

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

**APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE**

PLN 2017 0000224

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): 05-31-300-018
	Street Address (or common location if no address is assigned): 6 acres immediately west of the property commonly known as 44W514 Ramo Rd., Maple Park, IL 60151

2. Applicant Information:	Name Erwin L. Yurs, as Trustee of the Yurs Trust No. 101 dated 7-13-1994	Phone 928-499-1118
	Address By: Ed Yurs, as attorney in fact 600 E. Saguaro Dr. #75	Fax
	Benson, AZ 85602	Email eyurs161@gmail.com

3. Owner of record information:	Name Erwin L. Yurs as sole surviving Co-Trustee of the Yurs Trust No. 101 dated 7-13-1994	Phone 928-499-1118
	Address By: Ed Yurs, as attorney in fact 600 E. Saguaro Dr. #75	Fax
	Benson, AZ 85602	Email eyurs161@gmail.com

EXECUTIVE SUMMARY

The petitioner is requesting a rezoning from F-District Farming to F-1 District Rural Residential on a 6 acre portion of property to allow for a future home to be constructed.

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: Farming (F)

Current use of the property: Agriculture

Proposed zoning of the property: F-1

Proposed use of the property: Rural Residential

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

None at this time, though future development with a single family dwelling and accessory structures is possible.

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/nrc/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.

Erwin L. Yurs as sole surviving Co-Trustee of the Yurs Trust No. 101 dated 7-13-1994 By: Edward A. Yurs, Ed Yurs, as attorney in fact Dated: 2-1-2017

Record Owner

Date

Jeffrey Meyer Attorney for Applicant Dated: _____
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.

Erwin L. Yurs, as Trustee of the Yurs Trust No. 101
dated 7-13-1994 by: Ed Yurs as attorney in fact
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 west +/- 10.5 acres of parcel 05-31-300-018 is Agricultural. The property to the North is agricultural. The parcels to the west and east are rural residences. The several parcels to the south are rural residences. The parcel is fronted by Rama Rd., a well-traveled through township road. Rt. 42, a major transportation corridor, is +/- 0.25 miles east of the subject property.

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

F and F-1.

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

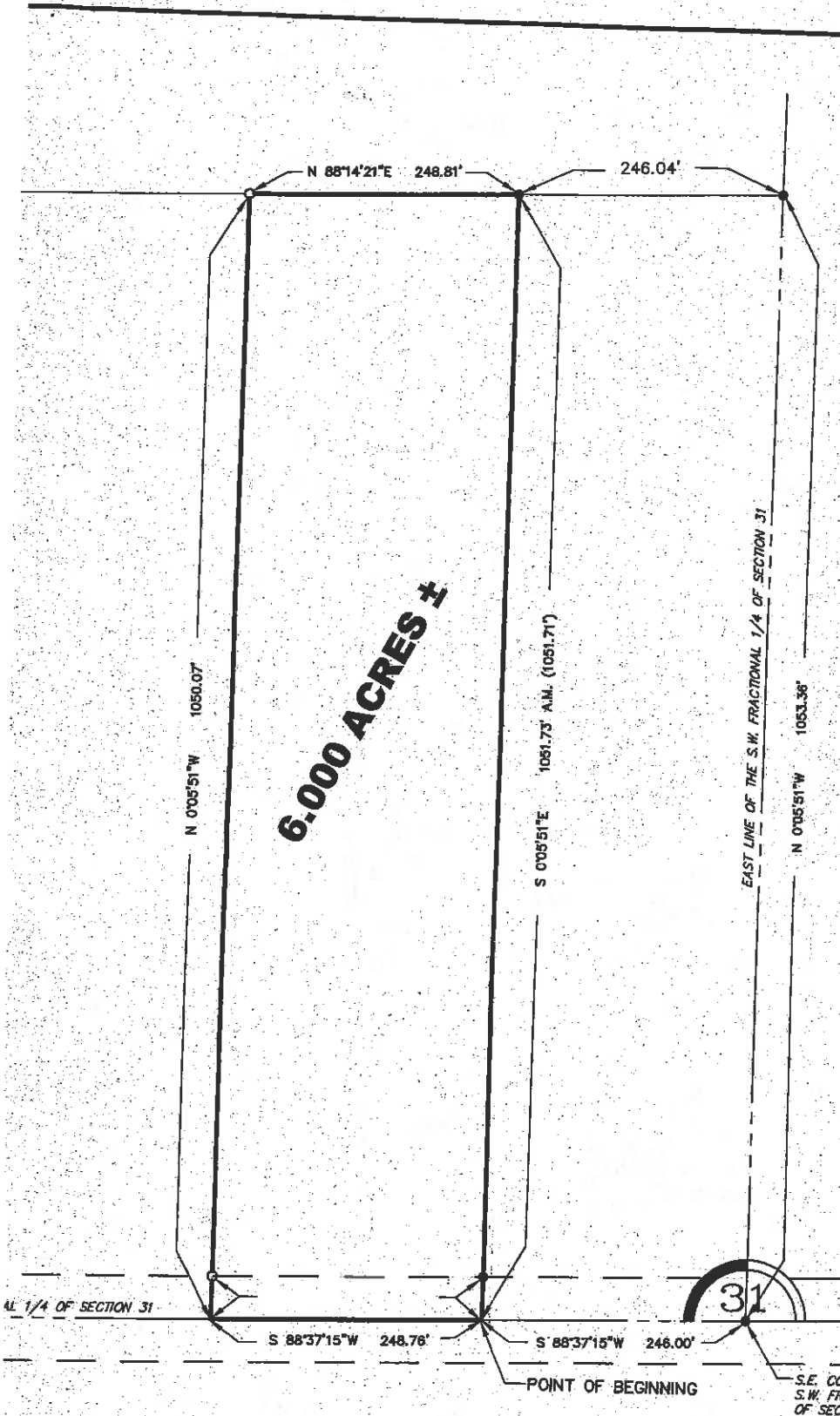
The soil appears to continue to be suitable for Agriculture though the overall existing parcel at +/- 16.5 acres is small when compared to viable-sized family farms.

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

Rural residences are common in the general area of the subject property. Agriculture is also common in the general area. Incorporated portions of the Village of Compton Hills, including residential and estate subdivisions, are common in the section immediately to the east of the section in which the subject property is located.

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

The projected use does not in any but a negligible manner increase density, and by retaining a large parcel size, maintains and enhances open space. No change in use of the western +/- 10.5 acres of the existing parcel is requested and it will continue to be Agricultural. The parcels immediately to the south are designated on the 2040 Plan Map as Country side / Estate Residential, with Agriculture to the North, and More Country side / Estate Residential to the West. The projected use preserves a large parcel, and agricultural use on the remainder, and projects only a low-impact single family home as possible future development on an existing transportation corridor.



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STATE OF ILLINOIS)
 (SS)
 COUNTY OF OGLE)

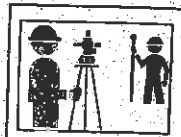
I, Dale E. Wallace, an Illinois Pr
 following described property was
 further certify that this plat is a tr
 best of my knowledge and belief. I
 thereof. Bearings shown hereon a
 for description purposes and relativ

OF PROPERTY DESCRIBED
 Section 31, Township 41 North,
 bounded and described as follows:

Commencing at the Southeast Co
 Section 31; thence South 88 degr
 Line of said Southwest Fractional
 Beginning of the hereinafter desc
 degrees 37 minutes 15 seconds We
 thence North 0 degrees 05 minut
 thence North 88 degrees 14 minut
 intersect the East Line of said Sou
 North 0 degrees 05 minutes 51 s
 Southwest Fractional Quarter, a di
 minutes 51 seconds East, a dista
 containing 6.000 acres, more or les
 purposes and also subject to al
 ordinances of record if any, all situ
 and the State of Illinois.

Dated this 13th day of January 2017

[Signature]
 Dale E. Wallace, Illinois Profe
 Land Surveyor No. 3

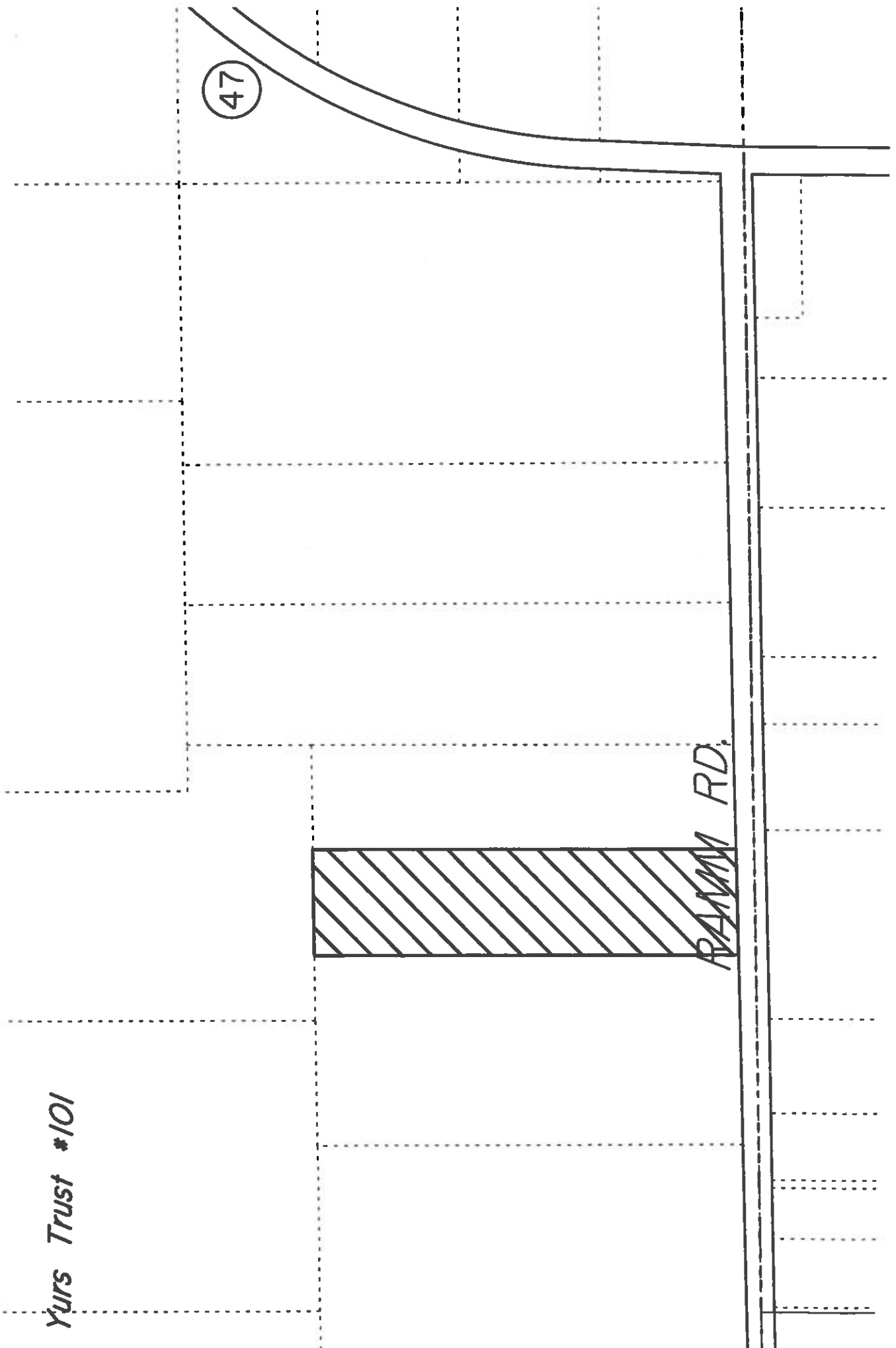
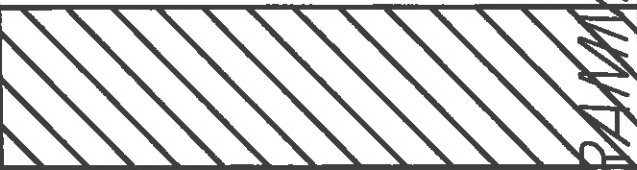


DATE:
 1-09-17
 KLL
 FB: KANE
 ACAD: S2R416

Yurs Trust #101

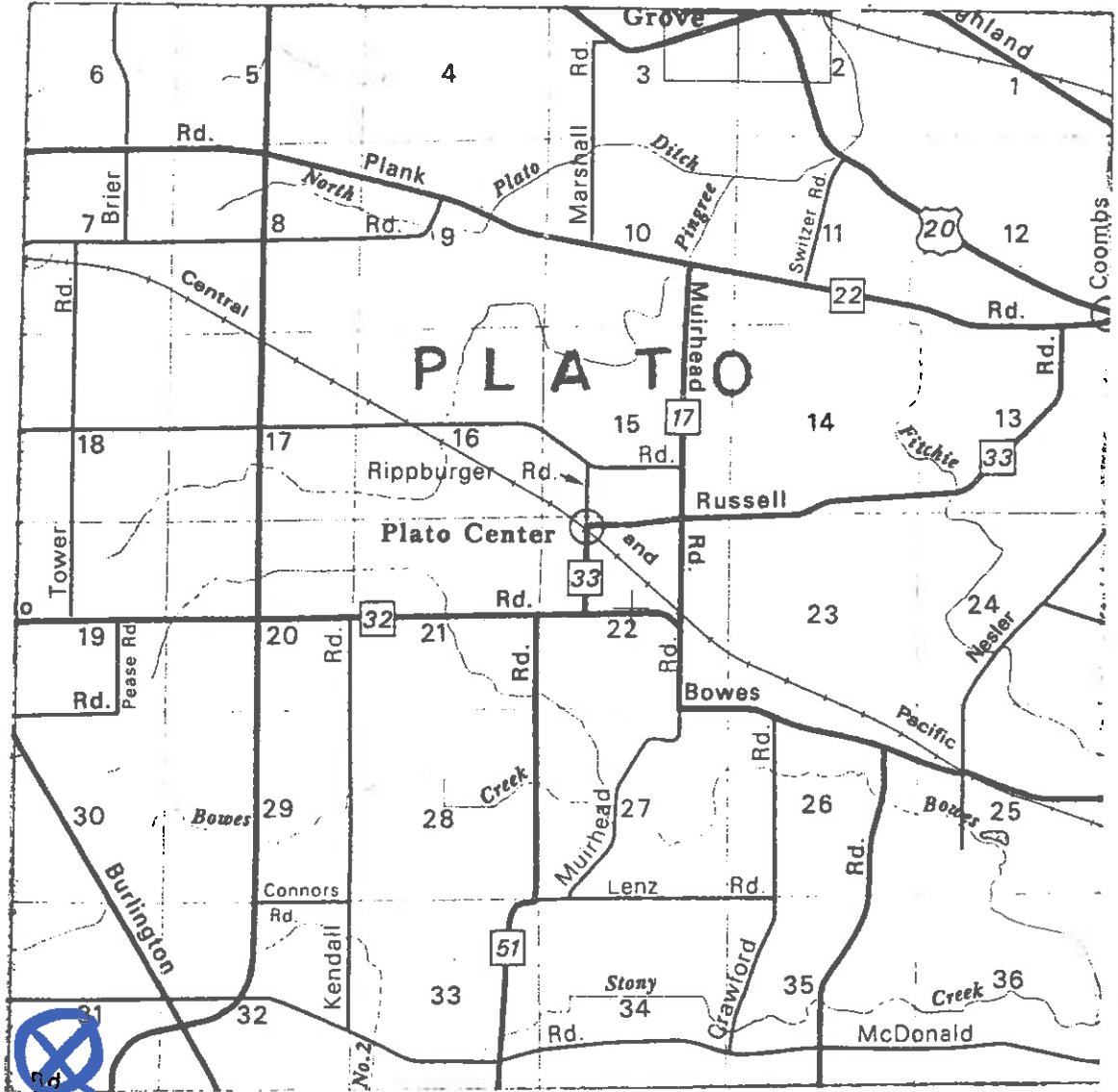
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PANAMA RD.



PLATO twp.
T. 41N. - R. 7E

map 5



1 MILE