

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

4455

Received Date

**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): 1511126026
	Street Address (or common location if no address is assigned): 790 Schomer Rd Aurora, IL 60505

2. Applicant Information:	Name Richard A Zifko	Phone 815/739-2546
	Address 790 Schomer Rd	Fax
	Aurora, IL 60505	Email zif11@att.net

3. Owner of record information:	Name Richard A. Zifko	Phone 815/739-2546
	Address 790 Schomer Rd	Fax
	Aurora, IL 60505	Email zif11@att.net

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Urban neighborhoods / mixed use infill

Current zoning of the property: F district farming

Current use of the property: residential

Proposed zoning of the property: R3 district single family residential

Proposed use of the property: residential (no change)

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

no new construction - an error was made when previous owner sold property in 2003 - we want to bring home into accordance with zoning

**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](http://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](http://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.

Richard A. Joffe 4-13-18  
Record Owner Date

Richard A. Joffe 4-13-18  
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.

Name of Development/Applicant

*Richard S. JBS*

Date

*4-13-18*

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

*We have a slightly larger lot*

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

*mix of R district farming and city of Aurora zoning*

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

*Brings it back into conformity*

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

*residential single family with some duplexes to the east*

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

*rezoning meets the intent of Urban Neighborhood / mix use infill designation*

June 18, 2018

Richard Zifko  
Rezoning from F-District Farming to R-3 District One Family Residential

**Special Information:** The property was part of a larger property that was split off in 2002. The division left the property in violation of the F-District minimum parcel size for residential use. The current owner purchased the property unaware of this issue and is seeking a rezoning to bring the property back into conformance of the Zoning Ordinance for residential use.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill. The purpose of this designation is to protect and improve existing residential neighborhoods and identify opportunities for the creation of additional livable, sustainable and healthy neighborhoods and communities.

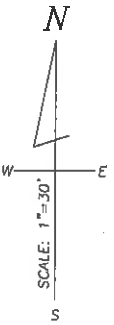
**Staff recommended Findings of Fact:**

1. The rezoning will bring the existing residential use back into conformance with the Zoning Ordinance.

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

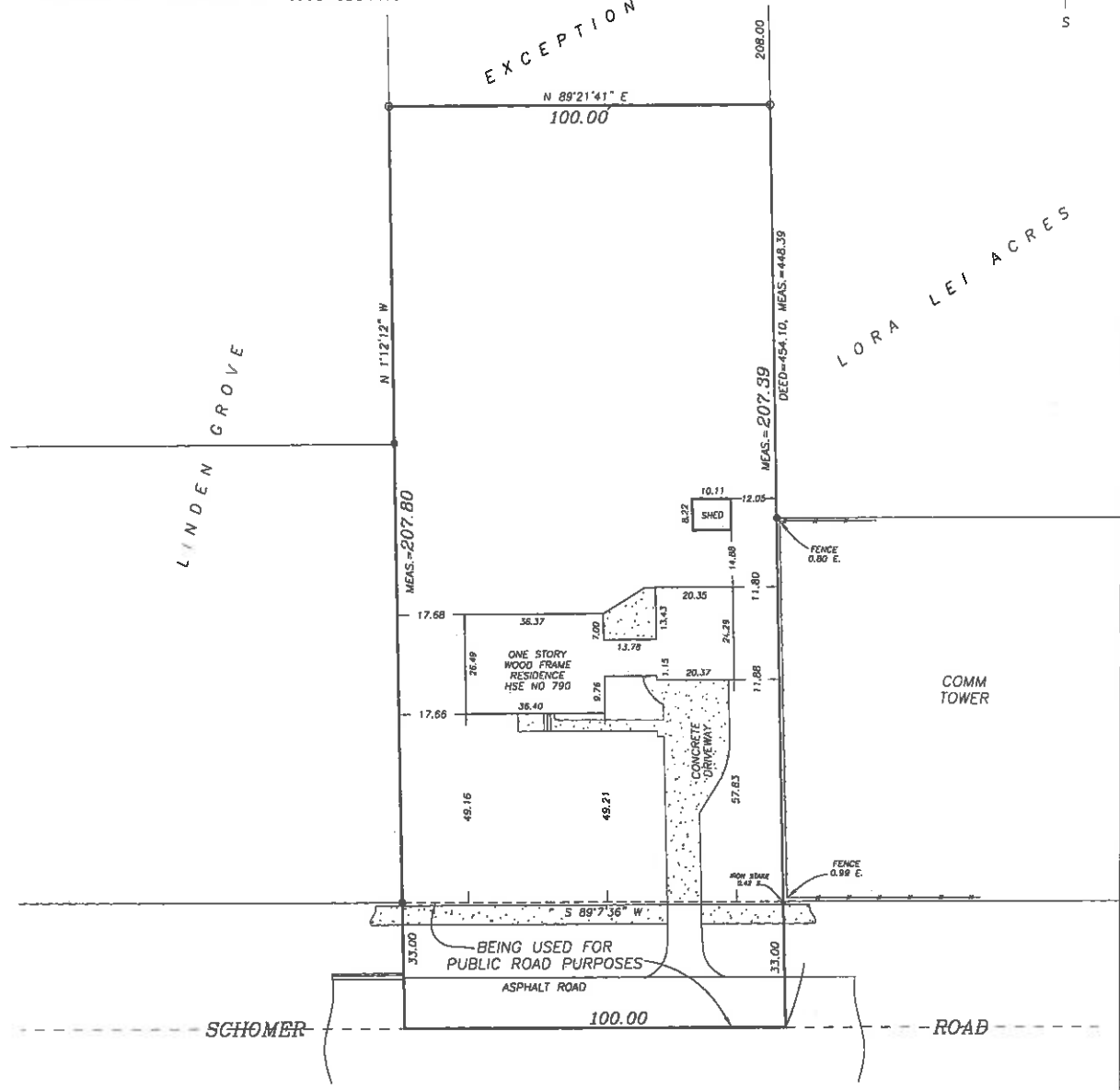
# PLAT OF SURVEY

POINT OF BEGINNING



THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION 425 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST ALONG AN OLD CLAIM LINE FOR A DISTANCE OF 1338.5 FEET FOR A POINT OF BEGINNING, THENCE SOUTH ALONG AN OLD CLAIM LINE 454.1 FEET TO THE CENTER OF THE HIGHWAY, THENCE WEST ALONG THE CENTER OF SAID HIGHWAY FOR A DISTANCE OF 100 FEET, THENCE PARALLEL WITH THE SAID OLD CLAIM LINE LAST ABOVE REFERRED TO, TO THE POINT OF INTERSECTION WITH THE OLD CLAIM LINE FIRST ABOVE REFERRED TO, THENCE EAST ALONG THE SAID OLD CLAIM LINE FIRST ABOVE REFERRED TO FOR A DISTANCE OF APPROXIMATELY 100 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM, THE NORTH 208 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) PREVIOUSLY CONVEYED TO TWIN BUILDERS, INC., AND ILLINOIS CORPORATION, BY DEED DATED MARCH 7, 2003 AND RECORDED AS DOCUMENT NO. 2003K053447.



ORDERED BY: IRVING J. OCHSENSCHLAGER, ATTY.

ORDER NO. 13 H 23

FILE NO. 13370

STATE OF ILLINOIS } S.S.  
COUNTY OF KENDALL }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 12TH DAY OF AUGUST, A.D., 2013.



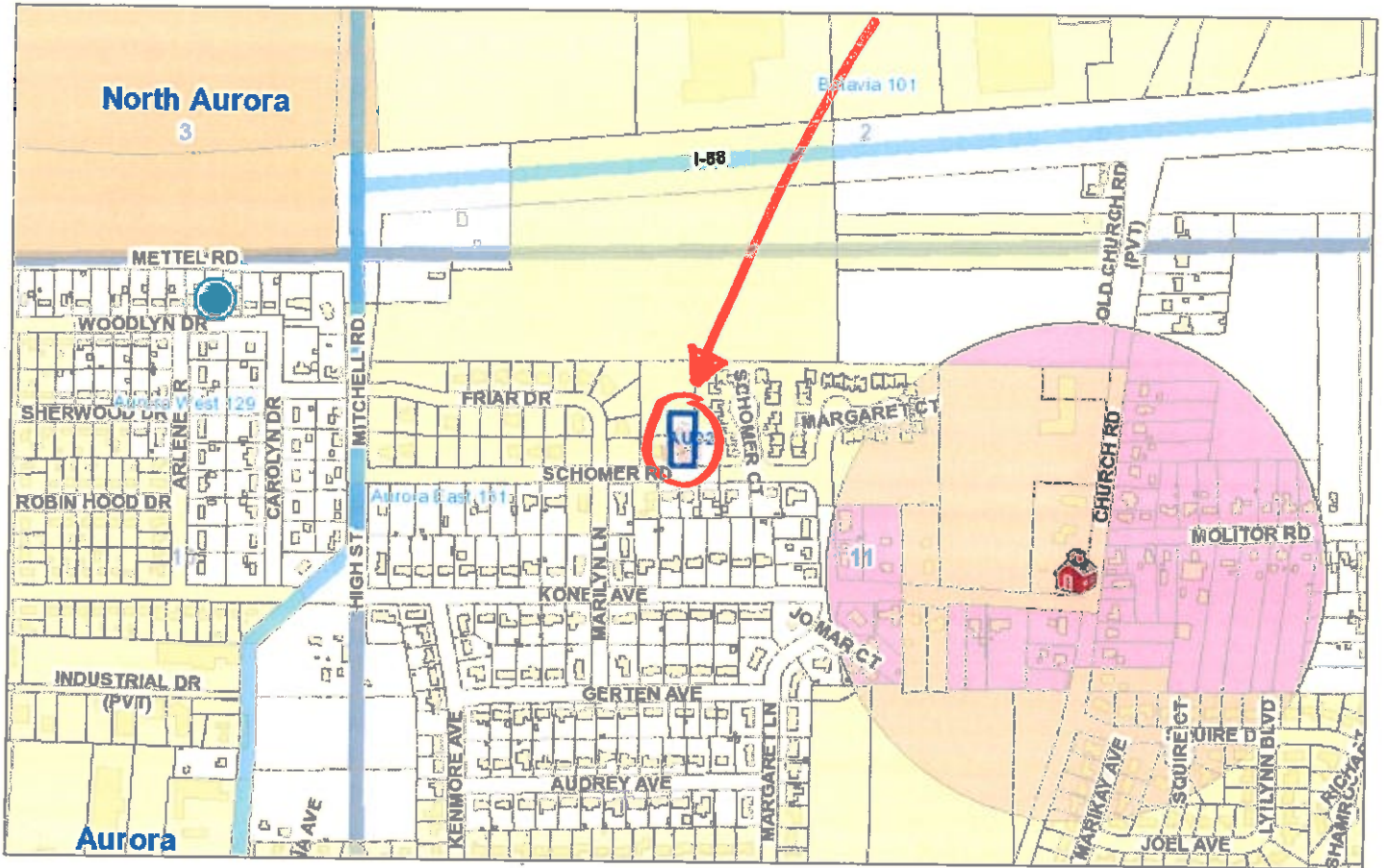
FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 12TH OF AUGUST, A.D., 2013.

790 SCHOMER.DWG  
● = found iron stake  
○ = set iron stake

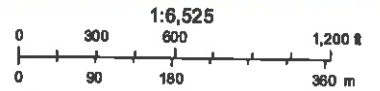
ILLINOIS LAND SURVEYOR NO. 035.002675  
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2014)  
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON A RECORD DATUM LINE.  
PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

**WILLIAM M. WINGSTEDT**  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543  
PHONE: (630) 554-8209 FAX (630) 551-1207

# Map Title



May 15, 2018



Source : GIS-Technologies  
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County Illinois

