

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): 10-10-100-01
	Street Address (or common location if no address is assigned): 47W777 KESLINGER RD. MAPLE PARK, IL 60151

2. Applicant Information:	Name JOE + MURIEL LORENZ	Phone 630-816-6387
	Address 0N536 OAKWOOD DR	Fax
	ELBURN, IL 60119	Email STEVE@PITSTICKFARM2.COM

3. Owner of record information:	Name OLD SECOND NATION BANK TRUST	Phone ED CORENZ - TRUST OFFICER 630-906-5767
	Address NO 250 + 251 0N536 OAKWOOD DR	Fax
	ELBURN, IL 60119	Email

Zoning and Use Information:

2030 Plan Land Use Designation of the property: AGRICULTURE

Current zoning of the property: F

Current use of the property: FARMSTEAD

Proposed zoning of the property: F1

Proposed use of the property: SAME AS CURRENTLY USED

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

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.

OLD SECOND NATIONAL BANK TRUST NO 250 + 251
 JOSEPH LORENZ Joseph a Lorenz MURREL LORENZ 9-4-13
 Record Owner Date

Steve Pitstick STEVE PITSTICK 9-4-13
 Applicant or Authorized Agent Date

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.

OSZ TRUST 250 + 251 - LORENZ
Name of Development/Applicant

9-4-13
Date

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

THE FUTURE ZONING OF THIS PROPERTY WILL CONTINUE TO ALLOW THE SUBJECT PROPERTY TO BE COMPLIANT WHEN IT'S SEPARATED FROM A LARGER PARCEL

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

MIXED BETWEEN RESIDENTIAL, FARM 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 IS VERY SUITABLE FOR FARM ZONING AS IT'S EXISTED IN IT'S CURRENT STATE FOR OVER 80 YRS.

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

THERE IS NO INCREASE IN DEVELOPMENT IN THE LOCAL AREA. A COUNTRY SUBDIVISION WAS ESTABLISHED WITHIN A HALF MILE OF THE PROPERTY IN THE LATE 1960'S AND 70'S

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

THE PROPOSED ZONING CHANGE IS A PERFECT FIT UNDER THE 2040 LAND USE PLAN AS IT RETAINS THE PROPERTY AS IT'S BEEN FOR CLOSE TO A CENTURY



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2013-4303 **Date** 09/24/2013

GENERAL INFORMATION

APPLICANT: JOE & MURIEL LORENZ
STEVE PITSTICK
0N536 OAKWOOD DRIVE
ELBURN 60119

PURPOSE: REZONE PORTION OF PROPERTY TO ACCOMODATE TO EXISTING HOMES ON SEPARATE PARCELS

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 6.59 ACRES

LOCATION: ON THE SOUTH SIDE OF KESLINGER ROAD, APPROXIMATELY 1/4 MILE WEST OF MEREDITH ROAD, SECTION 10, KANEVILLE TOWNSHIP (10-10-100-001) (47W777 & 47W805 KESLINGER ROAD)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING; R-1 - ONE-FAMILY RESIDENTIAL;	AGRICULTURAL; RESIDENTIAL;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PARCEL

APPLICABLE LAND USE REGULATION: SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE

September 23, 2013

The Lorenz Trust 6030/6031
Rezoning from F to F-1

Special Information: The rezoning request is to accommodate two existing homes on the northeast portion of the 80 acre parcel. The homes were built in 1921 and 1954. The petitioner is requesting a rezoning which will allow separate parcels to be created for each home, thereby bringing the residential use into conformance with current Zoning Ordinance requirements. The petitioners will then be able sell off the remaining farmland and keep it in agricultural production.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

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

Findings of Fact:

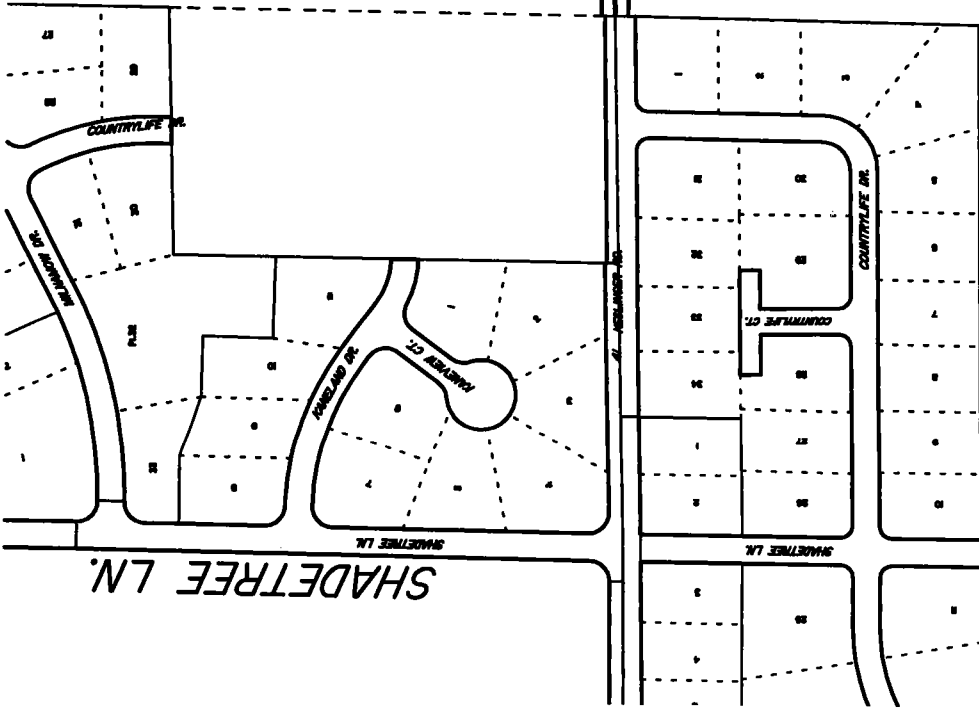
1. The existing residential use will not intensify.
2. The rezoning will bring both homes into conformance with the Kane County Zoning Ordinance.

Attachments: Location Map
Township Map

MEREDITH RD.

KESLINGER RD.

Old Second National Bank and Trust
Joe Lorenz, et ux



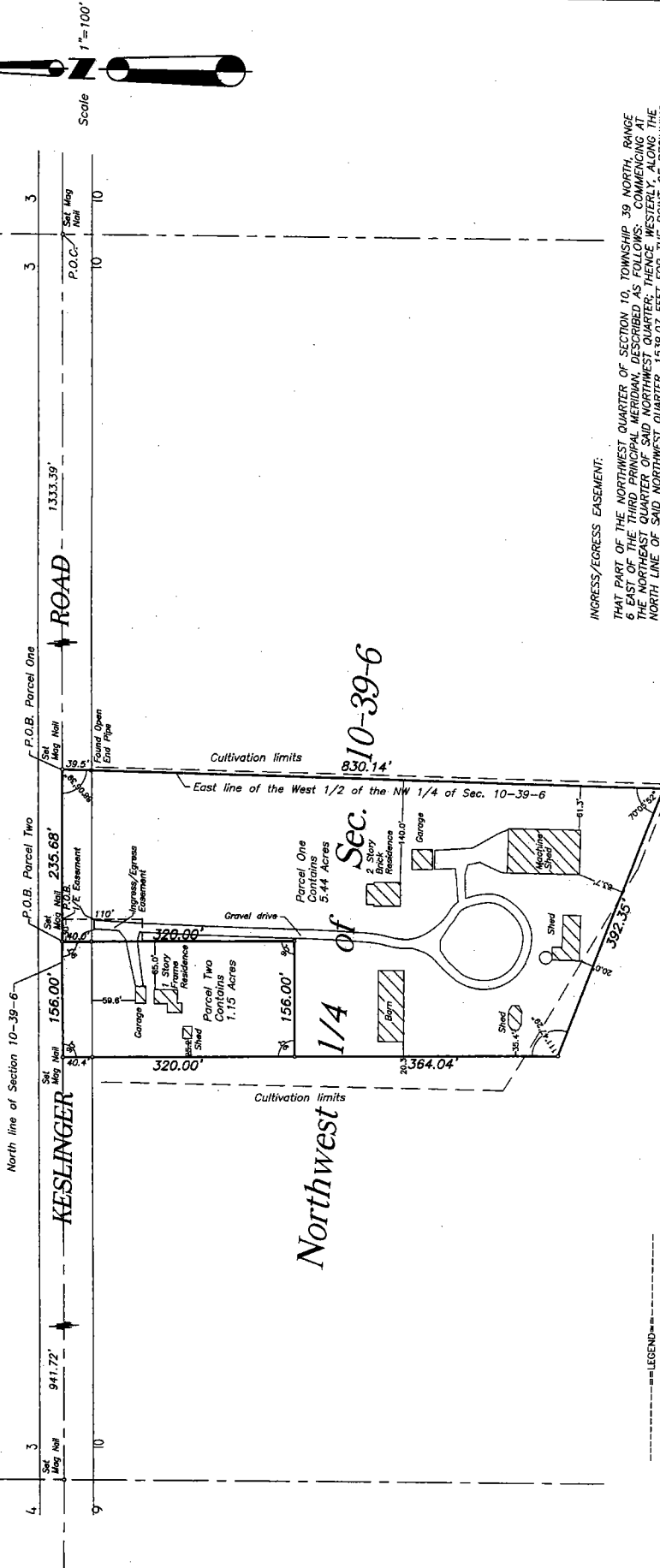
PLAT AND CERTIFICATE OF SURVEY

PARCEL ONE:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER OF SAID NORTHWEST QUARTER, THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1333.39 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, 156.00 FEET TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG SAID NORTH LINE, 320.00 FEET, THENCE SOUTHERLY, AT RIGHT ANGLE TO SAID NORTH LINE, 156.00 FEET, THENCE SOUTHEASTERLY, AT AN ANGLE OF 111°47'29", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 392.35 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, THENCE NORTHERLY, AT AN ANGLE OF 70°05'59", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EAST LINE, 830.14 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 156.00 FEET TO THE POINT OF BEGINNING, THENCE WESTERLY, AT RIGHT ANGLE TO SAID NORTH LINE, 320.00 FEET, THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 156.00 FEET, THENCE SOUTHEASTERLY, AT AN ANGLE OF 111°47'29", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 320.00 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.

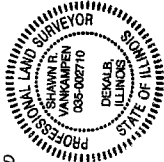


LEGEND:
 --- Boundary of property surveyed
 • Indicates found survey marker
 ○ Indicates set open end pipe
 * Indicates fence line

INGRESS/EGRESS EASEMENT:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 156.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTHERLY, AT RIGHT ANGLE TO SAID NORTH LINE, 320.00 FEET, THENCE NORTHERLY, AT RIGHT ANGLE TO SAID NORTH LINE, 156.00 FEET, THENCE SOUTHEASTERLY, AT AN ANGLE OF 111°47'29", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 320.00 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREOF SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR PROFESSIONAL SURVEY. FIELD WORK COMPLETED SEPTEMBER 4TH, 2013. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 5TH DAY OF SEPTEMBER, 2013.



Prepared by:
 William E. Hanna, Surveyors
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 DeKalb, Illinois 60115
 (815) 756-2189
 Fax 748-2532
 info@hannasurveyors.com

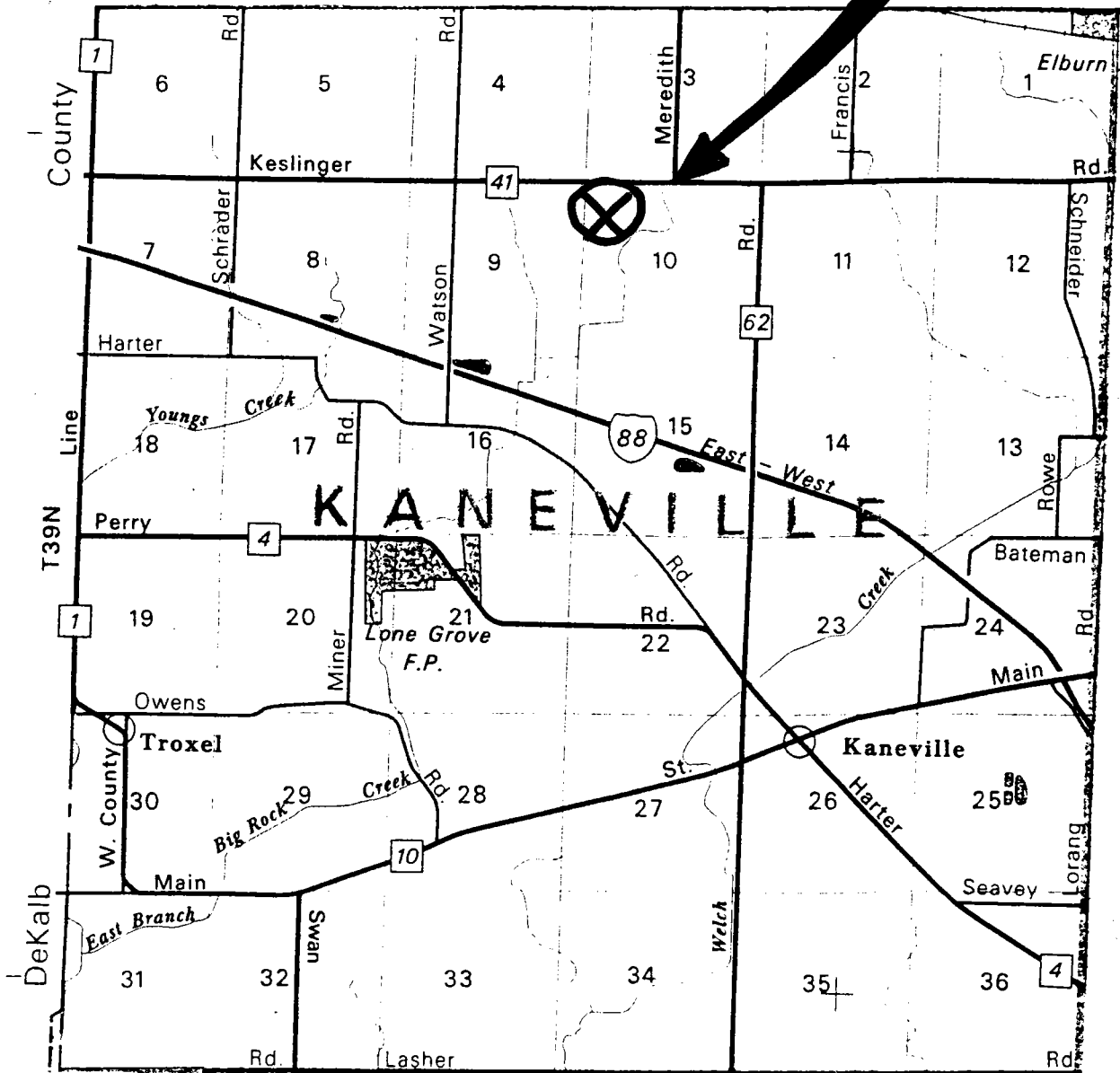
Shawn R. Van Kampfen
 SHAWN R. VAN KAMPFEN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2014

FOR: STEVE PITSTICK
 JOB NO. WES 12645

KANEVILLE twp.

T.39N - R.6E

map 10



1" = MILE