

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

4525

Received Date

AUG 21 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):	10-25-400-002 10-36-200-001
	Street Address (or common location if no address is assigned):	25976 S. Lorang Road Elburn, IL. 60119

2. Applicant Information:	Name	Delbert J. Calhoun Lauren Lawson	Phone	630-363-1962 432-312-8485
	Address	45 W 110 Seavey Road Elburn, IL. 60119	Fax	1-888-224-9068
			Email	del@fishonart.com lawson1439@gmail.com

3. Owner of record information:	Name	Old Second Bank Ruth A. Lawson Trust 52	Phone	815-866-0202 630-365-6675
	Address	25101 Harter Road Kaneville, IL. 60144	Fax	
			Email	oldsecond.com/ill/kaneville

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture (F)

Current zoning of the property: F, Farming District unincorporated Kane County

Current use of the property: Residence - single family

Proposed zoning of the property: F1 to bring into conformance with current ordinance

Proposed use of the property: Preservation of historic Farm house (1880's?)

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

No changes to property. Plan is to retain +

maintain as historic Farm house, one of the earliest in Kaneville Township. Originally tenant house for Benton Farm, settled in 1843.

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.

Ruth A. Lawson Trust 52

8/23/2019

Record Owner

Date

Lauren Lawson, Co-Trustee

8/23/2019

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.

Lauren Lawson
Name of Development/Applicant

8/22/2019
Date

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

No change in use proposed. Plan is to rezone ~~to~~ property from F to F1 to bring into conformance with existing ordinances.

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

F District. Farming adjoins the subject premises on the north and west.

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

Subject property is consistent with the uses permitted under the existing zoning classification. Wish to rezone to bring property into conformance with current ordinances.

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

There is no trend of development in the immediate area other than farming by the petitioners. Area is agricultural, although gravel mining operations are located north of subject residences and composting operation is East of subject residences as is additional gravel mining. Kaneville Tree Farm is south of property.

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

The area is designated as Agriculture and is consistent with the uses contemplated in the Kane Co. 2040 Land Use Plan.

September 24, 2019

Old Second Bank Trust 51 & 52
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is seeking a rezoning on a portion of the property with the farmette to allow it to be sold off separately from the remaining farmland and the farmette. 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:

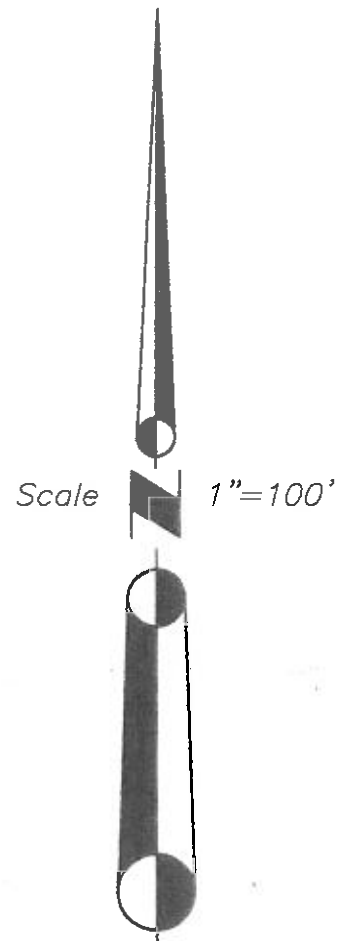
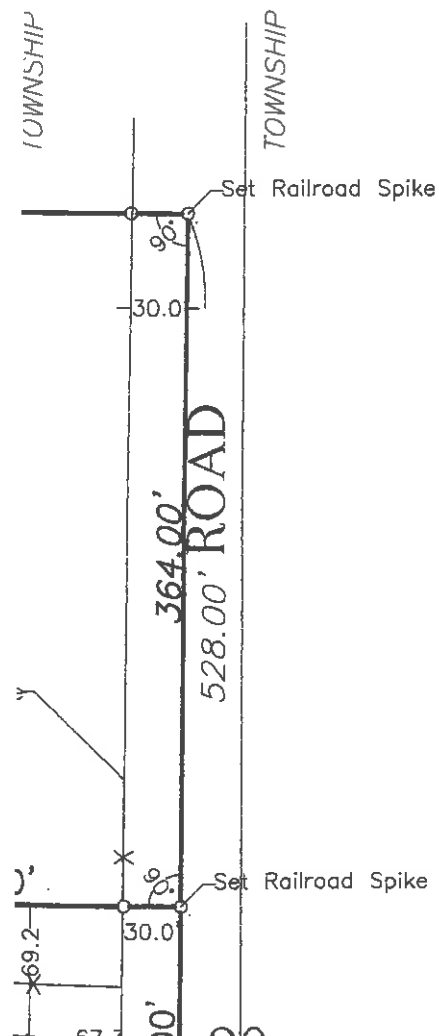
1. The rezoning will not intensify the existing residential use.

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

STATE OF ILLINOIS PLAT OF SURVEY

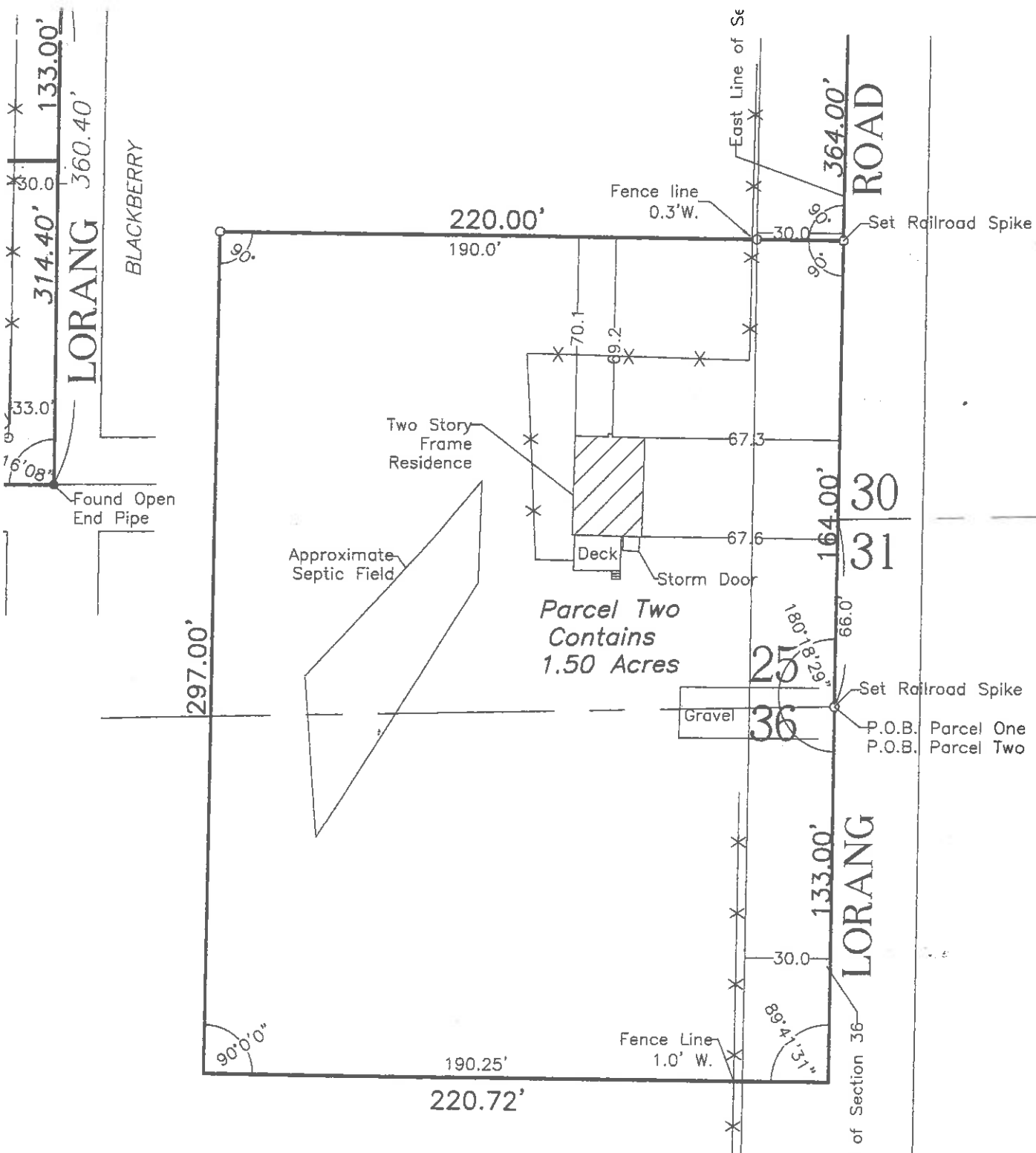
PARCEL TWO:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25 AND PART OF THE NORTHEAST QUARTER OF SECTION 36 IN TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 164.00 FEET; THENCE WESTERLY AT RIGHT ANGLE TO SAID EAST LINE, 220.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH THE SAID EAST LINE, 297.00 FEET THENCE EASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 220.72 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY AT AN ANGLE OF 89 DEGREES 41 MINUTES 31 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EAST LINE, 133.00 FEET TO THE POINT OF BEGINNING, ALL IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS.





28976 South Lorang Rd



Parcel Two Detail
Scale 1"=50'



Prepared by:
W.E. Hanna Surveyors
License No. 184007413
508 Pine Street
DeKalb, Illinois 60115
(815) 756-2189
Fax 748-2532
info@hannasurveyors.com ©

PLAT IS A TRUE AND CORRECT
PROPERTY HEREON SHOWN AND
DECIMALS THEREOF. THIS
MEETS ILLINOIS MINIMUM

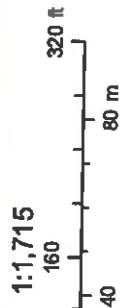
WITNESS MY HAND AND SEAL
ON 11/30/2019.

Shawn R. Vankampen
VANKAMPEN
SURVEYOR NO. 2710
NOVEMBER 30TH, 2020

Map Title



September 4, 2019



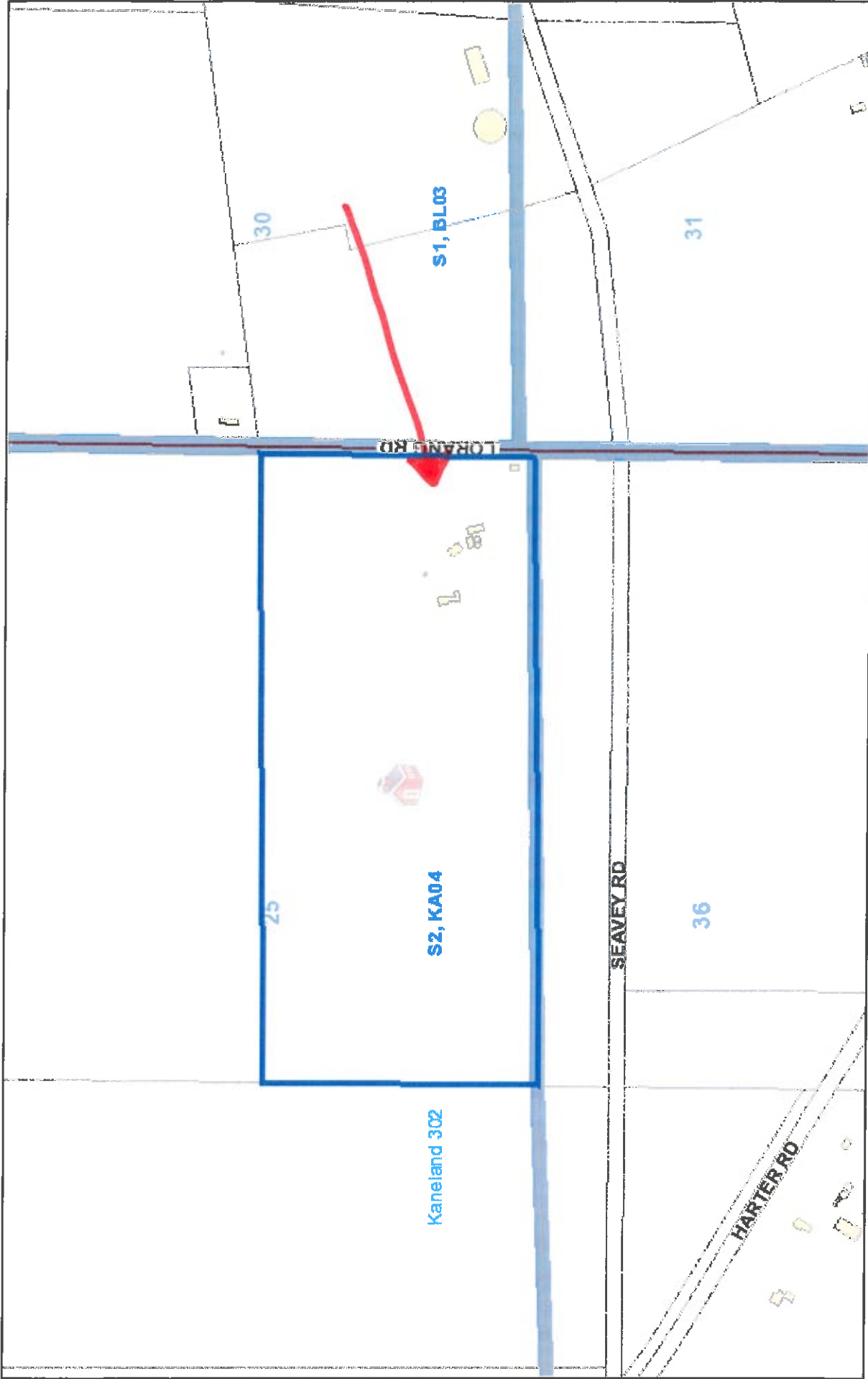
1:1,715

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.

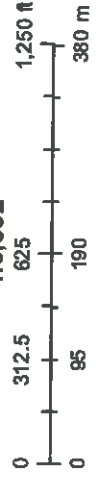
GIS-Technologies
Kane County Illinois

Map Title



September 4, 2019

1:6,862



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

Berkhout, Keith

From: Walter Magdziarz <wmagdziarz@sugargroveil.gov>
Sent: Friday, September 20, 2019 2:43 PM
To: Berkhout, Keith
Subject: EX: Kaneville Twp map amendments

Hello, Keith.

The Sugar Grove Village Board discussed the map amendment requests by the Ruth Lawson Trust/Old Second Bank (2S976 S. Lorang Road & 45W110 Seavey Road) filed with the County that you brought to our attention.

The Village Board decided to take no position on the matter.

Thank you for including the Village in your decision-making process.



Walter J. Magdziarz, AICP, CNUa | Community Development Director
Community Development Department | Village of Sugar Grove
601 Heartland Drive, Sugar Grove, IL 60554-9594

T: 630.391.7225 | F: 630.391.7245 | E: wmagdziarz@sugargroveil.gov

Berkhout, Keith

From: McGraw, Keith
Sent: Wednesday, September 11, 2019 10:00 AM
To: Berkhout, Keith; Rickert, Tom
Cc: Nika, Kurt
Subject: RE: From Kane County Zoning - Old 2nd - Lorang
Attachments: 2019-09-04 Zoning F to F1 Lorang.pdf

Keith

In regard to the attached request for 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: Wednesday, September 4, 2019 4:07 PM
To: Schoedel, Carl <schoedelcarl@co.kane.il.us>
Cc: McGraw, Keith <McGrawKeith@co.kane.il.us>; Nika, Kurt <nikakurt@co.kane.il.us>
Subject: From Kane County Zoning - Old 2nd - Lorang

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

