

**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

4584

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> 07-36-100-012 07-36-100-011
	<b>Street Address (or common location if no address is assigned):</b> 27800 Freeland Rd Maple Park, IL 60151

**Buyer:**

<b>2. Applicant Information:</b>	<b>Name</b> Tomas & Diane Morales	<b>Phone</b> 630-709-9882
	<b>Address</b> 27800 Freeland Rd	<b>Fax</b> 630-841-5113
	<b>Address</b> Maple Park, IL 60151	<b>Email</b> movinwithmorales@gmail.com

<b>3. Owner of record information:</b>	<b>Name</b> Wm. Schuppenhauer	<b>Phone</b> 630. 920.5136
	<b>Address</b> 37847 Bitter Sweet Rd.	<b>Fax</b>
	<b>Address</b> St Charles, IL 60175	<b>Email</b> Schuppy.51@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: Residential & Farming

Proposed zoning of the property: F-1 / rural residential

Proposed use of the property: existing residential

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

existing use will not change or be intensified.

**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](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 <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)

BILL S. →  
BOTH →  
SPLITTING

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.

M. Schuppenbauer 8/13/21  
Record Owner Date

Tom Forales 8/16/21  
Applicant or Authorized Agent Date

Toma Forales

## 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.

Trust of Schuppenhauer  
Name of Development/Applicant to Morales

8/16/21  
Date

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

We have rented this home for 10 years & want to buy 5 acres - it will remain as our primary residence.

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

Currently Farm district w/ Scattered farmettes in area.

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

Continued Residential use & not intensified.

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

Currently Farm district w/ Scattered farmettes in area.

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

This designation allows for Scattered farmettes.

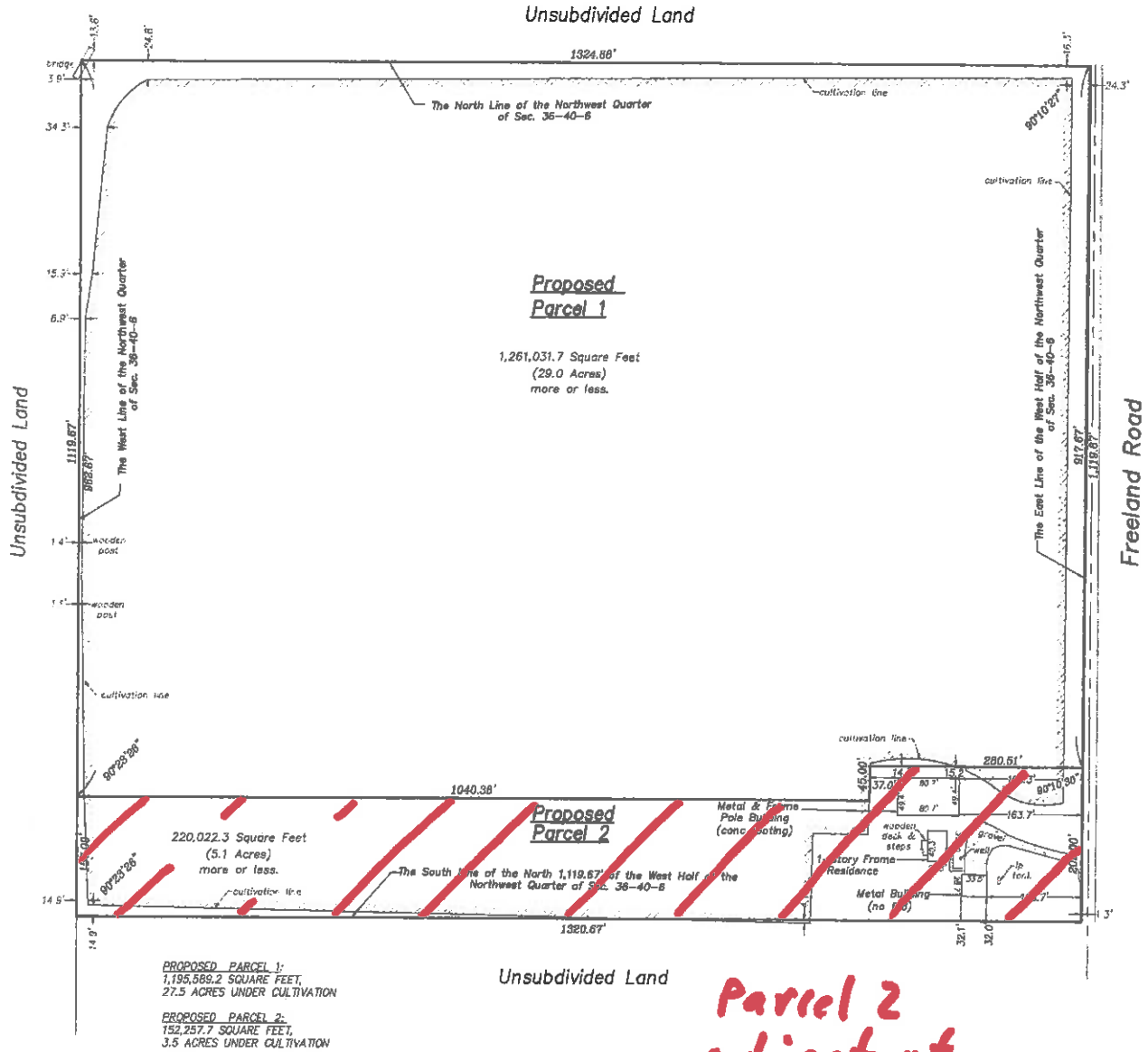
# PLAT OF SURVEY

PARCEL 1:

PARCEL 2:

LEGAL DESCRIPTION TO FOLLOW

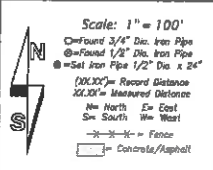
LEGAL DESCRIPTION TO FOLLOW



STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF KENDALL    )

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON SEPTEMBER 21, 2021.



Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2022  
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2022

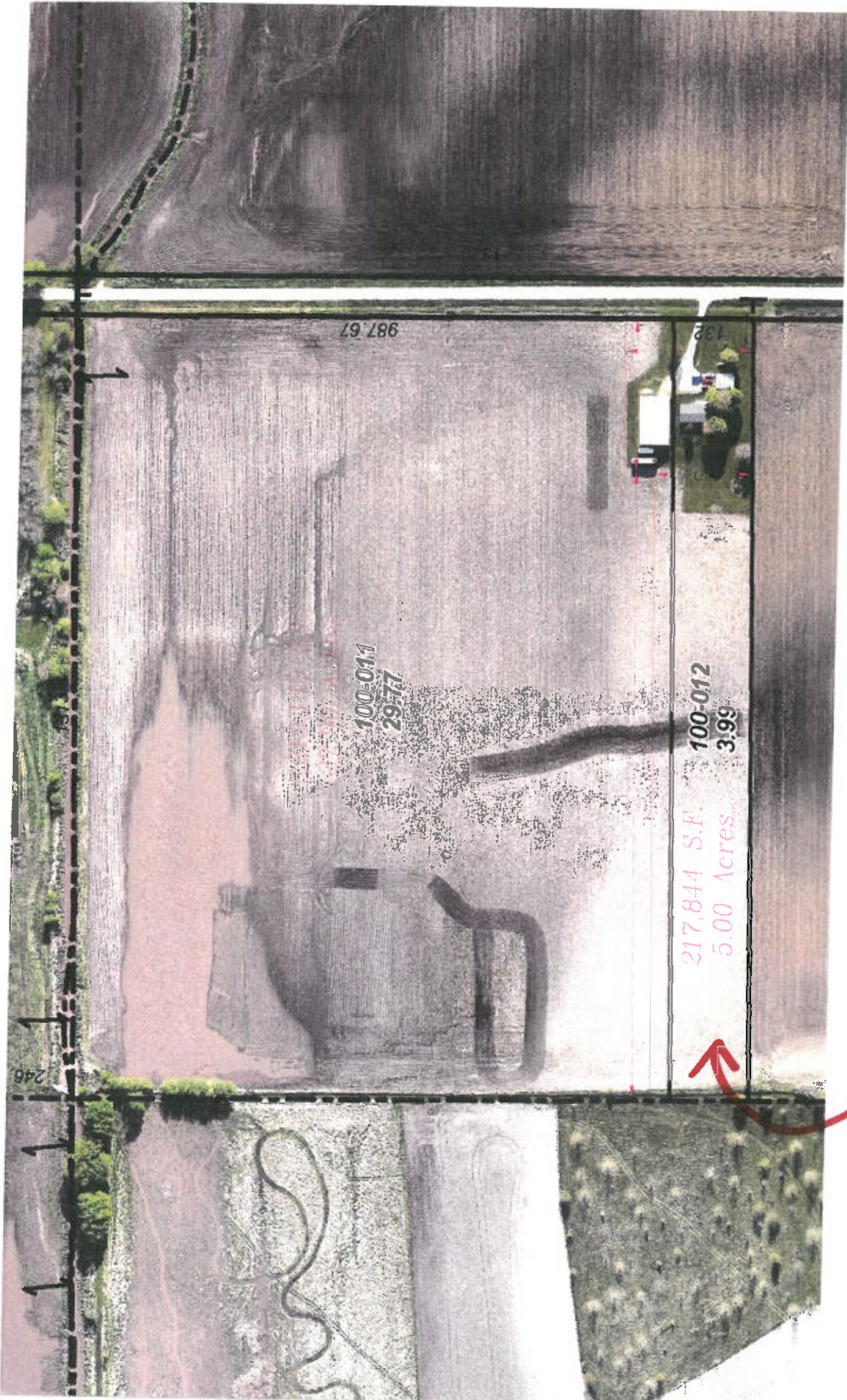
## TODD SURVEYING

Professional Land Surveying Services  
"Cornerstone Surveying PC"  
759 John Street, Suite D  
Yorkville, IL 60550  
Phone: 630-892-1309 Fax: 630-892-5544

Client:	BBI Schuppenhauer
Book #:	Drawn By: J.A.H. Plot #
Reference:	
Field Work Completed:	xxx
Rev. Date / Rev. Description:	
Project Number:	2021-1040-SPLIT

Survey is only valid if original used is shown in red.





*area to be rezoned*

# Map Title



September 21, 2021

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

## William Schuppenhauer Trust

### Rezoning the southern portion of the property from F-District Farming to F-1 District Rural Residential

**Special Information:** The petitioner has a tenant living in the existing home. This tenant would like to purchase the home, including 5 acres, from the petitioner. The rezoning is being requested so the tenant could be sold a property in conformance for residential use.

**Analysis:** The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

#### **Recommend Findings of Fact:**

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

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