

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

4522

Received Date

AUG 28 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): 13-33-200-012
	Street Address (or common location if no address is assigned): 95168 GRANART RD BIG ROCK, IL 60511

2. Applicant Information:	Name JOSEPH DECORT	Phone 630-556-4432 630-418-2080
	Address 39 W 980 PRAIRIE ST	Fax N/A
	AVRORA, IL 60506	Email JOE.DECORT@ATT.NET

3. Owner of record information:	Name DECORT JOSEPH & JANE	Phone 630-556-4432 630-418-2080
	Address 39 W 980 PRAIRIE ST	Fax N/A
	AVRORA, IL 60506	Email JOE.DECORT@ATT.NET

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, PASTURE

Proposed zoning of the property: F1

Proposed use of the property: RESIDENTIAL, PASTURE

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.

Joe DeCost James DeCost 8/27/19
Record Owner Date

Applicant or Authorized Agent Date

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.

JOSEPH DeCOAT
Name of Development/Applicant

8/27/19
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?
OTHER SIMILAR ESTABLISHED NON-FARMETTE ESTABLISHED IN THE NEIGHBORHOOD (IMMEDIATE AREA)
2. What are the zoning classifications of properties in the general area of the property in question?
MOST ARE F DISTRICT FARMING WITH F1 TO THE SOUTH.
3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
NEED TO REZONE TO F1 TO BRING EXISTING RESIDENTIAL USE (DATE TO EARLY 1970'S) BACK INTO CONFORMANCE TO THE ZONING ORDINANCE.
4. What is the trend of development, if any, in the general area of the property in question?
SIMILAR SIZED NON-FARMETTE PROPERTIES SURROUNDED BY FARMLAND
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
THE 2040 PLAN SHOWS FOR SMALL RESIDENTIAL PROPERTIES IN CERTAIN CIRCUMSTANCES

September 24, 2019

Joseph DeCort, et ux
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: A previous owner of the property had divided off this property from a larger property in 1986. Due to the efforts of the current owner trying to sell the property this issue came to the attention of Staff. The current owner is seeking a rezoning to bring the existing residential use back into conformance with the Zoning Ordinance. The existing residential use will not be intensified by the rezoning.

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:

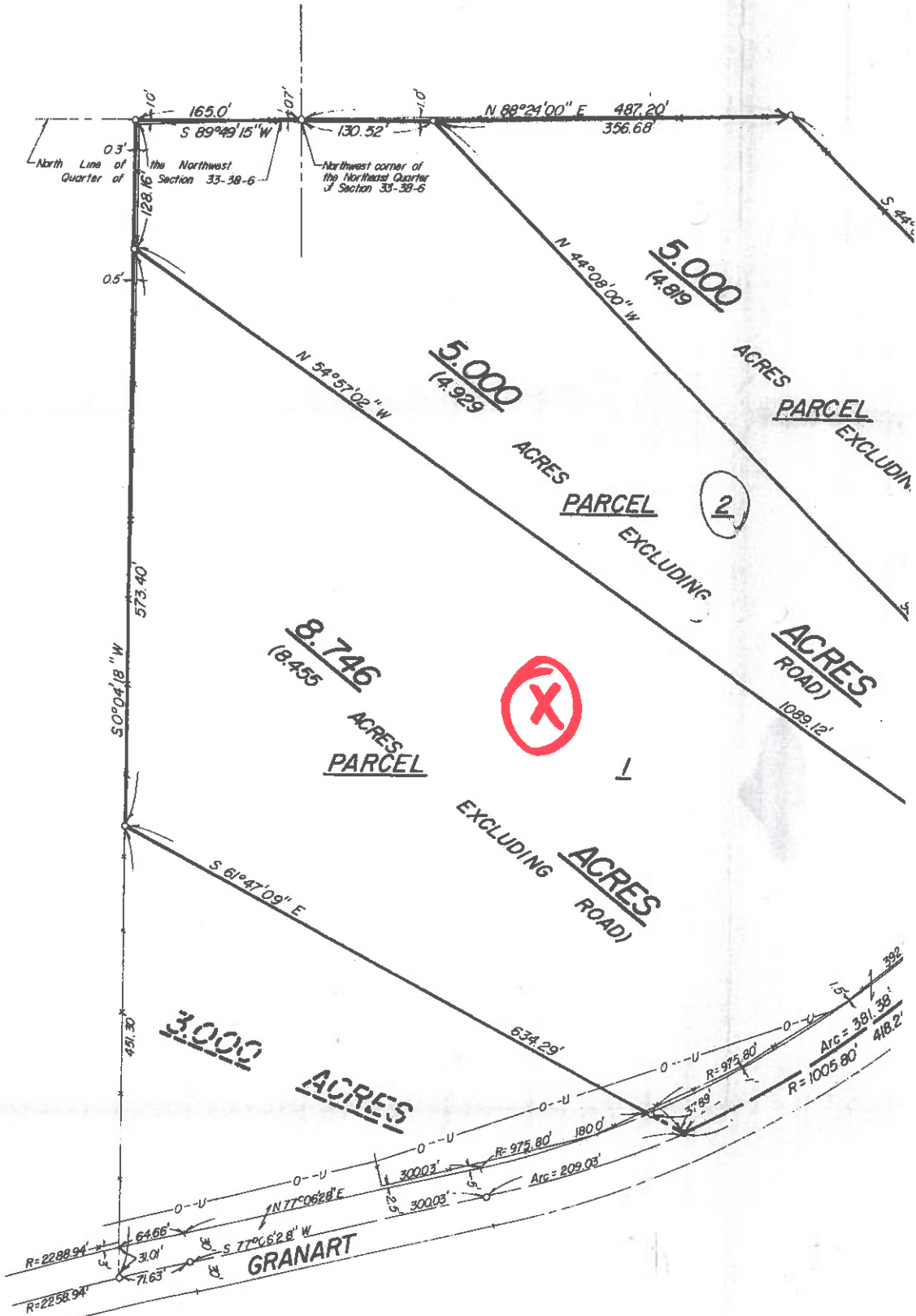
1. The rezoning will not intensify the existing residential use.
2. The rezoning will bring the existing residential use back into conformance with the Zoning Ordinance.

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

That part of the North Half of Section 33, Township 38 North, Range 6, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 33; thence South 89 degrees 49 minutes 15 seconds West along the North line of the Northwest Quarter of said Section 33; 165.0 feet; thence South 0 degrees 04 minutes 18 seconds West 128.16 feet for the point of beginning; thence South 0 degrees 04 minutes 18 seconds West 573.40 feet; thence South 61 degrees 47 minutes 09 seconds East 634.29 feet to the center line of Granart Road; thence Northeasterly along said center line 418.29 feet to a line drawn South 54 degrees 57 minutes 02 seconds East from the point of beginning; thence North 54 degrees 57 minutes 07 seconds West 1,089.12 feet to the point of beginning in Big Rock Township, Kane County, Illinois.

Unofficial

PLAT OF SURVEY OF
 PART OF THE NORTH HALF OF SEC
 BIG ROCK TOWNSHIP KANE COUNTY

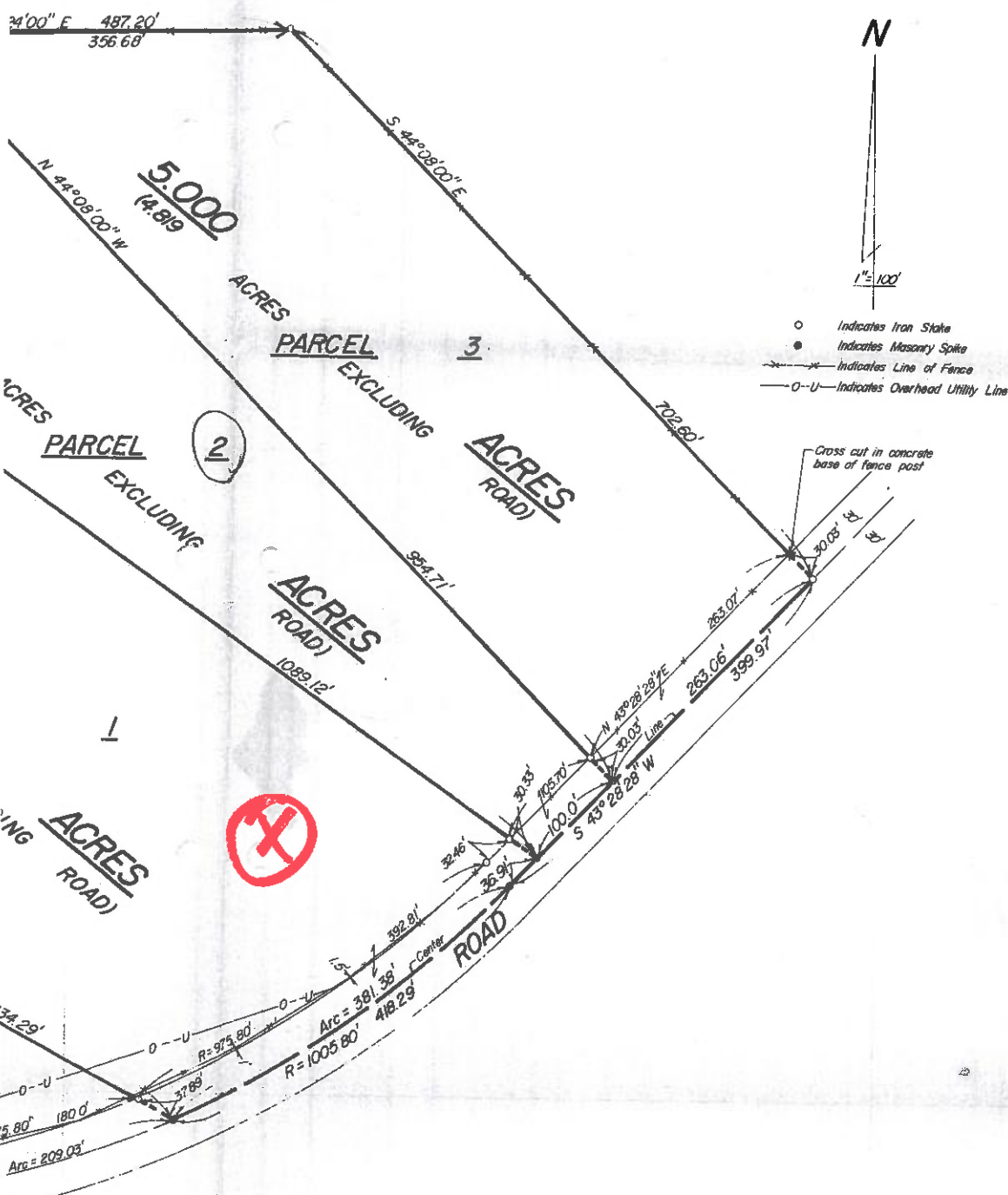


Parcel 1:

That part of the North Half of Section 33, Township 6 East of the Third Principal Meridian, described as follows

PLAT OF SURVEY OF
 NORTH HALF OF SECTION 33-38-6
 TOWNSHIP KANE COUNTY ILLINOIS

Leslie Aichele
 Leslie Aichele 08/13/2019



The North Half of Section 33, Township 38 North, Range 6 East, Kane County, Illinois, Principal Meridian, described as follows:
 Northwest corner of the Northeast Quarter of said Section 33, 15' West along the North line of the Northeast

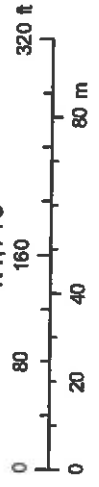
Leslie Aichele
Surveyor
Approved

Map Title



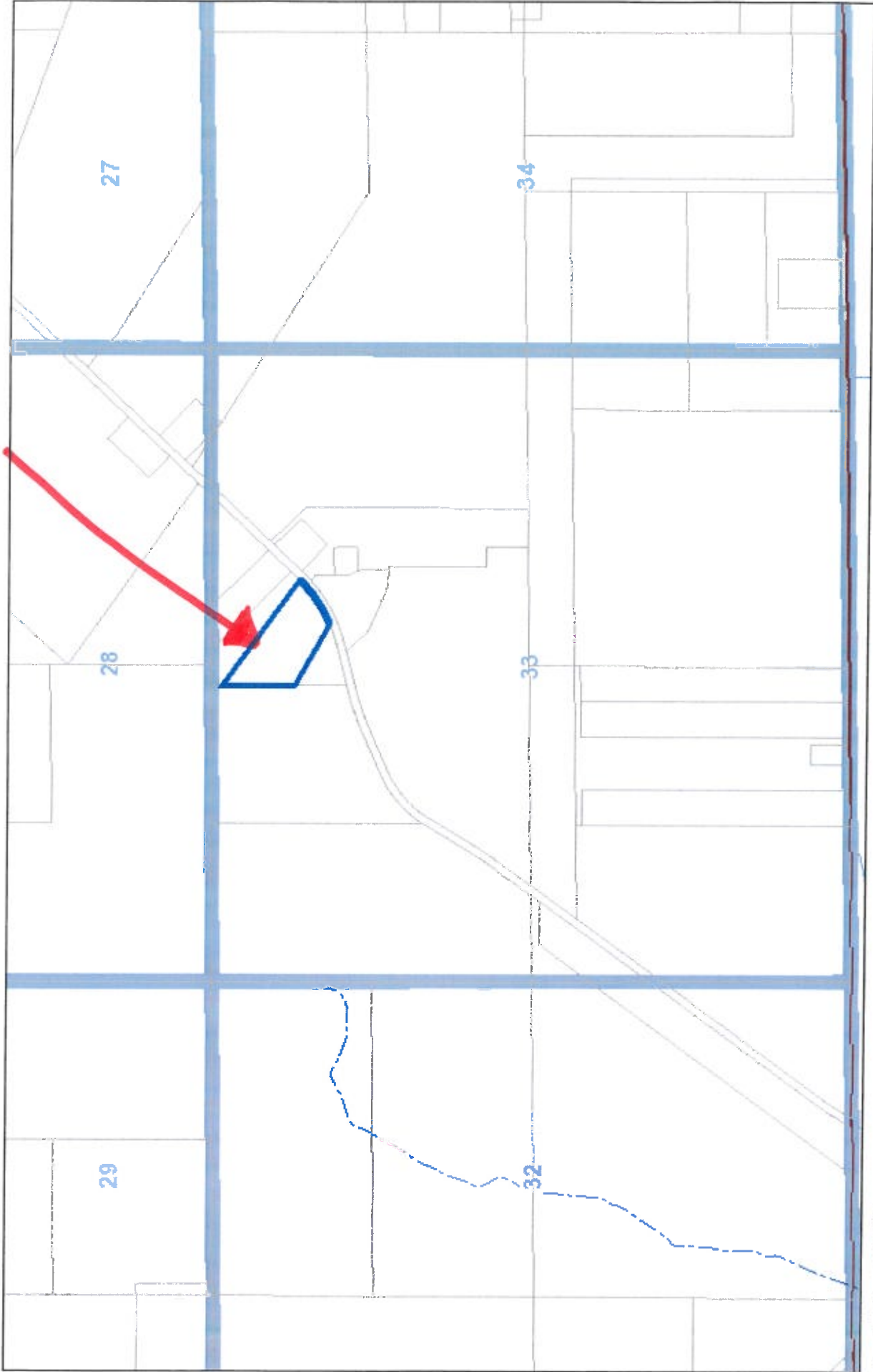
September 5, 2019

1:1,718

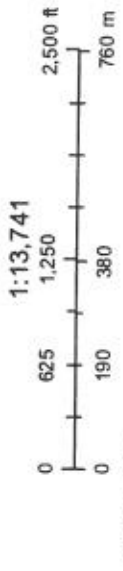


These layers do not represent a survey. No Accuracy is assumed for the data delineated here, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

Map Title



September 5, 2019



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Berkhout, Keith

From: big rock township <bigrocktownship@gmail.com>
Sent: Friday, September 6, 2019 3:06 PM
To: Berkhout, Keith
Subject: EX: Re: From Kane County Zoning - DeCort

Big Rock Township and the Big Rock Highway Department have no objection to the proposed rezoning of the referenced property from F to F1.

Ken Rojek
Township Supervisor

On Sep 5, 2019, at 3:58 PM, Berkhout, Keith <BerkhoutKeith@co.kane.il.us> wrote:

**PLEASE FORWARD TO THE SUPERVISOR AND THE HIGHWAY COMMISSIONER.
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
<image001.png>

<SGCDEVC03Q19090515060.pdf>

Berkhout, Keith

From: McGraw, Keith
Sent: Wednesday, September 11, 2019 10:36 AM
To: Berkhout, Keith; Rickert, Tom
Cc: Nika, Kurt
Subject: RE: From Kane County Zoning - DeCort
Attachments: 2019-09-05 Zoning F to F1.pdf

Keith,

In regard to the attached request for zoning from F to F1, KDOT has no comment.

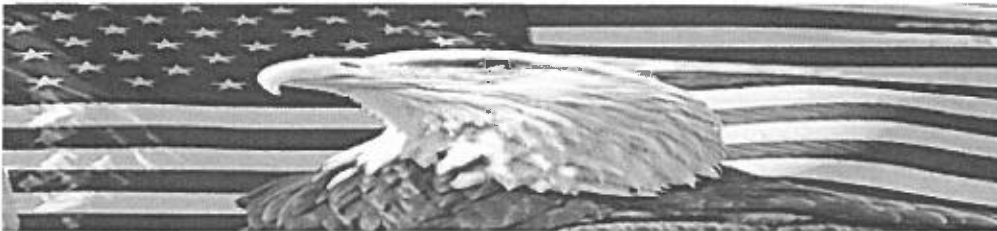
Thank you,

Keith McGraw
Kane County Division of Transportation – Permitting Section

From: Berkhout, Keith <BerkhoutKeith@co.kane.il.us>
Sent: Thursday, September 5, 2019 3:52 PM
To: Schoedel, Carl <schoedelcarl@co.kane.il.us>
Cc: Nika, Kurt <nikakurt@co.kane.il.us>; McGraw, Keith <McGrawKeith@co.kane.il.us>
Subject: From Kane County Zoning - DeCort

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





Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

August 27, 2019

KEITH BERKHOUT

Joe DeCort
39w980 Prairie st
Aurora, IL 60506

RE: 9s168 Granart Road
Project Number(s): 2002095
County: Kane

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, 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, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Bradley Hayes
Division of Ecosystems and Environment
217-785-5500

Kane – DuPage Soil & Water Conservation District



August 27, 2019

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

We have assigned number 19-070 to a Land Use Opinion Applications from:

Joe DeCort
39W980 Prairie St
Aurora, IL 60506

The site location is:

Big Rock Township
Section 33, Township 38N, 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 _____.

X 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