



**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** 2014-4335 **Date** 12/23/2014

GENERAL INFORMATION

**APPLICANT:** ARYN SCHRADER

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

Received Date

DL-2014-6030

**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): 07-32-200-007
	Street Address (or common location if no address is assigned): 02N976 Howard Road Maple Park IL 60151

2. Applicant Information:	Name Aryn Schrader Georgia Giellis	Phone 608-778-4785 or 630-461-5511
	Address PO Box 27 Maple Park IL 60151	Fax
		Email grgiellis@gmail.com

3. Owner of record information:	Name Nancy Olsen	Phone 815-739-8037 815-827-3359
	Address 02N976 Howard Rd Maple Park IL 60151	Fax
		Email olheifer@frontier.com

**Zoning and Use Information:**

2030 Plan Land Use Designation of the property: Countryside Estate

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](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.**

Nancy Olsen \_\_\_\_\_ Date 11-10-14  
Record Owner

Aryn Schwab & Georgia Bullis \_\_\_\_\_ Date 11-10-14  
Applicant or Authorized Agent

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 Giellis  
Name of Development/Applicant

11-10-14  
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-1 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?

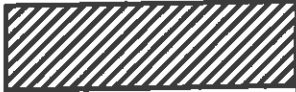
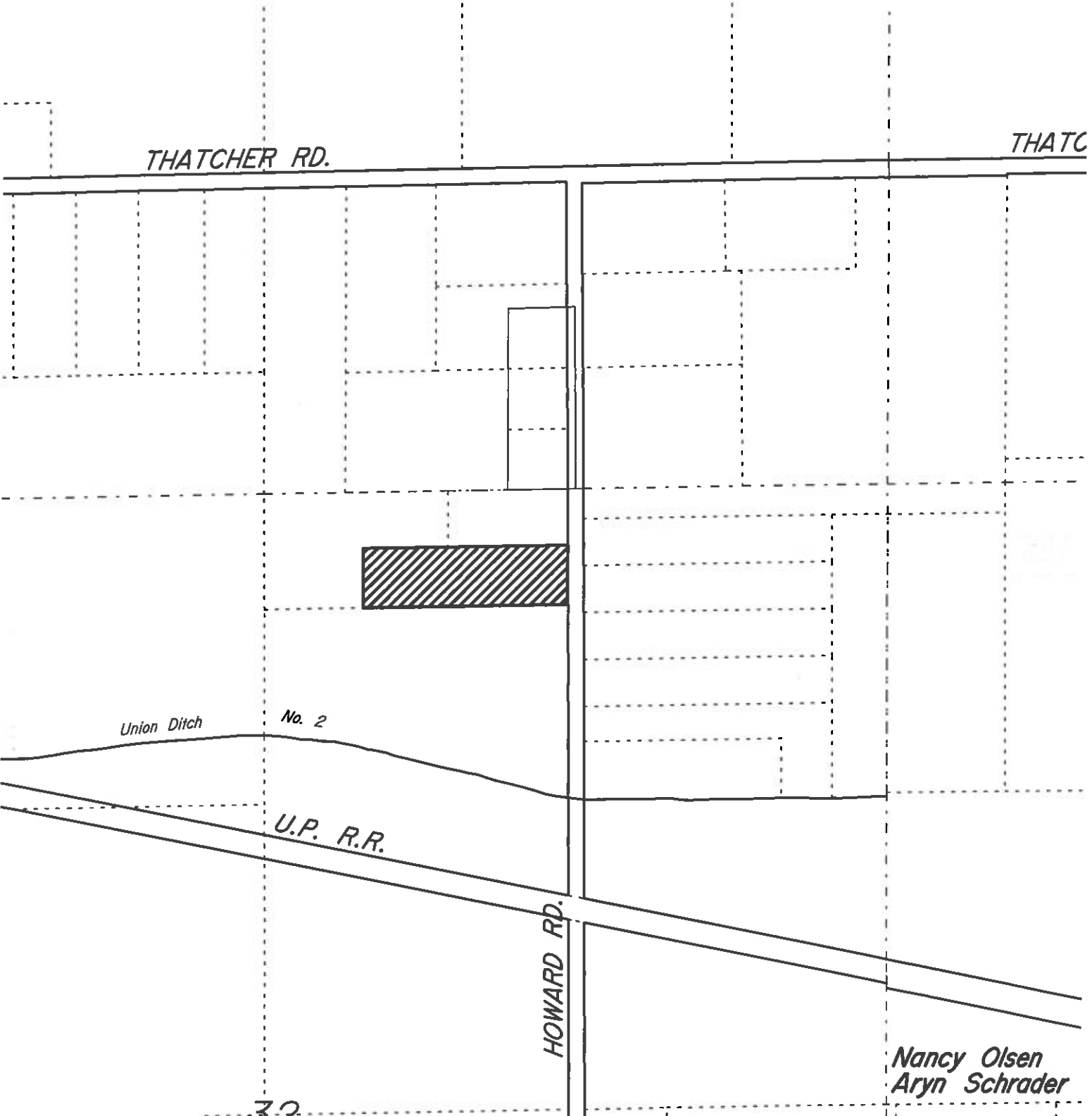
In the general area of the property the trend of development is large lot, single family homes.

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.

THATCHER RD.

THATC



Union Ditch

No. 2

U.P. R.R.

HOWARD RD.

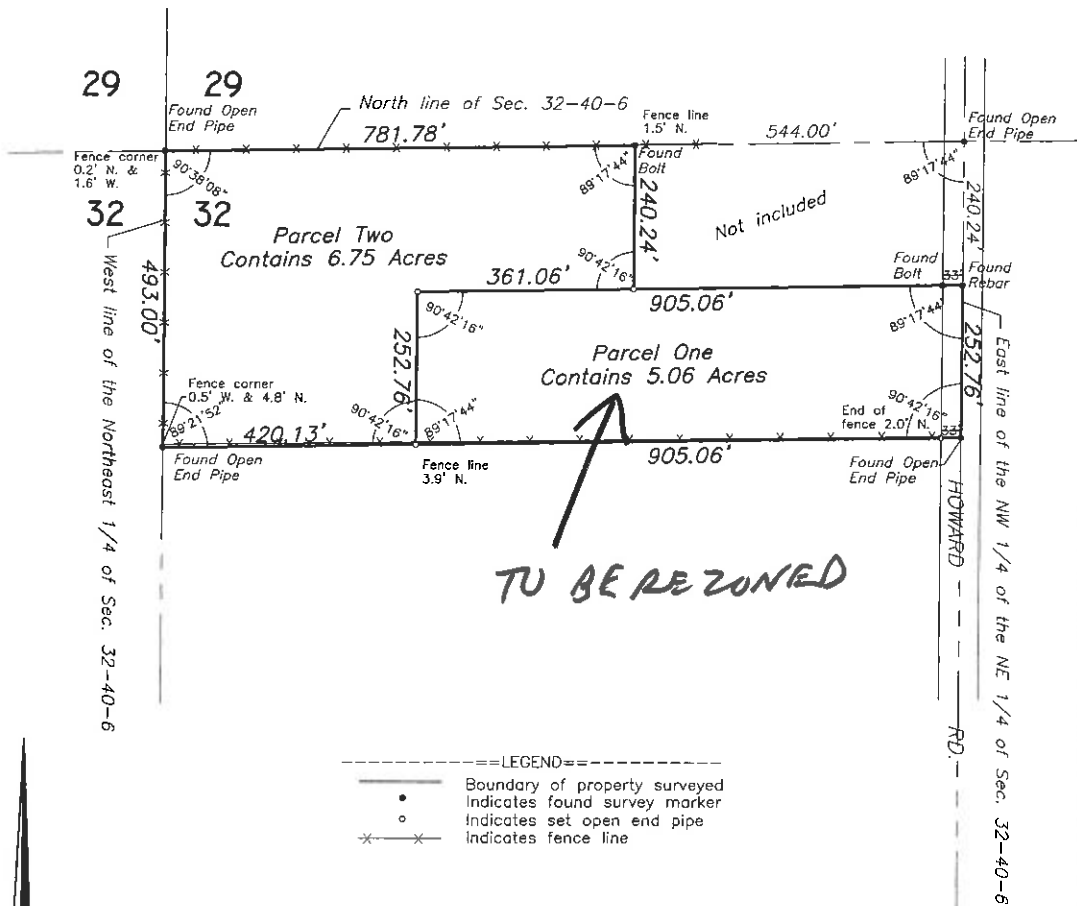
Nancy Olsen  
Aryn Schrader

20

# PLAT AND CERTIFICATE OF SURVEY

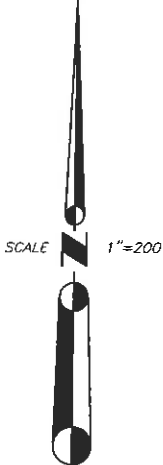
**PARCEL ONE:**  
 THE SOUTH 252.76 FEET OF THE NORTH 493.0 FEET, AS MEASURED ALONG THE EAST LINE THEREOF, OF THE EAST 905.06 FEET, AS MEASURED ALONG THE NORTH LINE, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, VIRGIL 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 VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.



---LEGEND---

- Boundary of property surveyed
- Indicates found survey marker
- o Indicates set open end pipe
- x-x Fence line



STATE OF ILLINOIS }  
 COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON 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.  
 FIELD WORK COMPLETED SEPTEMBER 29TH, 2014, WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 1ST DAY OF OCTOBER, 2014.

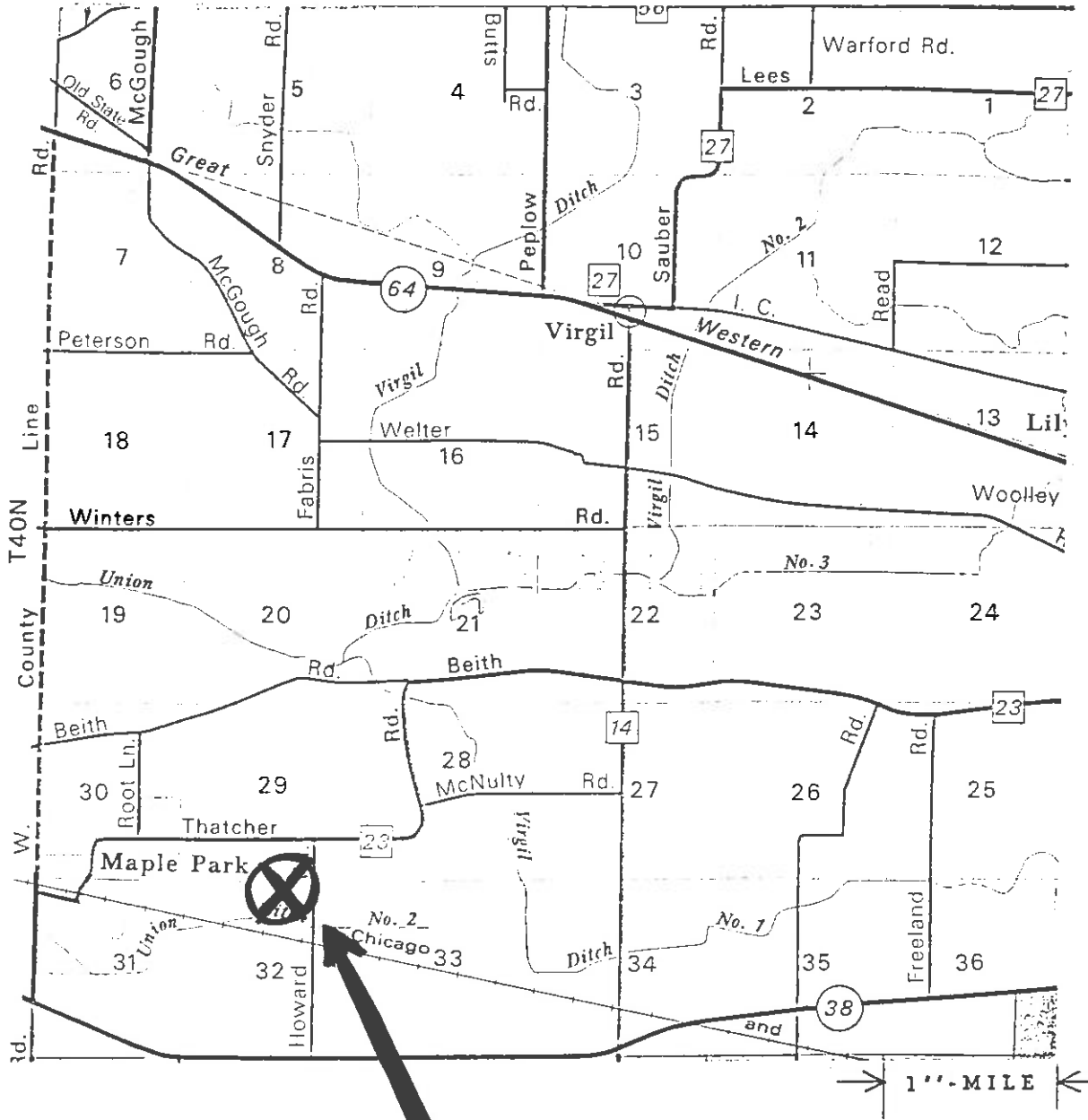
FOR: GEORGIA GIELLIS  
 JOB NO. WES 13004

SHAWN R. VanKAMPEN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710  
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2014

Prepared by:  
 William E. Hanna Surveyors  
 508 Pine Street  
 DeKalb, Illinois 60115  
 (815) 756-2189  
 Fax 748-2532  
 info@hannasurveyors.com  
 License # 1842807

VIRGIL twp.  
T.40N - R.6E

map 7





**Applicant:** Aryn Schrader  
**Contact:** Aryn Schrader  
**Address:** PO Box 27  
909 Willow ST  
Maple Park, IL 60151

**IDNR Project Number:** 1505653  
**Date:** 10/19/2014

**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-1 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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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
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Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

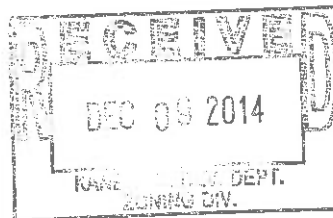
### **Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

# 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 Conservations Districts Act.

\_\_\_\_\_ Our review and comments will be sent to you on or before \_\_\_\_\_

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.

A processing fee of \$65.00 has been retained

2315 Dean Street, Suite 100

St. Charles, Illinois 60175

(630) 584-7961x3

Fax: (630) 584-9534

[www.kanedupageswcd.org](http://www.kanedupageswcd.org)

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