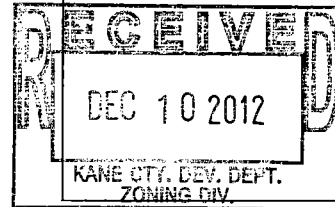


KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 232-3492 Fax: (630) 232-3411

Received Date

ZONING MAP AMENDMENT APPLICATION



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): <div style="text-align: center; font-size: 1.2em;">05-25-101-004</div>
	Street Address (or common location if no address is assigned): <div style="text-align: center; font-size: 1.2em;">9 N 830 - Nesler Rd. Elgin, IL 60124</div>

2. Applicant Information:	Name Raymond & Evelyn Krog, Trust	Phone 847-888-4273
	Address c/o Bonnie Stanczak, Trustee 38 W 373 - Heatherfield	Fax
	Elgin, IL 60124	Email bstanczak12451@gmail.com

3. Owner of record information:	Name Raymond & Evelyn Krog Trust	Phone
	Address same as above	Fax
		Email

Zoning and Use Information:

2030 Plan Land Use Designation of the property: Critical Growth Area Refinement

Current zoning of the property: F - District

Current use of the property: Single-family Residential

Proposed zoning of the property: F-1 Residential

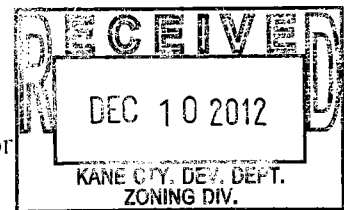
Proposed use of the property: Single-family Residential

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 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
- Aerial (air photo) with property clearly highlighted contact:
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- 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.

Raymond & Evelyn Krog Trust November 19, 2012
Record Owner Date

Bonnie A. Stenzel Trustee

Barbara A. Wood Trustee

Applicant or Authorized Agent Date

November 19, 2012

Findings of Fact Sheet – Rezoning

- 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.

Raymond & Evelyn Krog Trust
Name of Development/Applicant

November 19, 2012
Date

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

Same

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

Agricultural/Rural Village Area Recommitment
Critical Growth Area Refinement

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

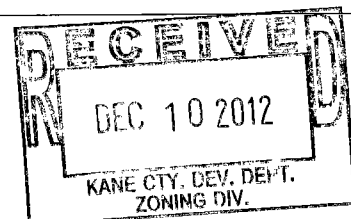
Permitted use

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

No change

5. How does the projected use of the property relate to the Kane County 2030 Land Use Plan?

Complies with 2030 Land Use Plan

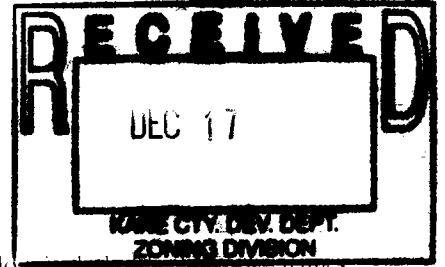


CERTIFICATION OF NOTIFICATION
OF ADJACENT PROPERTY OWNERS

Date: 12/10/2012 To: ..

KANE COUNTY ZONING BOARD OF APPEALS

From: RAYMOND + EVELYN KROG TRUST
38W373 HEATHERFIELD DRIVE
ELGIN, IL 60124
(Ph #) 847-888-4273



The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property adjacent to property referred to in petition for

(circle one) Variance Rezoning Special Use

for the purpose of CHANGING THE ZONING OF THE

RESIDENCE AT 9N830 NESLER ROAD ELGIN, IL 60124
FROM F TO F1 ZONING

and, further, that all persons owning property which is adjacent to parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section 25, Township 41, County of Kane. (Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

NAME

ADDRESS (street, city, state and zip code)

EXCHANGE NATIONAL BANK OF CHICAGO

% DANIEL G KUESIS

7N121 WHISPERING TRAIL, ST. CHARLES
IL 60175

NORTHWEST BIBLE BAPTIST CHURCH 9N989 NESLER ROAD ELGIN, IL
60123

PATRICK T. HINES

39W720 LORI LANE ELGIN, IL
60123

By:

Barbara Wood, trustee

Bonnie Stangak, trustee

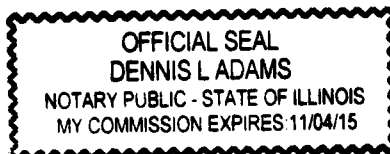
(Property Owner or Agent)

Bruce Krog Trustee

Subscribed and sworn to before me

this 10th day of December, 2012

Dennis L. Adams, exp. 11/4/15
Notary



DISCLOSURE

The following are the beneficial owners of the property contained in the RAYMOND H. KROG TRUST dated August 1, 1992.

1/3 owner Barbara Wood

1/3 owner Bonnie Stanczak

1/3 owner Bruce Krog

and

The following are the beneficial owners of the EVELYN M. KROG TRUST dated August 1, 1992.

1/3 owner Barbara Wood

1/3 owner Bonnie Stanczak

1/3 owner Bruce Krog

We are in agreement as to the zoning change from F to F-1 for the property commonly known as 9N830 Nesler Road, Elgin, IL 60124 with a P.I.N. No. 05-25-101-004.

Barbara Wood

(Barbara Wood)

Bonnie Stanczak

(Bonnie Stanczak)

Bruce Krog

(Bruce Krog)

OF PROPERTY DESCRIBED AS FOLLOWS:

The East 264.0 feet of the South 200.0 feet of the North 1150.0 feet of the West Half of the Northwest Quarter of Section 25, Township 41 North, Range 7 East of the Third Principal Meridian Kane County, Illinois.

December 26, 2012

Raymond Krog Trust
Rezoning from F to F-1

Special Information: The petitioners are heirs seeking to settle the estate of their parents. The two sisters wish to acquire the existing home for their residence on the west side of Nesler Road along with 1.21 acres and sell the surrounding farmland to their brother. The brother will continue to live on a farm to the west and will keep the farmland in active agricultural production.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as a Resource Management Area. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of livable, sustainable and healthy development that respects the character and carrying capacity of the land.

Recommendation: The Kane County Technical Staff recommends approval of the rezoning request.

Findings of Fact:

1. The intensity and residential use of the property will not change.
2. The rezoning will allow the surrounding farmland to be sold separately from the home.

Attachments: Location Map
Township Map


STATE OF ILLINOIS }
 }§
COUNTY OF KANE }

TO WHOM IT MAY CONCERN:

Petition No.: 4294

Public notice is hereby given to all persons concerned that on the 8th day of January 2013, A.D. at seven-fifteen (7:15 P.M.) Central Time, in the evening of said day, a public hearing will be held at the Kane County Government Center, Bldg. A, 719 S. Batavia Ave., Geneva, IL, to consider the petition of Raymond Krog, et ux, requesting a rezoning from F District Farming to F-1 District Rural Residential on the following described property: The E 264.0 ft of the S 200.0 ft of the N 1150.0 ft of the W hf of the NW Qtr of Sec 25, Twp 41 N, Rge 7 E of the 3rd PM KCI. The property is located at 9N830 Nesler Road. All interested persons and especially those owning adjacent and adjoining property are requested to attend said hearing.

KANE COUNTY ZONING BOARD OF APPEALS



Mark VanKerkhoff
Zoning Enforcement Officer

DATED at Geneva, Illinois
this 20th day of December, A.D., 2012

KANE COUNTY DEVELOPMENT DEPT.
BUILDING & ZONING DIVISION
719 BATAVIA AVENUE
GENEVA, IL 60134
(630) 232-3492



Mayor
David J. Kaptain

City Council
Richard Dunne
Robert Gilliam
Anna C. Moeller
Tish S. Powell
John Prigge
F. John Steffen

City Manager
Sean R. Stegall

December 20, 2012

Keith Berkhout
Building and Zoning Division
Kane County Development Department
County Government Center
719 Batavia Avenue
Geneva, IL 60134

RE: Raymond Krog Rezoning from F-Farming to F-1 Rural Residential, Property located at
9N830 Nesler Road, Elgin, Illinois 60124

Dear Mr. Berkhout,

Thank you for providing the City of Elgin with information on the above referenced petition and the opportunity to comment, make recommendations or suggestions on the petition.

The City of Elgin has no objection to the proposed rezoning of the subject property located at 9N830, Elgin Illinois 60124 from F-Farming to F-1 Rural Residential.

If you need to contact me please call me at 847-931-5909 or e-mail me at waden_d@cityofelgin.org

Sincerely,

s/Dave Waden

Senior Planner
City of Elgin

Berkhout, Keith

From: Hajek, Scott
Sent: Friday, December 21, 2012 3:38 PM
To: Berkhout, Keith
Subject: Krog Rezoning

Keith,

Water Resources has no objection to this petition.

Scott

Scott R. Hajek, P.E., CFM

Water Resources Manager

Kane County Water Resources Division

630-232-3496

HajekScott@co.kane.il.us

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**

Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3480
Fax: (630) 232-3411

December 26, 2012

Bonnie Stanczek
38W373 Heatherfield
Elgin, Illinois 60124

RE: Petition No. 4294
Raymond Krog Trust

Dear Ms. Stanczek,

The legal publication notice with regard to the referenced petition did appear in the Daily Courier News on December 20, 2012. The hearing will be held at the Kane County Government Center, Building A, 719 Batavia Ave, Geneva, IL, at 7:15 p.m. on the evening of **Tuesday, January 8, 2013**.

It is required that you and/or your representative be present for said hearing.

Sincerely,

KANE COUNTY DEVELOPMENT DEPARTMENT

Keith Berkhout
Building & Zoning Division

cc: Joseph White, Chairman, Zoning Board of Appeals
County Board Member District

Berkhout, Keith

From: Patsy Smith <president@villageofcamptonhills.org>
Sent: Thursday, December 27, 2012 1:19 PM
To: Berkhout, Keith
Subject: Krog Rezoning

Keith,

This email is to let you know that the Village of Campton Hills has no comments in regards to the rezoning from F to F1 of the Krog Farm. Thank you for allowing us to provide comments on this issue however. I hope you are enjoying the holidays.

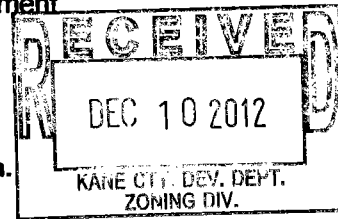
Patsy Smith
630.584.5700



Endangered Species Consultation Agency Action Report

(Illinois Administrative Code Title 17 Part 1075)
Division of Ecosystems and Environment

Date Nov 19, 2012



1. Indicate the government unit and type of action requiring consultation.

Local Government State Agency

- Authorization (a unit of state or local government must issue a permit or other authorization)
- Funding (a unit of state or local government will provide a grant, loan, or other direct support)
- Performance (a unit of state or local government is performing the action, such as construction)

Name of government unit Kane Co. Development & Community Services

Government contact name Keith Berkhout

Address 710 S. Batavia Ave. Geneva 60134

Phone 630 232-3495 Fax 630 232-3411

If local government, is it a county highway or local roads department? Yes No

2. Will the project receive technical assistance or funding from the state of Illinois? Yes No

If yes, indicate the state agency providing support _____

Projects receiving state assistance (including federal funding through a state agency) must comply with the Interagency Wetland Policy Act. These projects will be reviewed for wetland impacts.

3. Applicant information

Applicant name Raymond & Evelyn Krog Trust

Contact person 40 Bonnie Stanczak

Address 38 W 313 - Heatherfield Dr.

Phone 847-888-4273 Fax _____ E-mail bstanczak12451@gmail.com

4. Project information and location (a map showing the location of the proposed action is required)

Project name RAYMOND & EVELYN KROG TRUST County KANE

Address 9N930 NESLER ROAD

City and zip ELGIN, IL 60124

Township/Range/Section (e.g., T45N,R9E,S2) T41 R7E NW 1/4 S25

(Projects cannot be reviewed without the TRS)

Project description _____

Change zoning from F-District
to F-1 Residential

If this is a resubmittal, please provide previous IDNR Project Code _____

Mail completed form and map of project location to:
Illinois Department of Natural Resources
Division of Ecosystems and Environment
One Natural Resources Way
Springfield, IL 62702

IDNR Use Only
Project Code: _____

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**

Mark D. VanKerkhoff, AIA, Director



County Government Center

719 Batavia Avenue

Geneva, IL 60134

Phone: (630) 232-3480

Fax: (630) 232-3411

February 26, 2013

Bonnie Stanczak
38W373 Heathfield Drive
Elgin, Illinois 60124

RE: Rezoning Petition No.: 4294
Raymond Krog Trust

NOTICE OF COUNTY BOARD ACTION

The Kane County Board on February 12, 2013 adopted an ordinance **GRANTING** a rezoning of property from F-District Farming to F-1 District Rural Residential on property located at 9N830 Nesler Road, Section 25, Plato Township (fully described in petition on file with Kane County Zoning Board of Appeals). A copy of the ordinance is available from the Kane County Clerk's Office.

You are notified of the following provision set forth in Article IV, Section 4.7-4, of the County Zoning Ordinance: "In the case of property zoned by the County Board of Kane County but not used within one (1) year from date of said zoning, for purposes permitted in classification which said property has been zoned, or if the use of said property has been discontinued for a continuous period of three (3) years, the Zoning Board of Appeals shall have the power to institute proceedings, on its own motion, to consider the rezoning of said property to another classification."

Before beginning any demolition or construction on said premises a permit is required from the Building Permit & Inspections Division of the Kane County Development Department.

This change will be marked on the zoning maps of the County.

Sincerely,

KANE COUNTY DEVELOPMENT DEPARTMENT

Keith Berkhout, Zoning Planner
Building & Zoning Division

RECOMMENDATION

The Kane County Zoning Board of Appeals, at a public hearing, duly heard the testimony of the petitioner and others in connection with the petition of Shodeen Construction Company, LLC, seeking a Major Adjustment to the existing Vistas of Mill Creek PUD located on the southwest corner of Keslinger Road and Friendship Way, Sections 11 & 12, Blackberry Township (petition on file with Kane County Zoning Board of Appeals).

Therefore, the members of the Kane County Zoning Board of Appeals recommend the following action on the petition to the Kane County Board:

The Major Adjustment be approved.

Dated at Geneva, Illinois, this 15th day of January 2013.

KANE COUNTY ZONING BOARD OF APPEALS

Hal Bowen	<u>Aye</u>	Gerald Regan	<u>Aye</u>
Penny Cameron	<u>Aye</u>	Robert Moga	<u>Aye</u>
Roxanne Stover	<u>Aye</u>	Joe White	<u>Aye</u>

Berkhout, Keith

From: Bonnie Stanczak <bstanczak12451@gmail.com>
Sent: Tuesday, February 12, 2013 7:19 AM
To: Berkhout, Keith
Subject: Wednesday County Board Meeting

Keith, I missed your phone call on Monday and did not get your message till after you were gone on Monday. I will be at the meeting on Wednesday. Just thought I would let you know. Thanks Bonnie Stanczak

OF PROPERTY DESCRIBED AS FOLLOWS:

The East 230.0 feet of the South 200.0 feet of the North 1100.0 feet of the West Half of the Northwest Quarter of Section 25, Township 41 North, Range 7 East of the Third Principal Meridian, in Kane County, Illinois.

