

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date
D2-2017-0004

**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): 08-36-300-004, 08-36-400-003, 11-01-200-013, 11-01-200-019, 11-01-200-020, 11-01-400-010, 11-01-400-011
	Street Address (or common location if no address is assigned): 39W287 Illinois Route 38, St. Charles, IL 60175

2. Applicant Information:	Name Forest Preserve District of Kane County	Phone (630) 232 - 5980
	Address 1996 S. Kirk Road, #320, Geneva, IL 60134	Fax (630) 232 5924
	Contact: Jerry Culp	Email culpgerald@kaneforest.com

3. Owner of record information:	Name (same as above)	Phone
	Address	Fax
		Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Settlements of LaFox, PUD

Current zoning of the property: PUD

Current use of the property: Farming

Proposed zoning of the property: F - Forest Preserve

Proposed use of the property: Open Space / Forest Preserve

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

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.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 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 adjacent & adjoining to 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 _____ Date _____

[Signature] _____ Date 1/4/17

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.*

Forest Preserve District of Kane County - Mill Creek Greenway F.P. 10/25/16

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?
Consistent with existing property uses in the general area

2. What are the zoning classifications of properties in the general area of the property in question?
F, PUD, Forest Preserve

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

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

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

Kane County Forest Preserve District
Rezoning from PUD-Planned Unit Development to F-Farming District

Special Information: The Kane County Forest Preserve District acquired this property in 2016. The District is seeking a rezoning from PUD-Planned Unit Development, which was approved as part of the proposed Settlements of LaFox subdivision, to F-District Farming. The District, if rezoning is approved, would establish their new Natural Resource Operations Facility on this property with parking for 10 vehicles. This would be a District operations center and not open to the public. The rest of the property would be restored as prairie, with trails and a possible picnic area. The existing homes on-site would be demolished and the existing barn would be preserved by the District for the time being. The District may allow an agricultural business to be operated from the barn in the future. This property would be considered an addition to the existing Mill Creek Forest Preserve.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as a Proposed Open Space and Resource Management. The Forest Preserve District operations center and restorative prairie activities would complement the intent of these area designations.

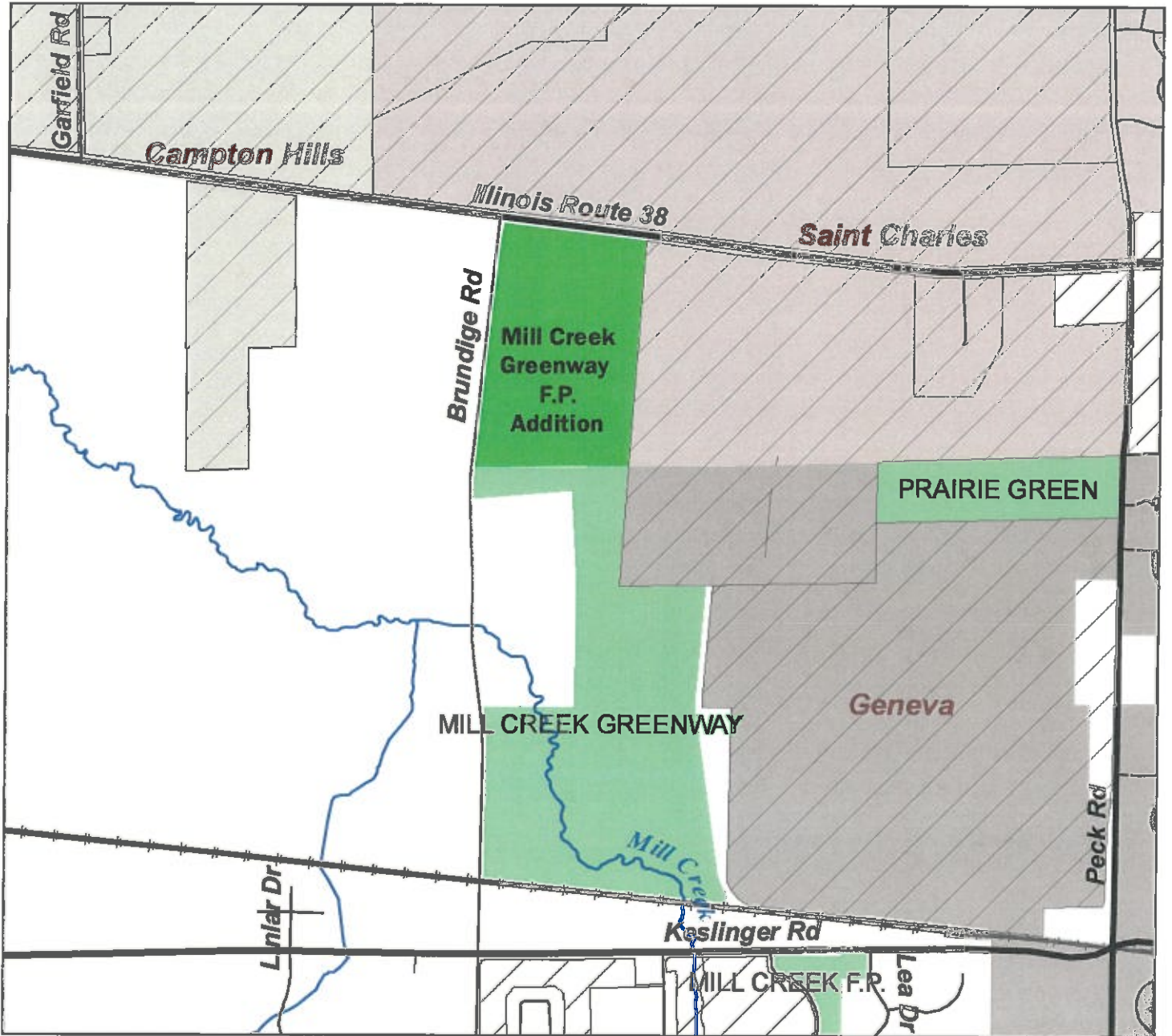
Staff recommended Finding of Facts:

1. The rezoning would permanently convert potential future residential use of the property to Forest Preserve and open space use.

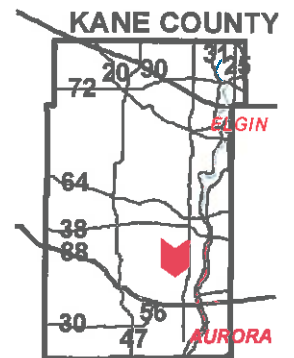
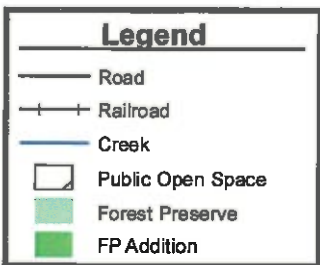
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet



Mill Creek Greenway Forest Preserve - Location Map

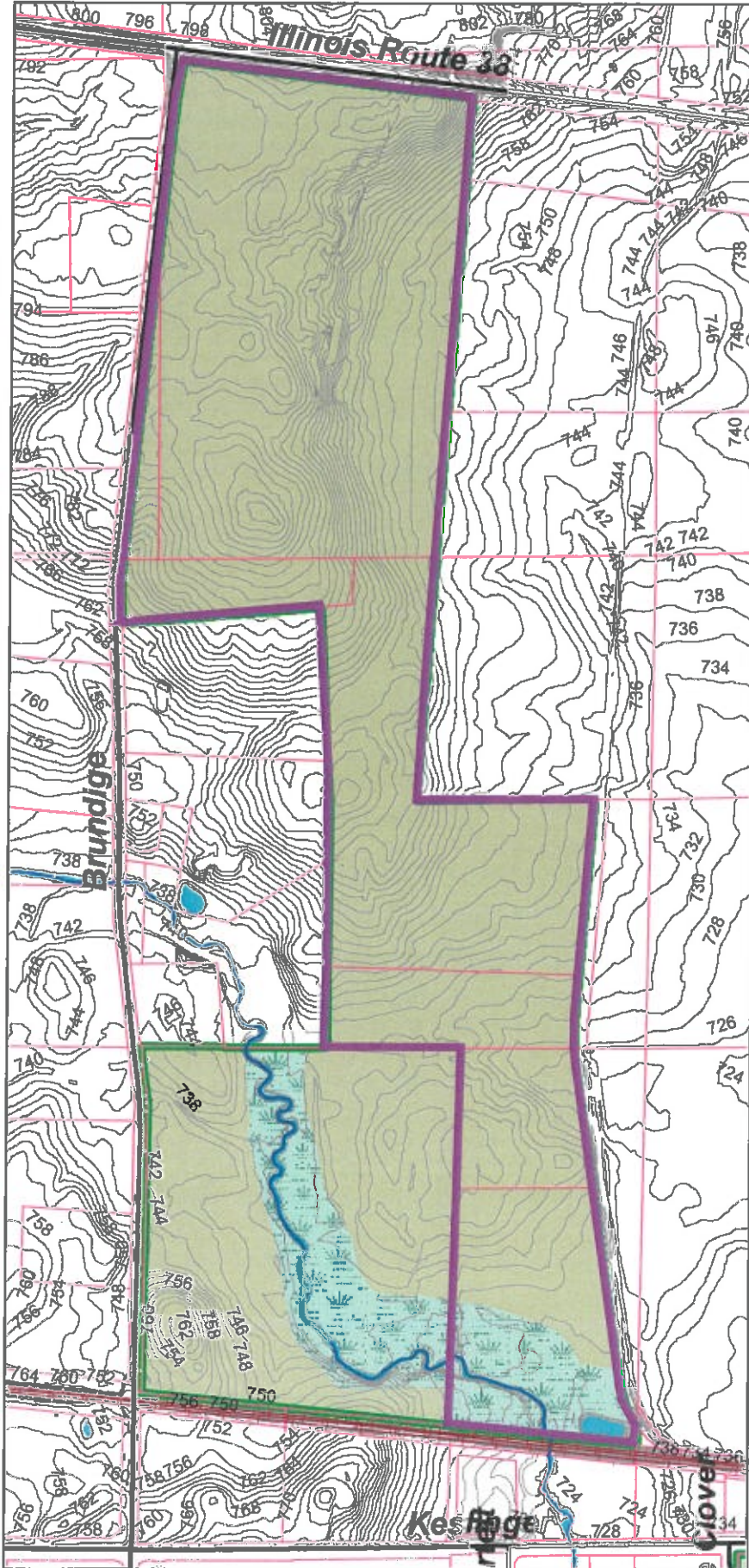


39W287 IL Route 38, St. Charles, IL 60175

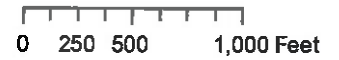




Mill Creek Greenway

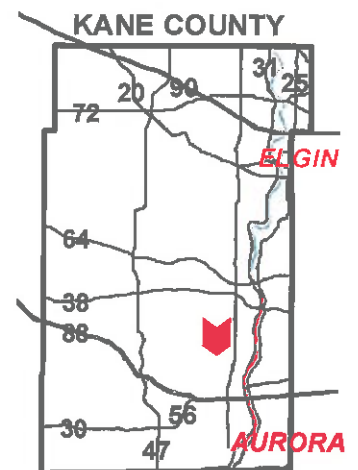


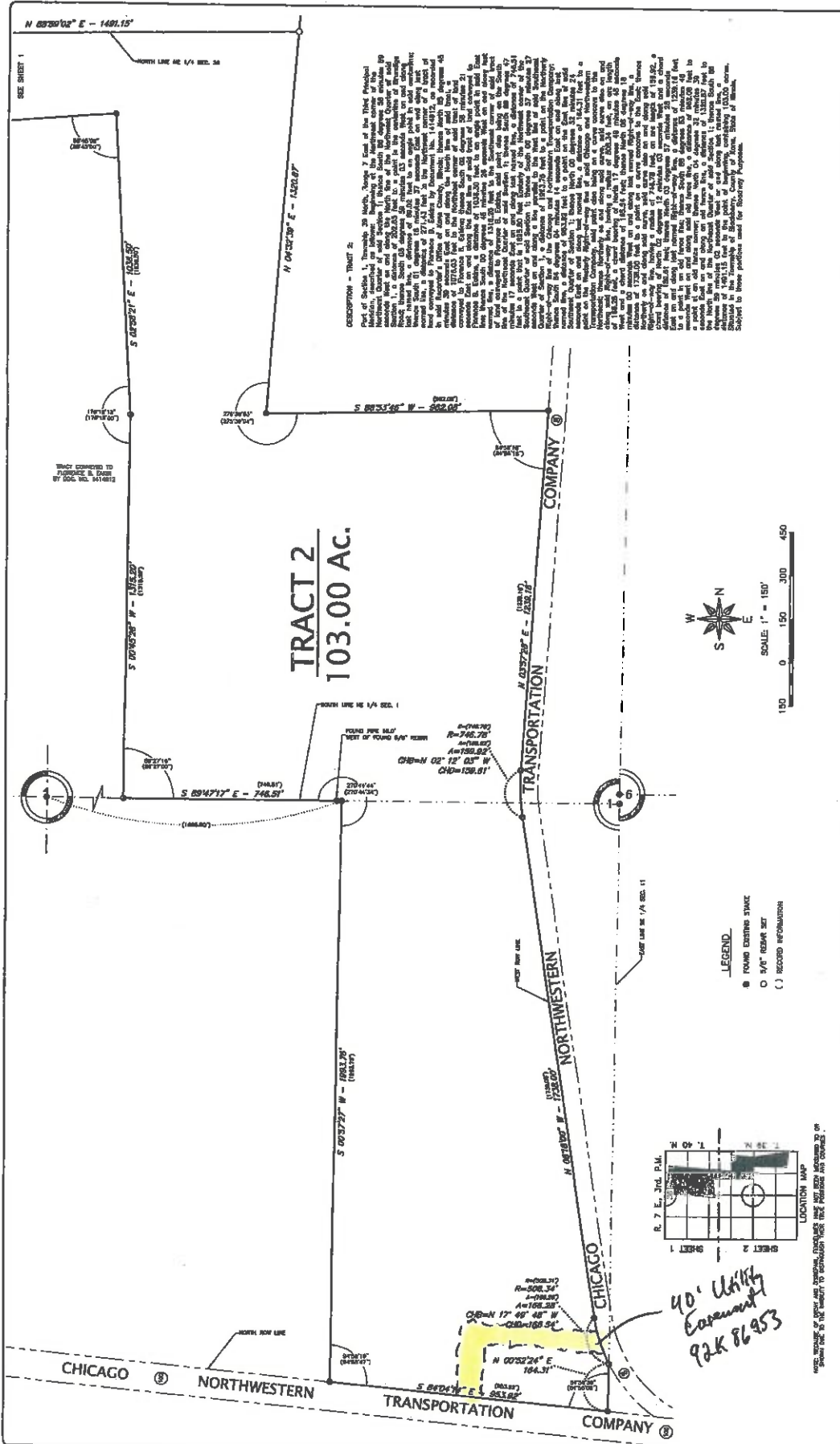
Legend	
	Road
	Railroad
	Creek
	Topography
	Parcel
	Forest Preserve
	Open Water
	Cropland
	Wetland



**Rezoning area
~197 acres
from PUD to F**

39W287 IL Route 38,
St. Charles, IL 60175

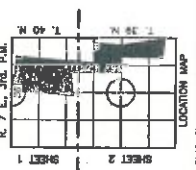




DESCRIPTION - TRACT 2:
 Part of Section 1, Township 39 North, Range 7 East of the 14th Principal Meridian, containing 103.00 Acres, Beginning at the Northwest corner of the Section 1, and containing 103.00 Acres, more or less, as follows:
 Starting at a point in the Northwest corner of the Section 1, and containing 103.00 Acres, more or less, as follows:
 1. A bearing and distance of S 89°47'12\"/>



- LEGEND**
- FOUND EXISTING STAKE
 - 5/8\"/>
 - () RECORD INFORMATION



THIS SURVEY OF NEW AND EXISTING CORNERS, BEING THE PROPERTY OF THE CHICAGO NORTHWESTERN TRANSPORTATION COMPANY, IS SUBJECT TO THE TERMS OF THE ORIGINAL SURVEY MAPS OF THE CHICAGO NORTHWESTERN TRANSPORTATION COMPANY.

FEHR-GRAHAM & ASSOCIATES, LLC
 ENGINEERING AND SCIENCE CONSULTANTS
 FREDRICK, L. ROCKFORD, ILL. ROCHELLE, ILL. SPRINGFIELD, ILL. MONROE, WI.
 LICENSE NUMBER: 01-000000

PROJECT AND LOCATION:
 GUARDIAN, KAUNA & BUTKUS
 310 S. COUNTRY FARM RD. H
 WILSONVILLE, IL 60157

OWNER: INAG
 DATE: 01/23/12
 SCALE: 1" = 150'

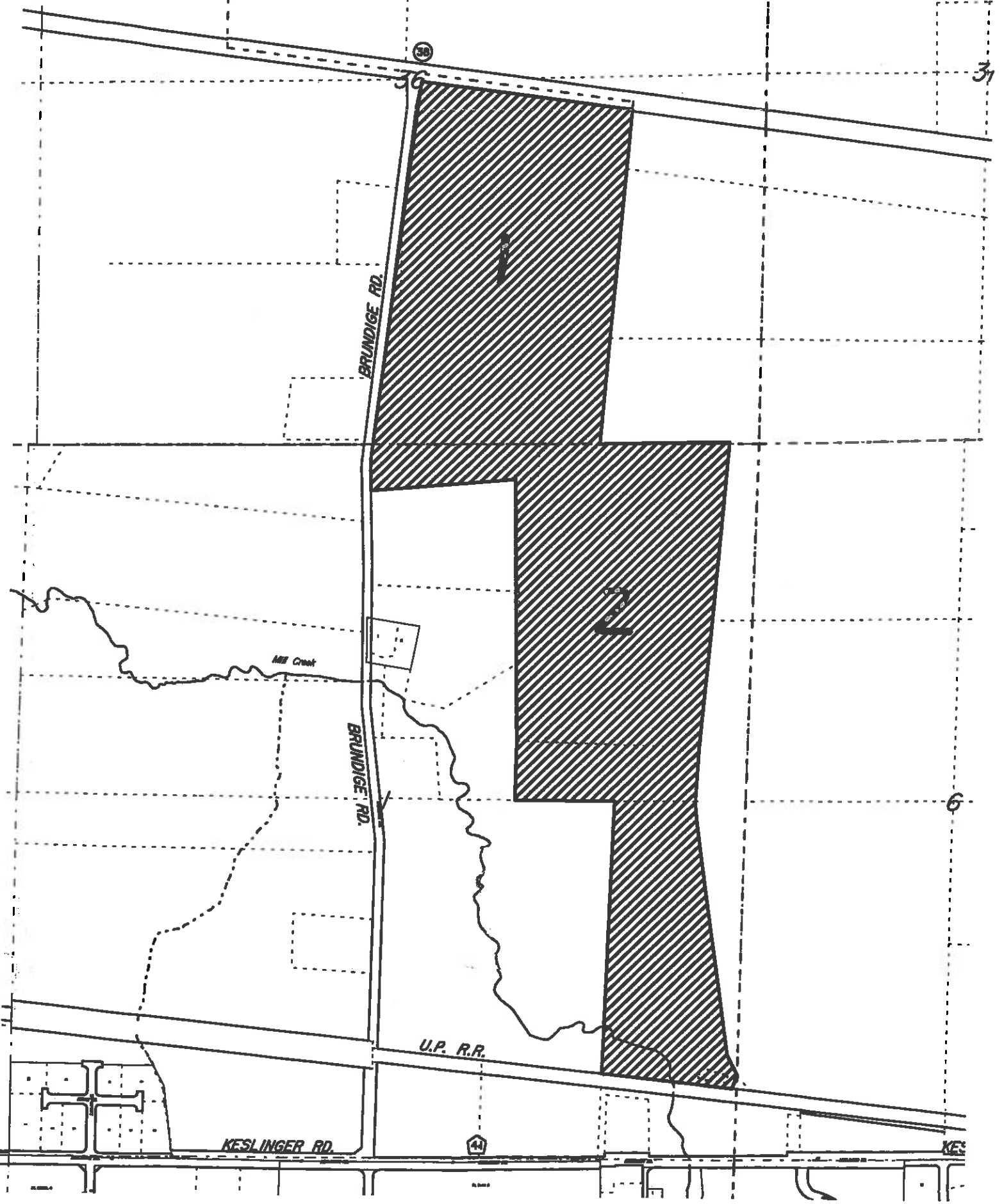
REVISIONS:

NO.	DATE	DESCRIPTION

PROJ. NO.: 12-143
SHEET NUMBER: 2 of 2

JOHNSON FARM BOUNDARY SURVEY

Kane County Forest Preserve

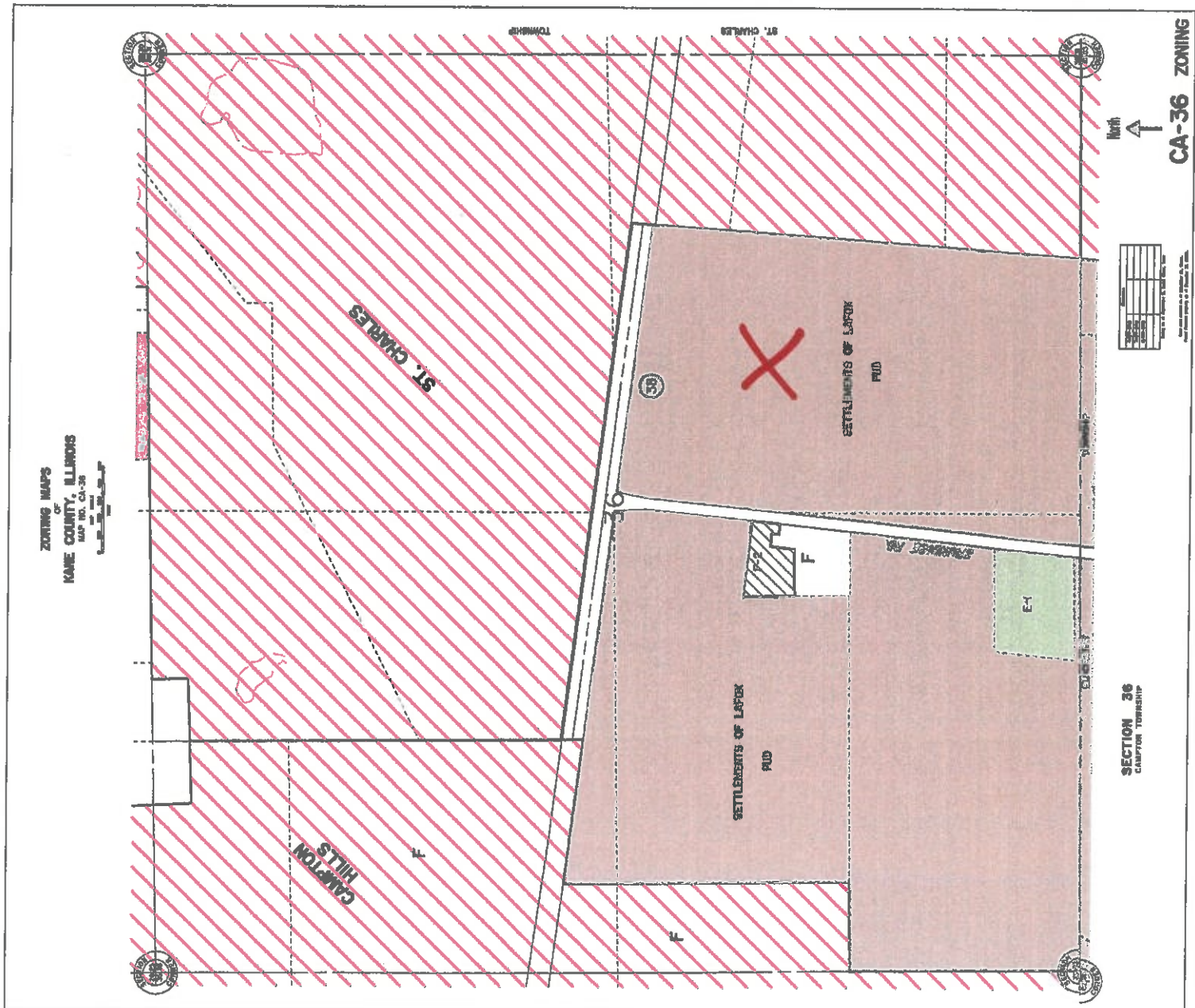
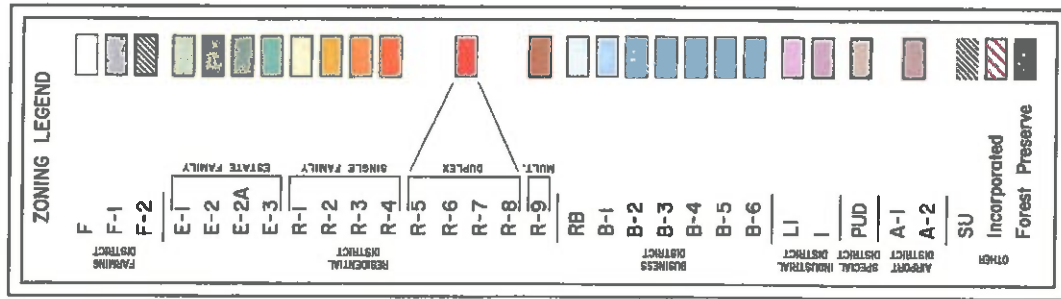


Kane County, Illinois
Building and Zoning Division

Mark D. VanKerkhoff, AIA
Zoning Enforcing Officer

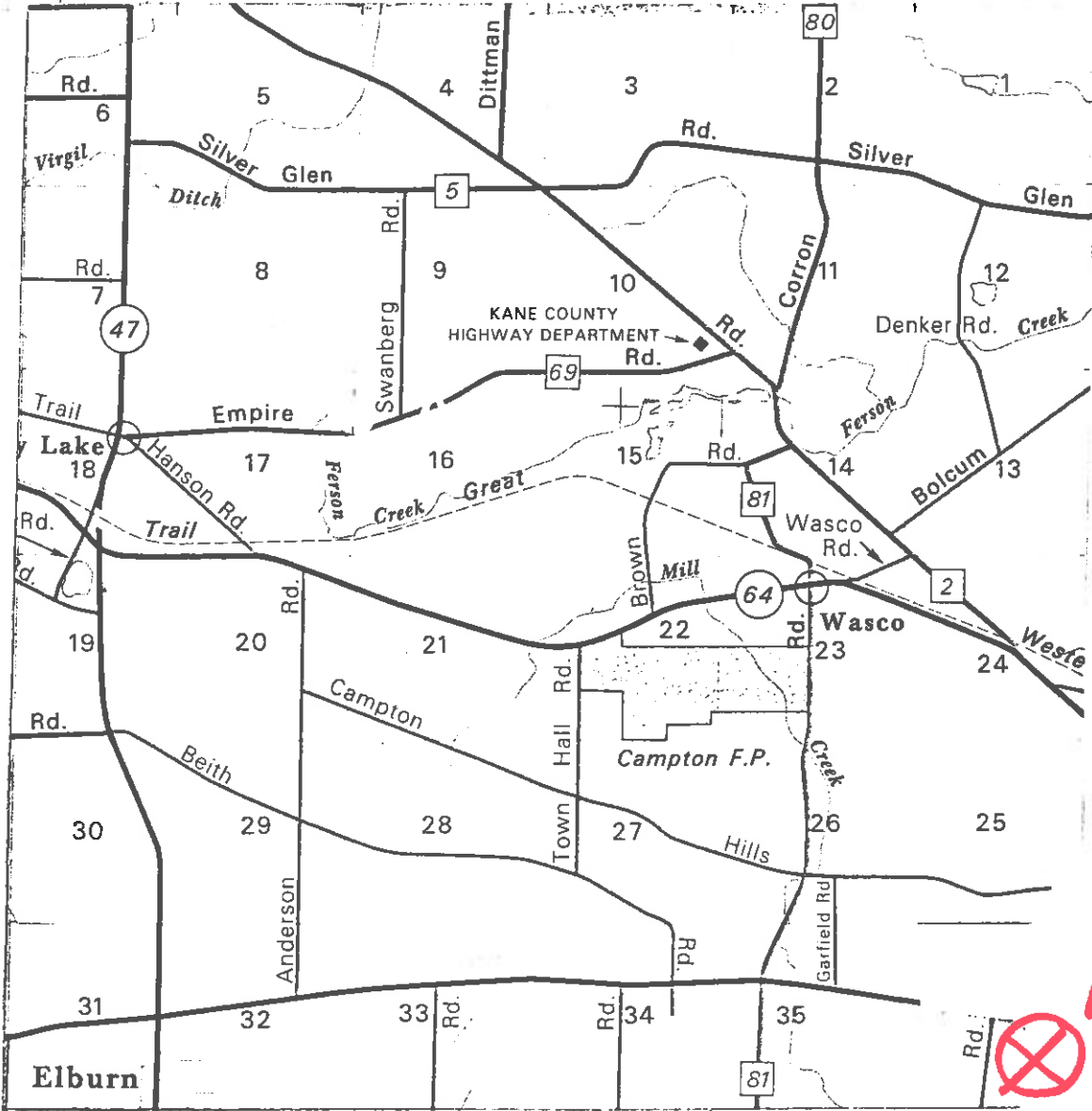
Kane County
Government Center
719 S. Batavia Ave., Bldg. A
Geneva, IL 60134

Phone: 630-232-3492



CAMPTON twp.
T.40N - R.7E

map 8



1 MILE

BLACKBERRY twp.

T.39N - R.7E

map 11

