

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
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**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>	<b>Parcel Number (s):</b>  04-08-100-009
	<b>Street Address (or common location if no address is assigned):</b> 49W630 Plank Road, Sycamore, IL 60178

<b>2. Applicant Information:</b>	<b>Name</b> Richard Brummel & Patricia Brummel	<b>Phone</b> 815/762-8927
	<b>Address</b> P.O. Box 675, Sugar Grove, IL 60554	<b>Fax</b> N/A
		<b>Email</b> patriciabr1968@gmail.com

<b>3. Owner of record information:</b>	<b>Name</b> Resource Bank, N.A/ (1/2 interest) & Richard Brummel (1/2 interest)	<b>Phone</b> 815/762-8927
	<b>Address</b> P.O. Box 675	<b>Fax</b> N/A
	Sugar Grove, IL 60554	<b>Email</b> patriciabr1968@gmail.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Agricultural

Current zoning of the property: F

Current use of the property: Rural Residential

Proposed zoning of the property: F-1

Proposed use of the property: Rural Residential

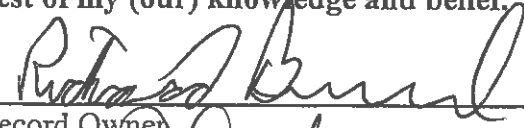
If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

No changes to the property or structures is intended, this zoning change will merely correct the zoning to comply with the current and past use.

**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/nrnc/aar.htm](http://www.dnr.state.il.us/orep/nrnc/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.

 3-24-17  
Record Owner Date

 June 23, 2017  
Applicant or Authorized Agent Date

- *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.*

Richard Brummel \$ Resource Trust  
*Name of Development/Applicant*

June 23, 2017  
*Date*

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

Property was originally purchased in 1996. Forest preserve bought surrounding acreage and purchaser bought 10 acres with home and buildings. Purchaser was not aware of zoning issue. Currently seeking to zone a non-conforming F zoning to conformance with current F-1 zoning.

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

F and F-1

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

Conforms to permitted use in F-1.

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

None

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

Conforms to land use. Use of property will not be changing. Homestead was built in 1915. Will remain the same use.

June 30, 2017

Resource Bank Trust #1447-00 (*Richard Brummel, et ux*)  
Rezoning from F-Farming District to F-1 District Rural Residential

**Special Information:** The farmette was split divided for a sale to the Kane County Forest Preserve in 1996, which left the property reduced in size in violation of the Zoning Ordinance for minimum parcel size in the F-Farming District. The requested rezoning will bring the existing farmette back into conformance with the Zoning Ordinance.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as a 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 Finding of Facts:**

1. The rezoning would bring the existing farmette back into conformance with the Kane County Zoning Ordinance.
2. The existing residential use will not intensify.

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

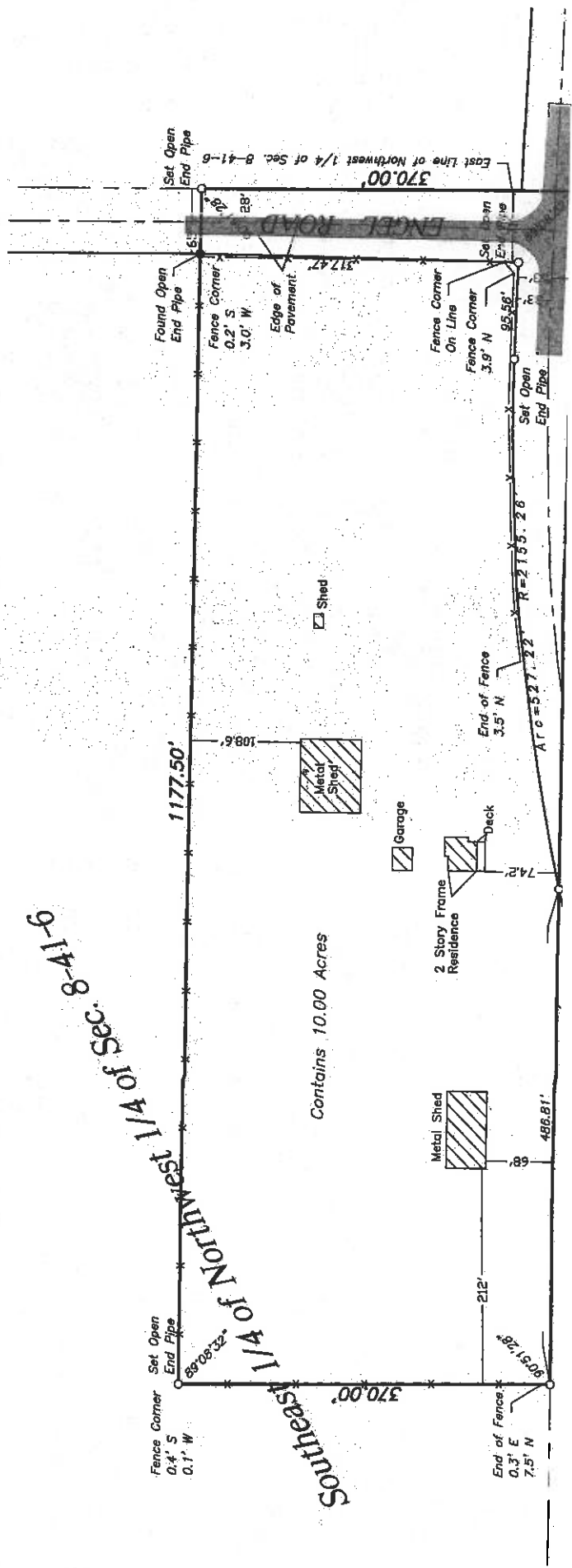






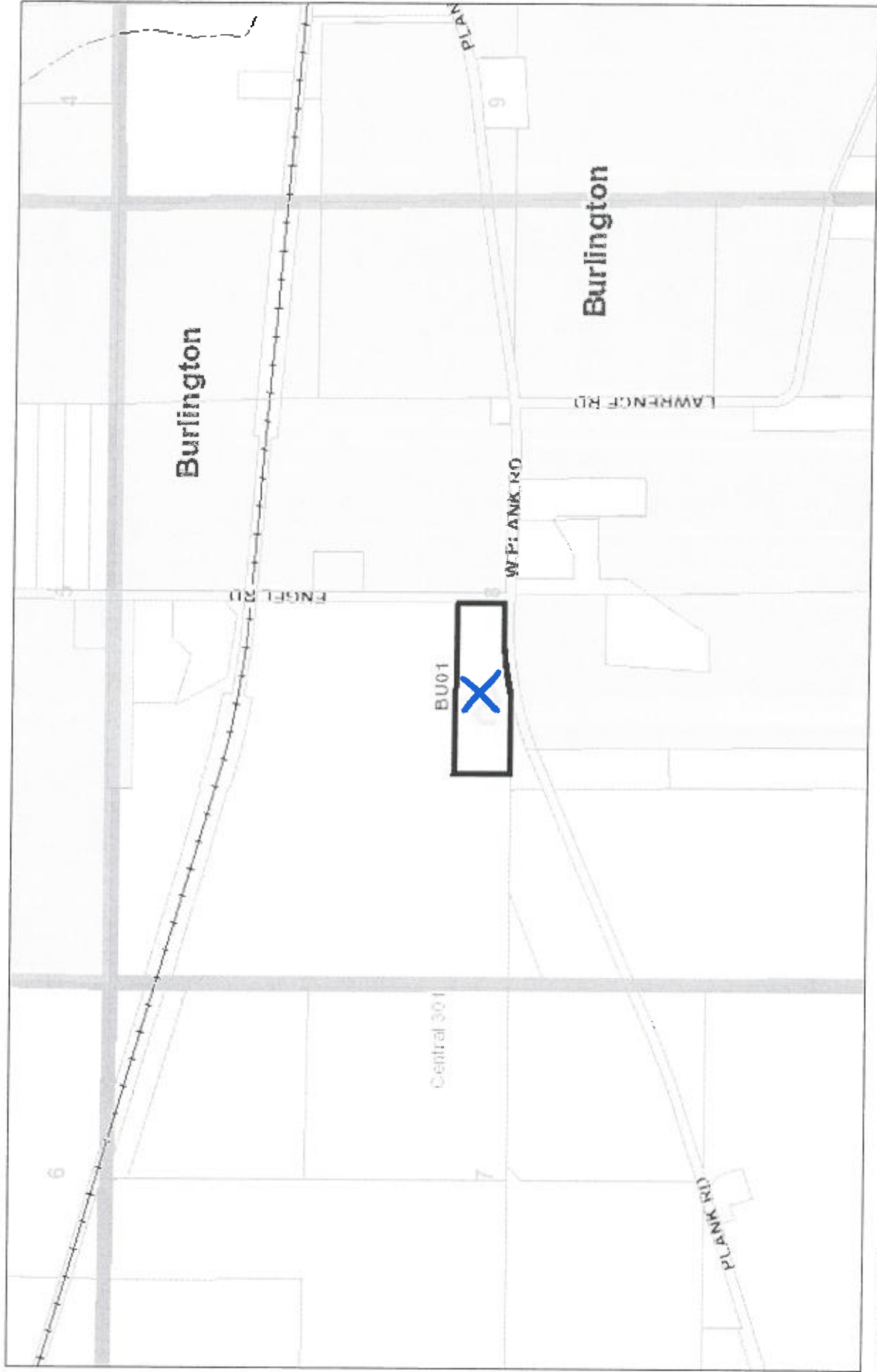
# PLAT AND CERTIFICATE OF SURVEY

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SAID SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 370.00 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, 1177.50 FEET; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 1/4 OF SAID SECTION 370 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID SECTION; THENCE EASTERLY ALONG SAID SOUTH LINE 1177.50 FEET TO THE POINT OF BEGINNING. ALL IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.





# Map Title



June 27, 2017

1:10,989



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

