# Application for Zoning Map Amendment and/or Special Use

**Instructions:**

To request a map amendment (re zoning) 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:

<table>
<thead>
<tr>
<th>Parcel Number(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>13-01-200-001</td>
</tr>
<tr>
<td>13-01-100-002</td>
</tr>
</tbody>
</table>

Street Address (or common location if no address is assigned):

45 W 475 Lasher Road  
Sugar Grove, IL 60554

## 2. Applicant Information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Fax</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest Preserve District of Kane County</td>
<td>630 444 2095</td>
<td>630 232 5924</td>
<td><a href="mailto:anderson.kc@kaneforest.com">anderson.kc@kaneforest.com</a></td>
</tr>
</tbody>
</table>

Address:

1996 S. Kirk Road, Suite 320  
Geneva, IL 60134

## 3. Owner of record information:

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Fax</th>
<th>Email</th>
</tr>
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</tbody>
</table>

Address:

1996 S. Kirk Road, Suite 380  
Geneva, IL 60134
Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agricultural

Current zoning of the property: Agricultural

Current use of the property: Agricultural - Farmstead

Proposed zoning of the property: F-1

Proposed use of the property: Farmstead - Agriculture

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 (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 http://dnr.illinois.gov/ecopublic/) to be filed with the Illinois Department of Natural Resources. (*This report may best be accessed with Internet Explorer on some computers, per the State)
☐ List of record owners of all property within 250 feet of the 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.

Record Owner

[Signature] June 3, 2020

 Applicant or Authorized Agent

[Signature] June 3, 2020
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: Forest Preserve District of Kane County
Date: 06.03.20

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?
   - It fits the trend and character of the area
   - Farmstead and Agricultural

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

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
   - It fits the trend and character of the area
   - Farmstead and Agricultural

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

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
   - It is consistent with the 2040 LUP
June 29, 2020

Kane County Forest Preserve District
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The Kane County Forest Preserve District recently acquired this property. The District is seeking a rezoning to allow the existing home to be sold off separate from the rest of the property.

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.

Staff recommended Findings of Fact:
1. The rezoning will allow the existing single family home to be sold off from the remaining Forest Preserve property.

Attachments: Location Map
               Township Map
               Petitioner's finding of fact sheet
June 8, 2020

Village of Sugar Grove
Renee Hanlom
601 N. Heartland Drive
Sugar Grove, IL 60554

RE: Land Use Opinion: Revised
Application #20-038:
Forest Preserve District of Kane County
1996 S. Kirk Road, Suite 320
Geneva, IL 60134

Location Address: 45W475 Lasher Road, Sugar Grove, IL 60554
Location: Big Rock Township, Section 1, Township 38N, Range 6E in Kane County
Zoning Change: Subdivision or Planned Unit Development (PUD)

The application for a Land Use Opinion was sent to the Kane-DuPage Soil & Water Conservation District (KDSWCD) in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

According to the information received, a Land Use Opinion is not required at this time for the proposed zoning change. Therefore, no further action will be taken by the Soil and Water Conservation District Board. However, if there are deviations from the submitted application or plan, a full LUO report may be required and an application may need to be resubmitted. If you have any questions concerning this letter, please contact KDSWCD office at the address or phone below.

Sincerely,

Jennifer Shroder
Resource Assistant
Received, no concerns.

Thank you!

Dr. Julie-Ann Fuchs
Kaneland CUSD #302

On Mon, Jun 15, 2020 at 11:13 AM Berkhout, Keith <BerkhoutKeith@co.kane.il.us> wrote:

**Due to the virus outbreak zoning staff will not be present at the Government Center until further notice. However, in order to do our part in keeping the economy and your plans moving forward, we will be checking voicemail and email throughout the day. We will also try to accommodate more detailed inquires with virtual staff meetings.

Thank you.

Keith T. Berkhout
Zoning Planner

Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, Illinois 60134
630-232-3495
berkhoutkeith@co.kane.il.us