

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

4602

<i>Received Date</i>
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**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>  11-34-200-001
	<b>Street Address (or common location if no address is assigned):</b>  03S152 Bliss Road, Sugar Grove, IL 60119

<b>2. Applicant Information:</b>	<b>Name</b> Fred T. Myers	<b>Phone</b> 630-208-0300
	<b>Address</b> 17 N. Sixth Street	<b>Fax</b> 630-566-1770
		<b>Email</b> fmyers00@yahoo.com elizaleighmyers@icloud.com

<b>3. Owner of record information:</b>	<b>Name</b> 3S152 Bliss Road, LLC	<b>Phone</b> 630-208-0300
	<b>Address</b> 17 N. Sixth Street, Geneva, IL 60134	<b>Fax</b> 630-208-0300
		<b>Email</b> fmyers00@yahoo.com elizaleighmyers@icloud.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: F

Current zoning of the property: F

Current use of the property: Residential Dwelling

Proposed zoning of the property: F1

Proposed use of the property: Residential Dwelling

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

N/A

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description - on survey
- 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) Not applicable.
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

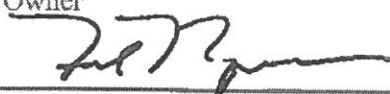
**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

3S52 Bliss Road, LLC

October 28, 2022

Record Owner

Date



October 28, 2022

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.*

Fred T. Myers  
Name of Development/Applicant

October 28, 2022  
Date

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

Properties in the general area are all utilized for agricultural purposes or residential use (under an F-1 designation). The oldest farmhouse in Kane County is situated on the subject property. It has been used as a residential dwelling for over 170 years. No change is anticipated in the use of the subject property, which renders it consistent with surrounding properties.

**2. What are the zoning classifications of properties in the general area of the property in question?**  
F and F1.

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

The subject property's current use as a single family residential dwelling is consistent with its current F zoning designation. No change is in use is contemplated or necessary if the subject property is re-zoned to F-1.

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

The trend is toward preservation of farmland and residential use within the F and F-1 zoning classifications. This is consistent with the intended use.

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

The projected use of the subject property conforms to the Kane County 2040 Land Use Plan.

3S152 Bliss Road, LLC

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

**Special Information:** The property contains a home which dates back to the 1850's. There are also several older outbuildings on the property. The petitioner is seeking a rezoning on 10 acres of the farmstead to allow the home and outbuildings to be sold off separately from the farmland. There are no plans to change the agricultural use of the farmland.

**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.

**Staff recommended findings of fact:**

1. The rezoning would allow the historic farmstead to be split off and sold separately from the remaining farmland.

**Staff recommended stipulation:**

1. The petitioner shall apply for a permit for the decommissioning of the "apartment" to an accessory use only (not to be used as a separate dwelling unit within 30 days of the County Board granting approval of the rezoning request.

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





View looking Northwest to the South and East (front) elevations



View looking Southeast to the West elevation



View looking Southwest to the front of the subject



View looking Northeast to the South entrance



View of the patio and North elevation



View of the front porch and entrance





View of the apartment



View of the garage



View of the storage barn



View of the storage barn

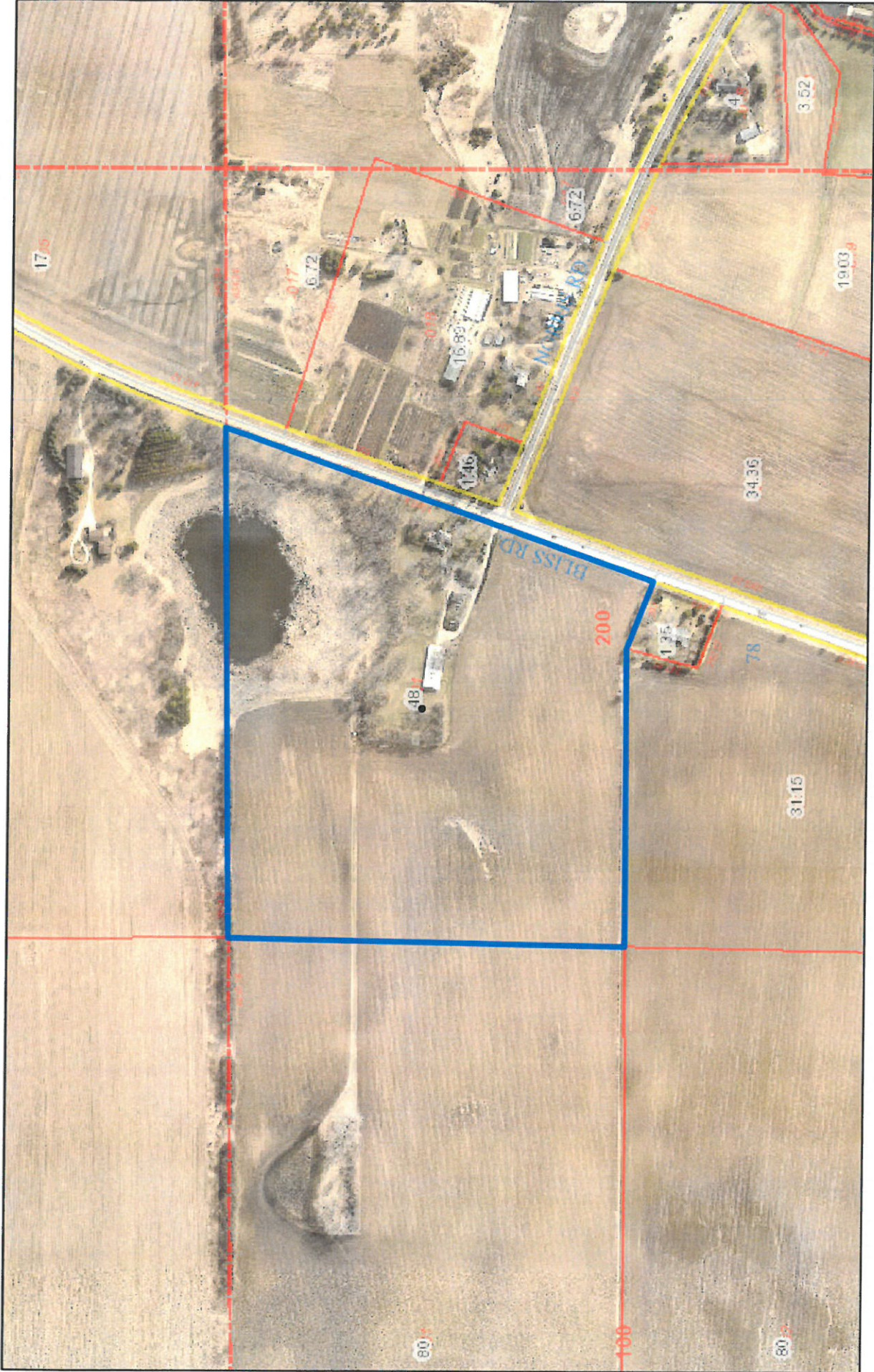


View of the horse barn



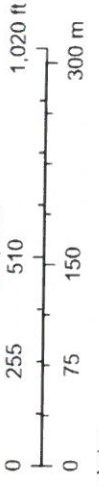
General view of the outbuildings

# Map Title



November 7, 2022

1:5,620



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



October 14, 2022

Kane County Development Department  
Keith Berkhout  
719 S Batavia Av  
Geneva IL 60134

Re: Land Use Opinion

Application: #22-100  
Petitioner: Myers Law Office  
17 N Sixth St  
Geneva, IL 60134

Location Address: parcel #11-34-200-001 located at 3S152 Bliss Rd, Sugar Grove  
Location: Blackberry Township 39N Range 7E, Section 34, in Kane County

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. All LUO decisions are valid for **five** years for the stated purpose only. 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. If you have any questions concerning this letter, please contact the KDSWCD office at the address or phone below.

Sincerely,

Jennifer Shroder  
Resource Assistant

*Applicant:* 3S152 Bliss Road, LLC  
*Contact:* Fred T. Myers  
*Address:* 17 N. Sixth Street  
Geneva, IL 60134

*IDNR Project Number:* 2305362  
*Date:* 10/13/2022

*Project:* Rezoning of 3S152 Bliss Road, Sugar Grove, IL 60134  
*Address:* 3S152 Bliss Road, Sugar Grove

*Description:* The residential portion of the property is being rezoned from F to F-1. In order to rezone the property we are required to obtain an Endangered Species Consultation Agency Action Report. The property, other than the residence and surrounding 10 acres, has been utilized as farmland for over 160 years. No prior inquiries concerning the property have been made to the Illinois DNR of which the applicant is aware.

## Natural Resource Review Results

### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation 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. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

*County:* Kane

*Township, Range, Section:*  
39N, 7E, 34



#### **IL Department of Natural Resources**

##### **Contact**

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

#### **Government Jurisdiction**

Kane County Development and Community  
Services  
Keith Berkhout  
719 S. Batavia Avenue, Building A  
Geneva, Illinois 60134

#### **Disclaimer**

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, 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, compliance with applicable statutes and regulations is required.

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