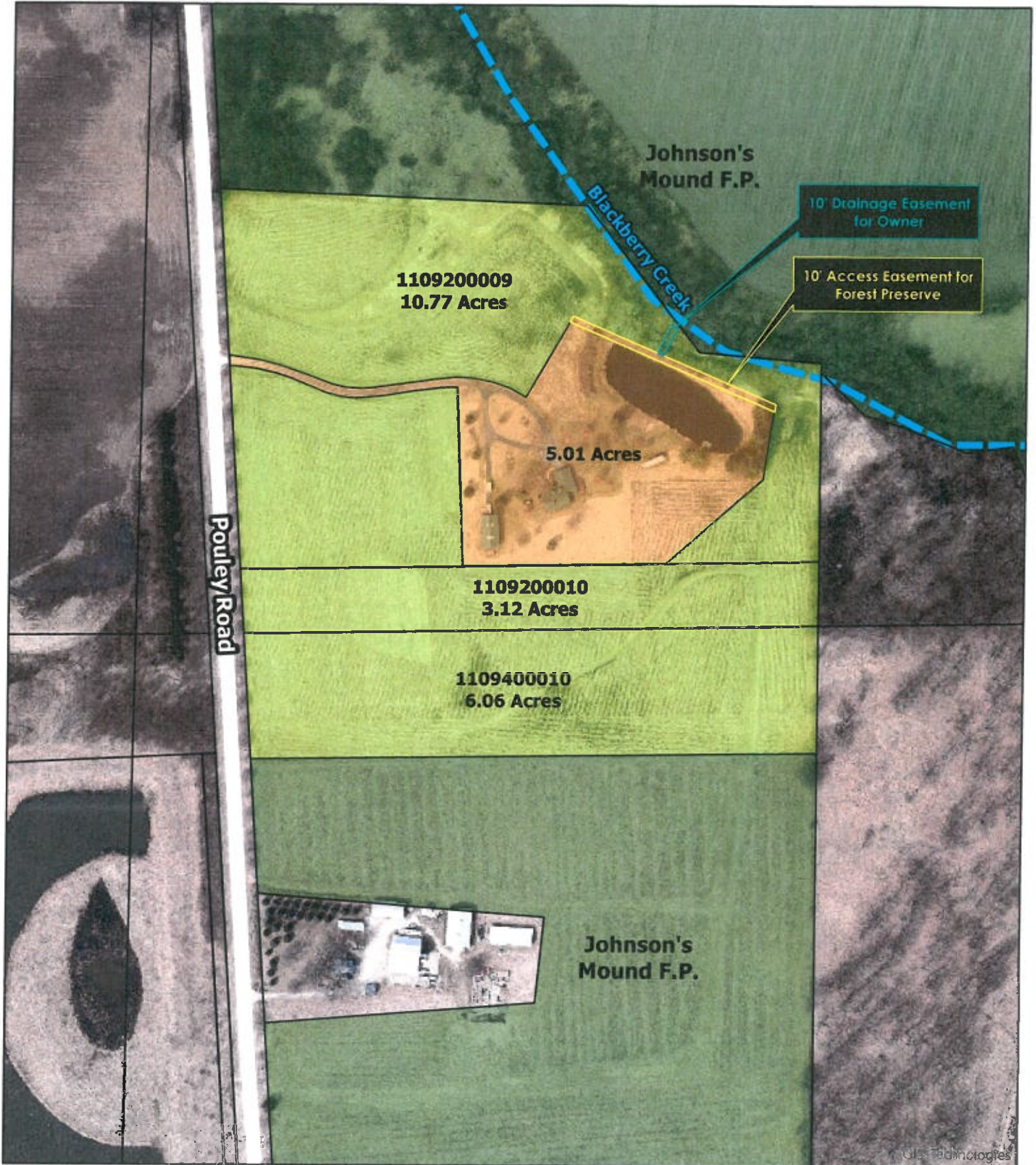
Staff recommended Findings of Fact:

1. The existing residential use will not be intensified by the rezoning.
2. The rezoning will allow the existing home to be sold off from the remaining property.

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



Urich Parcel Map Johnson's Mound Forest Preserve

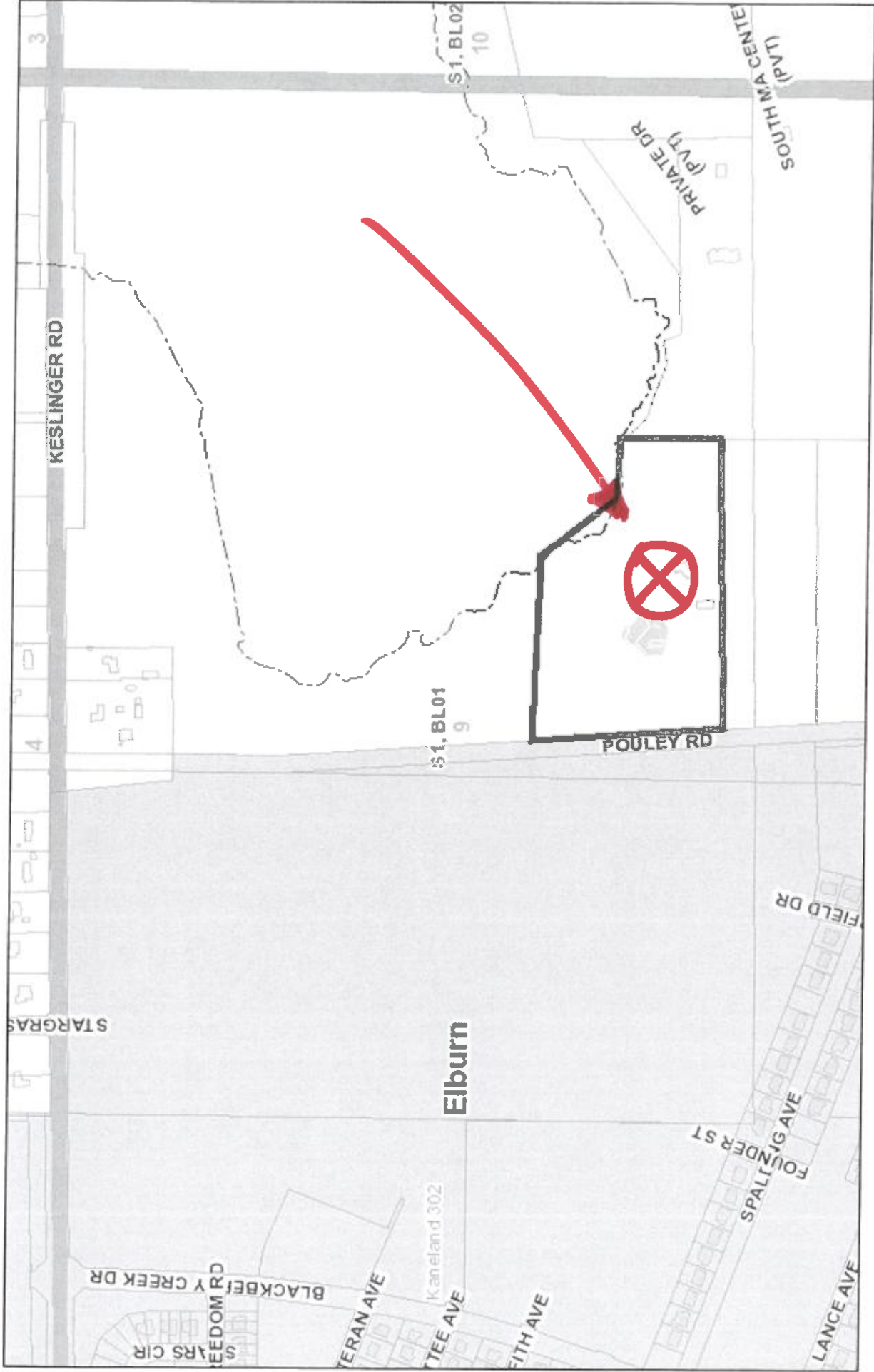


- FP Interest
- Access Easement for Urich
- Urich Remainder
- Forest Preserve
- Access Easement for FP

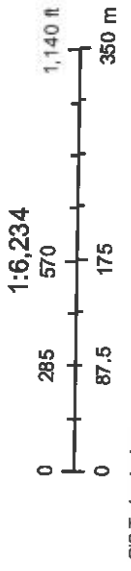


0 100 200 300 Feet

Map Title



December 23, 2020



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