

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

4527

Received Date SEP 11 2019 Kane Co. Dev. Dept. Zoning Division

**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): <p align="center"><i>10-05-300-001</i></p>
	Street Address (or common location if no address is assigned): <p align="center"><i>1N479 Schrader Road Maple Park IL 60151</i></p>

2. Applicant Information:	Name	Phone
	Address	Fax
		Email
	<i>Diane L Peterson</i>	<i>630 973-0277</i>
	<i>658 Tuscan View Dr</i>	<i>630 584-2630</i>
	<i>Elgin IL 60124</i>	

3. Owner of record information:	Name	Phone
	Address	Fax
		Email
	<i>John W Gunderson Estate</i>	<i>630 973-0277</i>
	<i>Diane Peterson, Administrator</i>	
	<i>658 Tuscan View Dr</i>	<i>630 584-2630</i>
	<i>Elgin IL 60124</i>	

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Farm - Agriculture

Current zoning of the property: F

Current use of the property: Farming

Proposed zoning of the property: F-1

Proposed use of the property: Form 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 (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.

John W. Gunderson Estate 9/11/19
Record Owner Date

Diane L. Peterson, Administrator 9/11/19
Applicant or Authorized Agent Date
Diane L. Peterson, Administrator

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.

Gunderson Farmette
Name of Development/Applicant

9-11-19
Date

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

Similar

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

F & F-1

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

Similar

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

Very little development

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

Farm Residential falls within Agriculture designation

October 28, 2019

The Estate of John Gunderson
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: To settle the estate, the petitioner is seeking a rezoning of a portion of the property with the existing farmette. If approved, this would allow the farmette to be sold off separately from the farmland.

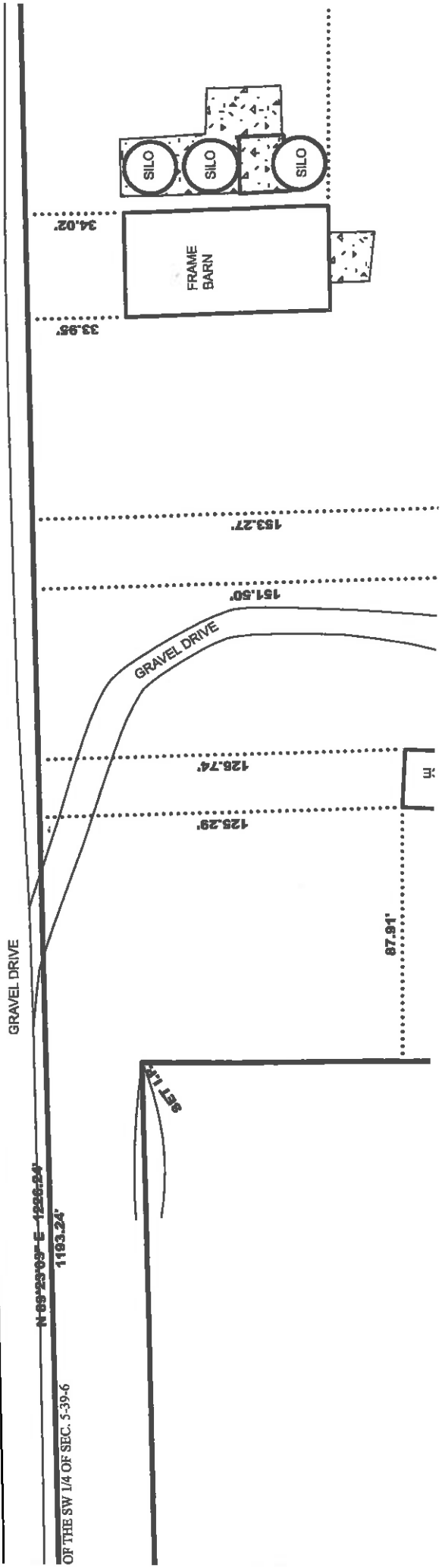
Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

Staff recommended Findings of Fact:

1. The rezoning will not intensify the existing residential use.
2. The rezoning will allow the existing farmette to be sold off from the remaining farmland.

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

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 89 DEGREES 23 MINUTES 03 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, 1226.24 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 01 SECOND WEST, PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 5, 367.00 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, 535.13 FEET; THENCE NORTH 0 DEGREE 40 MINUTES 01 SECOND EAST, PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 5, 334.00 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, 691.34 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 0 DEGREE, 40 MINUTES, 01 SECOND EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, 33.00 FEET TO THE POINT OF BEGINNING



OF THE SW 1/4 OF SEC. 5-39-6

GRAVEL DRIVE

1183.24'

NORTH LINE OF THE SW 1/4 OF SEC. 5-39-6

14'

34'

118.71'

N 00° 40' 11" E 234.00'

87.84'

128.28'

128.76'

GRAVEL DRIVE

191.80'

153.47'

33.85'

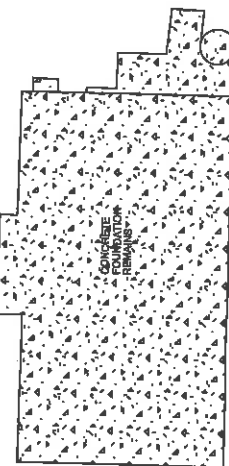
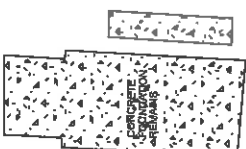
34.02'

238.33'



40.48'

40.80'



219,165.26 SQ FT GROSS
5.03 ACRES GROSS
216,076.29 SQ FT NET
5.01 ACRES LESS R.O.W.

S 89° 23' 03" W 536.13'

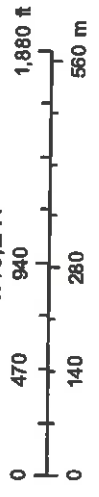
871.12'

Map Title



October 15, 2019

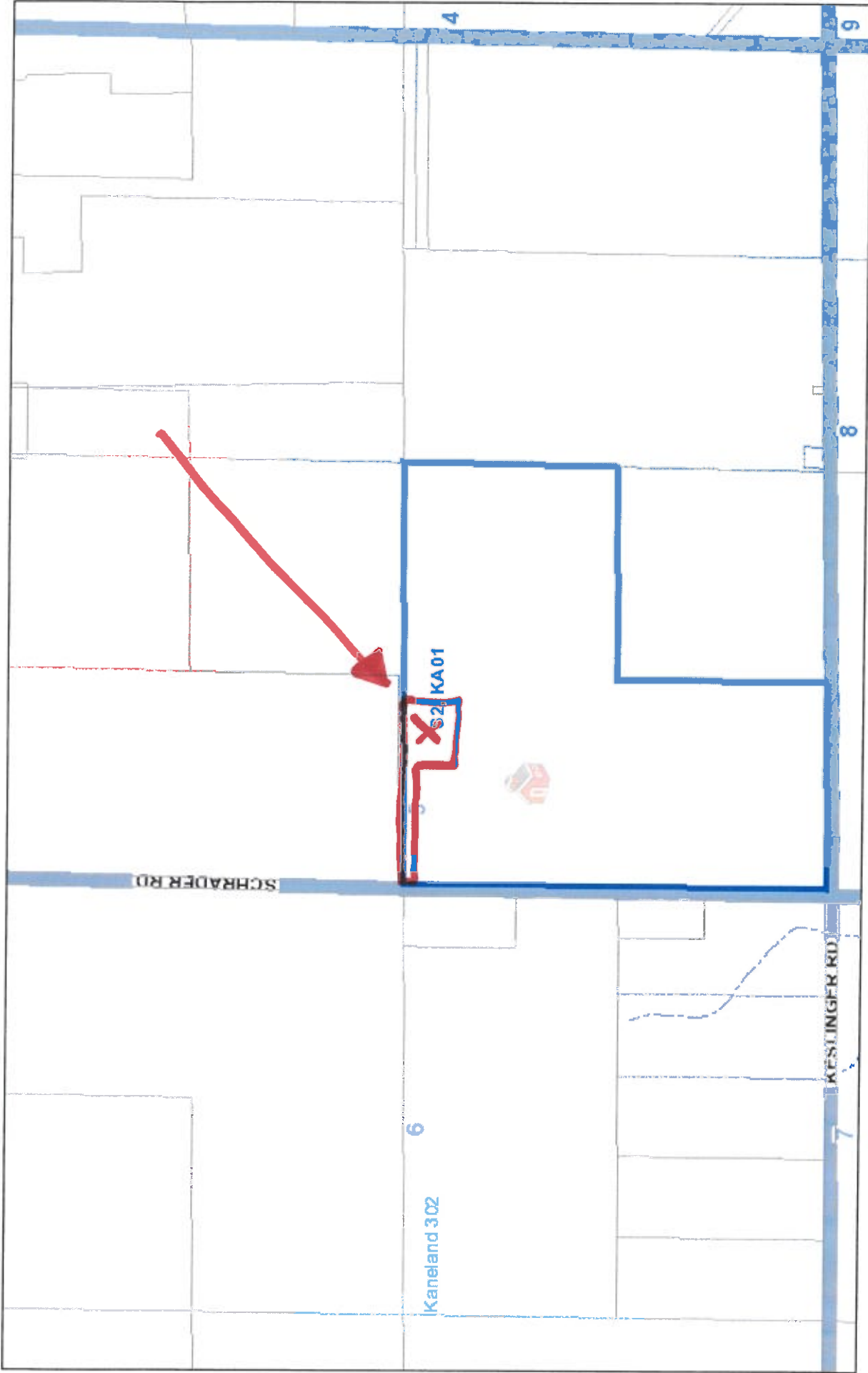
1:10,211



These layers do not represent a survey. No Accuracy is assumed for the data delineated here, 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.

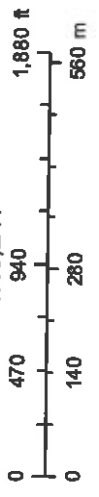
GIS-Technologies
Kane County Illinois

Map Title



October 15, 2019

1:10,211



GIS-Technologies

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GIS-Technologies
Kane County Illinois

Kane – DuPage Soil & Water Conservation District



September 10, 2019

Kane County Development Department
Keith Berkhout
719 S. Batavia Avenue
Geneva, IL 60134

We have assigned number 19-074 to a Land Use Opinion Applications from:

John W Gunderson Estate
658 Tuscan View Dr
Elgin, IL 60124

The site location is:

Kaneville Township
Section 23, Township 39N, 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 on or before _____.

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

Applicant: John W Gunderson Estate
Contact: Thomas Peterson
Address: c/o Diane Peterson, Administrator
658 Tuscan View Dr
Elgin, IL 60124

IDNR Project Number: 2002648
Date: 09/10/2019

Project: Gunderson Farmette
Address: 1N479 Schrader Road, Maple Park

Description: Rezone 5 acres and existing house and farm buildings from Farm to Farm residential

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:
39N, 6E, 5



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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