Zoning Request Report  
County of Kane

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

PETITION NUMBER  2014-4335  Date  12/23/2014

GENERAL INFORMATION

APPLICANT: ARYN SCHRAEDER

P.O. BOX 27  
MAPLE PARK  60151

PURPOSE: TO ALLOW A SINGLE FAMILY HOME TO BE BUILT

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: E-1 - ESTATE RESIDENTIAL;

SIZE: 5.06 ACRES

LOCATION: ON THE WEST SIDE OF HOWARD ROAD, JUST SOUTH OF THE HOME AT 2N976 HOWARD ROAD, SECTION 32, VIRGIL TOWNSHIP (07-32-200-007)

SURROUNDING ZONING USE
NORTH F - FARMING; E-1 - ESTATE RESIDENTIAL; E-3 - ESTATE RESIDENTIAL; RESIDENTIAL; AGRICULTURAL;
SOUTH F - FARMING; AGRICULTURAL;
EAST F - FARMING; AGRICULTURAL;
WEST F - FARMING; AGRICULTURAL;

EXISTING LAND USE: AGRICULTURAL;

LAND USE PLAN DESIGNATION: COUNTRYSIDE ESTATE RESIDENTIAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PARCEL

APPLICABLE LAND USE REGULATION: ARTICLE IX, SECTION 9.1 OF THE KANE COUNTY ZONING ORDINANCE
KANE COUNTY DEVELOPMENT DEPARTMENT  
Zoning Division, Kane County Government Center  
719 Batavia Avenue  
Geneva, Illinois 60134  
Office (630) 232-3492  Fax: (630) 232-3411

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.

<table>
<thead>
<tr>
<th>1. Property Information:</th>
<th>Parcel Number (s):</th>
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<tr>
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<td>07-32-200-007</td>
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<table>
<thead>
<tr>
<th>Street Address (or common location if no address is assigned):</th>
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<tbody>
<tr>
<td>02N976 Howard Road</td>
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<tr>
<td>Maple Park IL 60151</td>
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<tr>
<th>2. Applicant Information:</th>
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<tbody>
<tr>
<td>Name: Aryn Schrader</td>
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<tr>
<td>Georgia Giellis</td>
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| Name: Aryn Schrader       |
| Georgia Giellis           |

<table>
<thead>
<tr>
<th>Phone: 608-778-4785 or 630-461-5511</th>
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<tbody>
<tr>
<td>Fax</td>
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<tr>
<td>Email <a href="mailto:greggiellis@gmail.com">greggiellis@gmail.com</a></td>
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<th>3. Owner of record information:</th>
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<tbody>
<tr>
<td>Name: Nancy Olsen</td>
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<table>
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<tr>
<th>Name: Nancy Olsen</th>
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<table>
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<tr>
<th>Phone: 815-739-8037 815-827-3359</th>
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<tr>
<td>Fax</td>
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<tr>
<td>Email <a href="mailto:ottheifer@frontier.com">ottheifer@frontier.com</a></td>
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Zoning and Use Information:

2030 Plan Land Use Designation of the property: Countryside Estates

Current zoning of the property: F-District Farming

Current use of the property: Agriculture

Proposed zoning of the property: E-1

Proposed use of the property: Residential

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

We plan to build a single family home with an attached garage.

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.

Nancy Queen
Record Owner
Date: 11-10-14

Applicant or Authorized Agent
Date: 11-10-14
Nancy Olsen  
Rezoning from F to E-1

**Special Information:** The current owner wishes to rezone a portion of her property so that her nephew can build a new house there. The remaining 6.75 acres would remain in agricultural production for the foreseeable future. A neighboring property owner/farmer rents the land and will continue to farm it.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The E-1 District meets the minimum lot size called for in the Countryside Estate District. There are similar sized E-1 and E-3 District Estate zoned properties in the immediate area.

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

**Staff recommended Finding of Facts:**

1. The rezoning will allow the owners to build a new house.
2. The rezoning meets the requirements of the 2040 Plan.

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

Aryn Schrader & Georgia Guelliz 11-10-14
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 existing uses of property are also large lot single family homes.

2. What are the zoning classifications of properties in the general area of the property in question?
   F-District Farming a E-I District Estate

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
   There are large lot single family homes permitted in the adjacent properties.

4. What is the trend of development, if any, in the general area of the property in question?
   In the general area of the property the trend of development is large lot single family homes.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
   Fits the 2040 plan requirement of large lot residential.
PLAT AND CERTIFICATE OF SURVEY

PARCEL ONE:
The north 493.0 feet, as measured along the east line thereof, of the north 905.06 feet, as measured along the north line, of the northeast quarter of section 32, township 40 north, range 6 east of the third principal meridian, Varick township, Kane county, Illinois.

PARCEL TWO:
The north 493.0 feet, as measured along the east line, of the northwest quarter of the northeast quarter of section 32, township 40 north, range 6 east of the third principal meridian, excepting therefrom the east 544.0 feet of the north 240.24 feet, as measured along the north and east lines thereof and also excepting the south 252.76 feet of the north 493.0 feet, as measured along the east line thereof, of the east 905.06 feet, as measured along the north line thereof, all in Varick township, Kane county, Illinois.

Parcel Two
Contains 6.75 Acres

Parcel One
Contains 5.06 Acres

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

STATE OF ILLINOIS
COUNTY OF DEKALB

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 A BOUNDARY SURVEY.


Prepared by:
William F. Vonnahme
300 Vine Street
Dekalb, Illinois 60115
(815) 755-2199
Fax: 748-2532
info@hrnpDISPLAY.com
License #: 1642807

For: Georgia Gielles
Job No. WES 13004
Illinois Professional Land Surveyor No. 2710
License Expiration Date: November 30th, 2014
Applicant: Aryn Schrader
Contact: Aryn Schrader
Address: PO Box 27
         909 Willow ST
         Maple Park, IL 60151

Project: Rezone to build a home
Address: Parcel 07-29-400-007, Maple Park

Description: We are petitioning to rezone a 5 acre parcel (purchasing a 5 acre section from an 11 acre parcel) of F-District farming parcel used for agriculture to an E-I residential parcel to build a single family home with an attached garage.

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under 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.

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

County: Kane

Township, Range, Section:
40N, 6E, 32

IL Department of Natural Resources
Contact
Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

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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Kane – DuPage Soil & Water Conservation District

December 3, 2014

Kane County
Keith Berkhout
719 South Batavia Avenue
Geneva, IL 60134

We have assigned number 14-116 to a Land Use Opinion Application from:

Aryn Schrader
PO Box 27
Maple Park, IL 60151

The site location is:

Virgil
Sections 29 Township 40N, Range 6E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

_______ Our review and comments will be sent to you on or before _____

X  According to the information received, this proposed land use change will not have a substantial effect on natural resources. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

X  A processing fee of $65.00 has been retained.