

4488

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**

**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.

<b>1. Property Information:</b>	Parcel Number (s):  1525152006
	Street Address (or common location if no address is assigned):  1428 fifth Avenue Aurora, IL 60504

<b>2. Applicant Information:</b>	Name Forest Preserve District of Kane Co.	Phone 630-232-5981
	Address 1996 S. Kirk Road, Suite 320	Fax 630-232-5924
	Geneva, IL 60134	Email meyersmonica@kaneforest.com

<b>3. Owner of record information:</b>	Name Same as above	Phone
	Address	Fax
		Email

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Rural Residential

Current zoning of the property: F

Current use of the property: Residential

Proposed zoning of the property: R-2

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)

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](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. N/A
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable) N/A
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department) N/A

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.

FDKC/Monica May, Executive Director 10/10/2018  
Record Owner Date

FDKC/Monica May, Executive Director 10/10/2018  
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.

Colhurst FP - Fifth Ave / FPDLC  
Name of Development/Applicant

10-10-2018  
Date

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

Rural Residential

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

Rural Residential and open space

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

It is suitable

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

Existing Rural Residential and open space

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

Rural Residential

December 19, 2018

Kane County Forest Preserve District  
Rezoning from F-District Farming to R-2 District One Family Residential

**Special Information:** The Forest Preserve District recently acquired this property as an addition to the adjacent Oakhurst Forest Preserve. As the District has no need for the home, it is seeking a rezoning to allow the existing home to be sold off separately.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill.

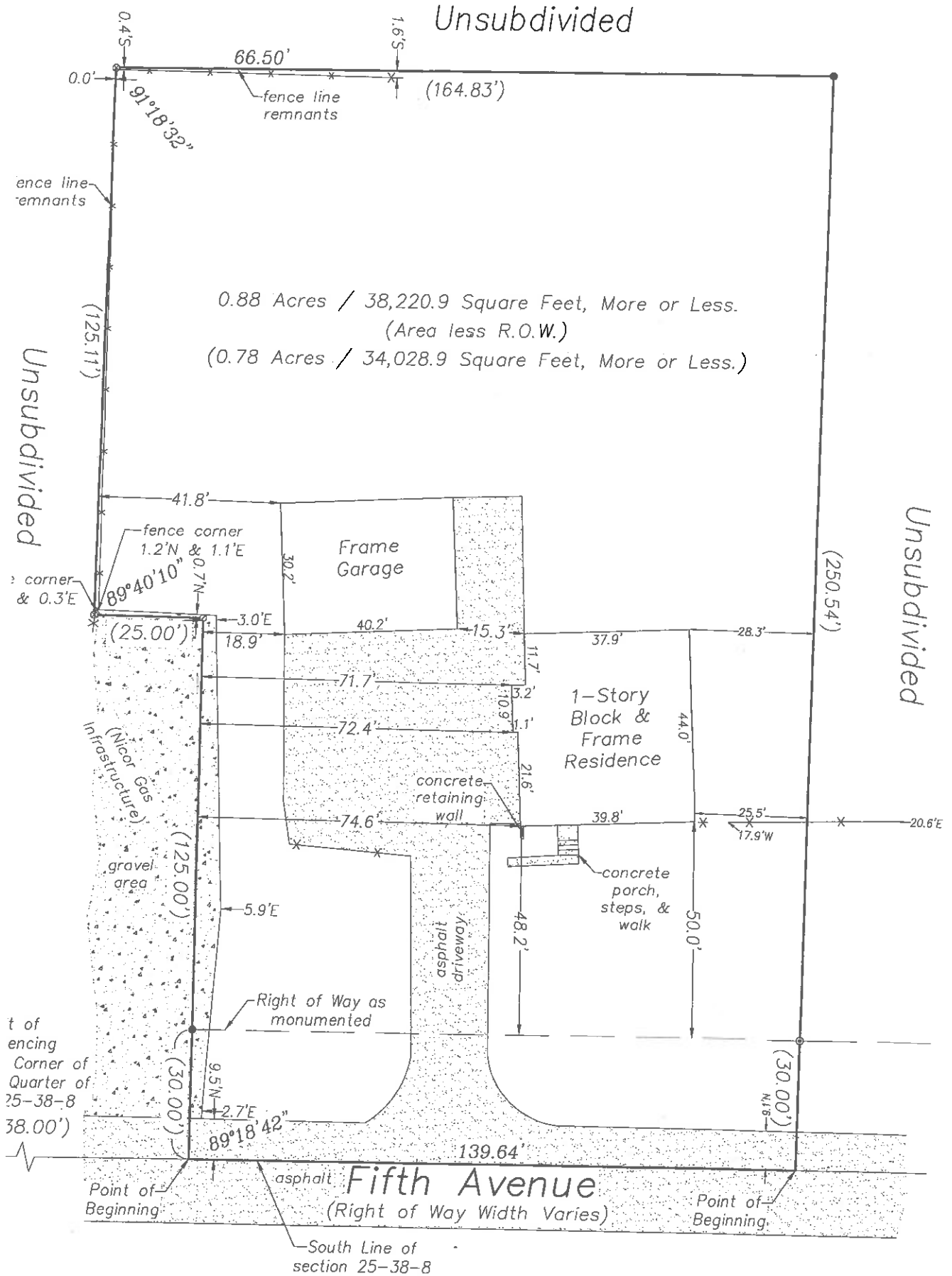
**Staff recommended Findings of Fact:**

1. The rezoning will not intensify the existing residential use.

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

LONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 338 FEET FOR THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 139.64 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 250.54 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 164.83 FEET; THENCE SOUTHERLY AT ANGLE OF 91°13'32" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 125.11 FEET; THENCE EASTERLY AT AN ANGLE OF 89°40'10" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE 25.00 FEET; THENCE SOUTHERLY 125.00 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1428 FIFTH AVENUE, AURORA, ILLINOIS.





# Oakhurst Forest Preserve



PIN #15-25-152-006  
OPTION B - 0.81126 acres  
1428 Fifth Avenue, Aurora, IL 60504

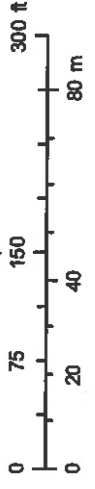


# Map Title



December 4, 2018

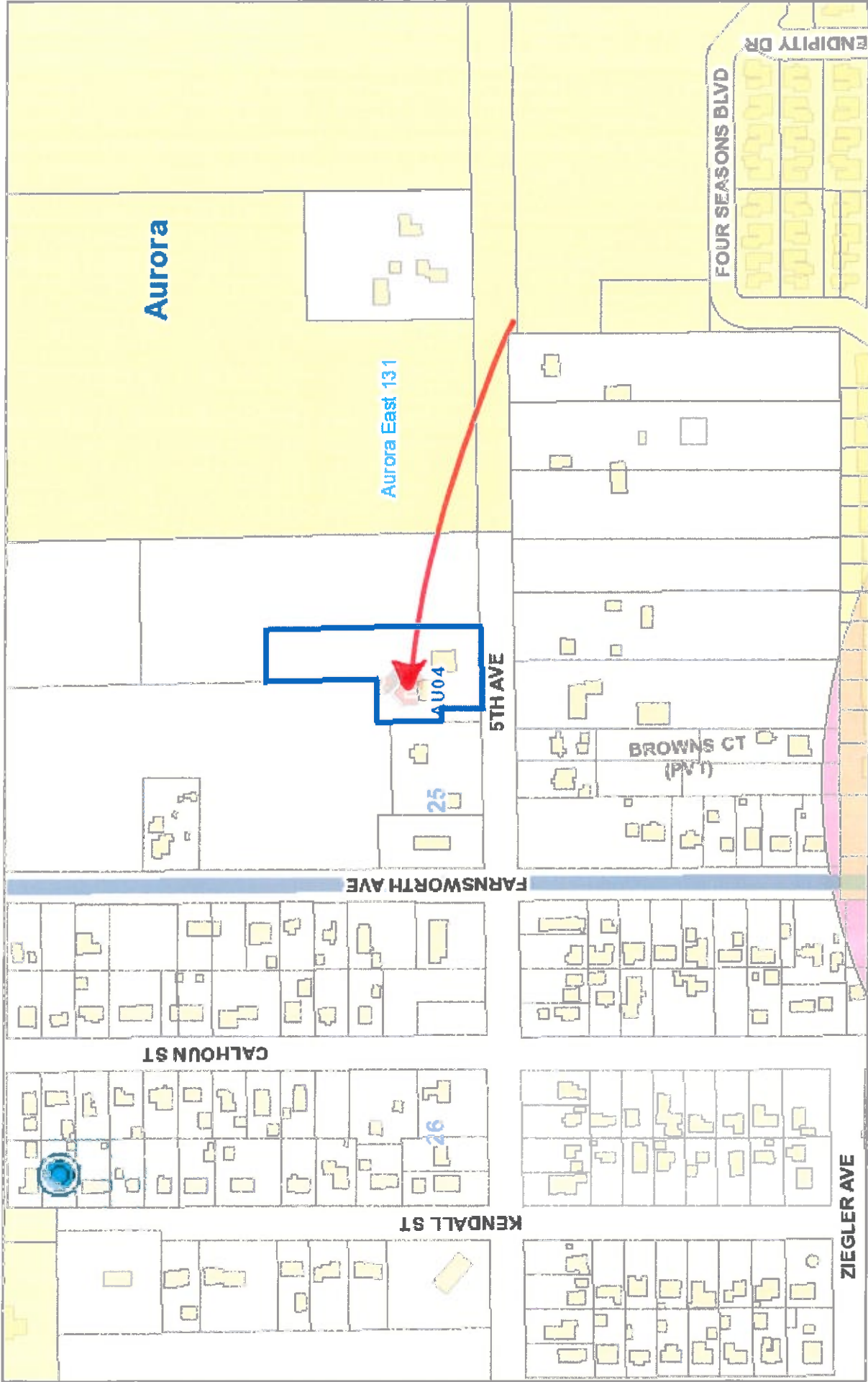
1:1,599



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.

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Kane County Illinois

# Map Title



December 4, 2018

GIS-Technologies

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GIS-Technologies  
Kane County Illinois



# Kane – DuPage Soil & Water Conservation District



October 16, 2018

**Kane County Development Department**  
Keith Berkhout  
719 South Batavia Avenue  
Geneva IL 60134

We have assigned number 18-099 to a Land Use Opinion Applications from:

Forest Preserve of Kane County  
1996 S Kirk Road, Suite 320  
Geneva, IL 60134

The site location is:

Aurora Township  
Section 25, Township 38N, Range 8E

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

\_\_\_\_\_ Our review and comments will be sent on or before November 16, 2018.

  X   According to the information received, a full Land Use Opinion report is not required at this time. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

Sincerely,

Jennifer Shroder  
Resource Assistant