

**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

*Received Date*

**4563**

**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> 11-25-100-030
	<b>Street Address (or common location if no address is assigned):</b> 39 W 753 Prairie St. Aurora, IL 60506

<b>2. Applicant Information:</b>	<b>Name</b> Russell Schoeberlein	<b>Phone</b> 630-715-4918
	<b>Address</b> 508 Garfield Ave.	<b>Fax</b>
	Aurora, IL 60506	<b>Email</b> schoebs4@aol.com

<b>3. Owner of record information:</b>	<b>Name</b> Morningstar Community Church	<b>Phone</b> 630-892-0888
	<b>Address</b> 8510 S. Barnes Rd.	<b>Fax</b> 630-892-4745
	Aurora, IL 60506	<b>Email</b> office mscc@comcast.net

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: resource management

Current zoning of the property: E1

Current use of the property: ~~EX~~ storage, meeting

Proposed zoning of the property: E3

Proposed use of the property: personal residence

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](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)

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.

Tom Schwobelein for Morningstar Community Church 10/22/20  
Record Owner Date

Tom Schwobelein 10/22/20  
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.

Morningstar Community Church Subdivision 10/22/20  
Name of Development/Applicant Date

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

Morningstar Community Church plans to sell the property as a personal residence. The residence is consistent with the properties around it, most of which are residences.

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

The church is zoned E1. There is an undeveloped property to the east, and residential properties to the north, west, and south.

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

This property contains a residence that existed prior to Morningstar Community Church purchasing the property and building a church. The subdivided parcel will be best used as a personal residence as it was previously.

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

Properties to the east and west were developed as personal residences. There are older homes to the north and south.

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

The property would be used as a personal residence as it was previously.

Description Of Entire Parcel:

That Part Of The Northwest Quarter Of Section 25, Township 38 North, Range 7 East Of The Third Principal Meridian, Described As Follows: Beginning At The Intersection Of The Center Line Of Barnes Road With The North Line Of Said Section 25, Township 38 North, Range 7; Thence Easterly Along Said North Line A Distance Of 796.52 Feet To The Center Line Of Blackberry Creek; Thence Southeasterly Along Said Center Line 107 Degrees, 06 Minutes, 41 Seconds As Measured Counter-Clockwise From The Last Described Course A Distance Of 97.06 Feet; Thence Southeasterly Along Said Center Line 145 Degrees, 34 Minutes, 30 Seconds As Measured Clockwise From The Last Described Course A Distance Of 53.45 Feet; Thence Southeasterly Along Said Center Line 157 Degrees, 05 Minutes, 58 Seconds As Measured Clockwise From The Last Described Course A Distance Of 84.90 Feet; Thence Southwesterly 41 Degrees, 14 Minutes, 40 Seconds As Measured Counter-Clockwise From The Last Described Course A Distance Of 356.12 Feet; Thence Southwesterly 120 Degrees, 00 Minutes, 00 Seconds As Measured Clockwise From The Last Described Course A Distance Of 878.75 Feet To A Line 66.00 Feet Northerly Of And Parallel With The Northerly Line Of Halling Subdivision; Thence Northwesterly Along Said Parallel Line 85 degrees, 49 Minutes, 02 Seconds As Measured Counter-Clockwise From The Last Described Course A Distance Of 189.04 Feet To The Center Line Of Said Barnes Road; Thence Northwesterly Along Said Center Line 128 Degrees, 10 Minutes, 22 Seconds As Measured Counter-Clockwise From The Last Described Course A Distance Of 522.72 Feet To A Point Of Curvature; Thence Along A Curve To The Right Having A Radius Of 768.17 Feet, Tangent To The Last Described Course An Arc Distance Of 363.38 Feet; Thence Northwesterly Along Said Center Line Tangent To The Last Described Course A Distance Of 351.79 Feet To The Point Of Beginning, In The Township Of Sugar Grove, Kane County, Illinois.

Description Of What Will Become Lot 1 (To The Center Of Prairie Street & Barnes Road):

That Part Of The Northwest Quarter Of Section 25, Township 38 North, Range 7 East Of The Third Principal Meridian, Described As Follows: Beginning At The Intersection Of The Center Line Of Barnes Road With The North Line Of Said Section 25, Township 38 North, Range 7; Thence Easterly Along Said North Line A Distance Of 504.36 Feet; Thence Southerly, Perpendicular To The Last Described Course A Distance Of 325.71 Feet; Thence Easterly 86 degrees, 32 minutes, 32 Seconds As Measured Counter-Clockwise From The Last Described Course A Distance Of 121.37 Feet; Thence Southerly 90 Degrees 51 minutes, 39 Seconds As Measured Clockwise From The Last Described Course A Distance Of 848.75 Feet To A Line 66.00 Feet Northerly Of And Parallel With The Northerly Line Of Halling Subdivision; Thence Northwesterly Along Said Parallel Line 85 degrees, 49 Minutes, 02 Seconds As Measured Counter-Clockwise From The Last Described Course A Distance Of 189.04 Feet To The Center Line Of Said Barnes Road; Thence Northwesterly Along Said Center Line 128 Degrees, 10 Minutes, 22 Seconds As Measured Counter-Clockwise From The Last Described Course A Distance Of 522.72 Feet To A Point Of Curvature; Thence Along A Curve To The Right Having A Radius Of 768.17 Feet, Tangent To The Last Described Course An Arc Distance Of 363.38 Feet; Thence Northwesterly Along Said Center Line Tangent To The Last Described Course A Distance Of 351.79 Feet To The Point Of Beginning, In The Township Of Sugar Grove, Kane County, Illinois.

Description Of What Will Become Lot 2 (To The Center Of Prairie Street):

That Part Of The Northwest Quarter Of Section 25, Township 38 North, Range 7 East Of The Third Principal Meridian, Described As Follows: Commencing At The Intersection Of The Center Line Of Barnes Road With The North Line Of Said Section 25, Township 38 North, Range 7; Thence Easterly Along Said North Line A Distance Of 504.36 Feet For The Point Of Beginning; Thence Continuing Along Said North Line 292.16 Feet To The Center Line Of Blackberry Creek; Thence Southeasterly Along Said Center Line 107 Degrees, 06 Minutes, 41 Seconds As Measured Counter-Clockwise From The Last Described Course A Distance Of 97.06 Feet; Thence Southeasterly Along Said Center Line 145 Degrees, 34 Minutes, 30 Seconds As Measured Clockwise From The Last Described Course A Distance Of 53.45 Feet; Thence Southeasterly Along Said Center Line 157 Degrees, 05 Minutes, 58 Seconds As Measured Clockwise From The Last Described Course A Distance Of 84.90 Feet; Thence Southwesterly 41 Degrees, 14 Minutes, 40 Seconds As Measured Counter-Clockwise From The Last Described Course A Distance Of 356.12 Feet; Thence Southwesterly 120 Degrees, 00 Minutes, 00 Seconds As Measured Clockwise From The Last Described Course A Distance Of 30.00 Feet; Thence Westerly 89 degrees, 08 minutes, 21 Seconds As Measured Clockwise From The Last Described Course A Distance Of 121.37 Feet; Thence Northerly 86 degrees, 32 minutes, 32 Seconds As Measured Clockwise From The Last Described Course A Distance Of 325.71 Feet To The Point Of Beginning, In The Township Of Sugar Grove, Kane County, Illinois.

November 24, 2020

**Morningstar Church**  
Rezoning on a portion of property from E-1 District Estate Residential to E-3 District Estate Residential

**Special Information:** The petitioner is seeking a rezoning on the northeast portion of the property to allow the existing home to be split off from the remaining Church property. No additional homes are proposed as part of this rezoning.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Resource Management. This designation is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources.

**Staff recommended Findings of Fact:**

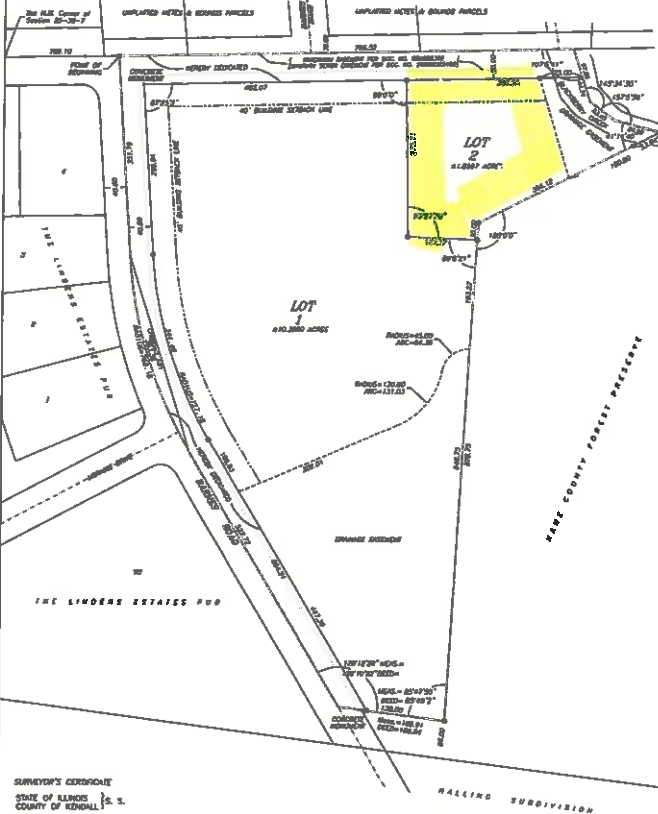
1. The rezoning will allow the existing home to be sold off separately from the rest of the Church property.

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

MORNINGSTAR COMMUNITY CHURCH SUBDIVISION

Sugar Grove Township  
Kane County, Illinois

BEING A SUBDIVISION OF PART OF THE SEQUOIA TRACT, AS SHOWN ON  
RECORD MAP NO. 1028, BEING 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.



Utility Easement Provisions

A permanent non-exclusive Easement is hereby reserved for and granted to the County of Kane (hereinafter "The County"), and to all public utility and other companies of any kind operating under franchises granted them...

Drainage Easement Provisions

A permanent non-exclusive Easement is hereby reserved for and granted to the County of Kane (hereinafter "The County"), and to all necessary and proper, open, over, over and through the area shown by...

Conditions Common To All Easements

It is expressly understood that the aforementioned easements, the utility easement and the drainage easement provisions shall be subject to the authority granted to counties in Illinois...

School District Statement

This is to Certify That the Property Being Subdivided, Herein, is To Be Part Of The Owner's Knowledge And Belief, The Entire Property Within The Limits Of Respected School District No. 100.

Dated At Aurora, Kane County, Illinois, This \_\_\_ Day Of \_\_\_\_\_, A.D. 20\_\_.

County Clerk Certificate

I, \_\_\_\_\_, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent General Taxes...

Health Officer Certificate

I, \_\_\_\_\_, Health Officer of Kane County, Illinois, do hereby certify that there are no delinquent General Taxes...

City Council Certificate

I, \_\_\_\_\_, Mayor of Kane County, Illinois, do hereby certify that there are no delinquent General Taxes...

Notary Public Certificate

I, \_\_\_\_\_, Notary Public for Kane County, Illinois, do hereby certify that there are no delinquent General Taxes...

SURVEYOR'S CERTIFICATE  
STATE OF ILLINOIS  
COUNTY OF DEKALB



BEFORE ME, \_\_\_\_\_, a Notary Public for Kane County, Illinois, on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Owner's Certificate  
State of Illinois  
County of Kane

Notary Public Certificate  
State of Illinois  
County of Kane

County Engineer Certificate  
State of Illinois  
County of Kane

Accepted and Approved This \_\_\_ Day Of \_\_\_\_\_, A. D. 20\_\_.

County Engineer  
Engineer's And Owner's Surface Water Drainage Certificate

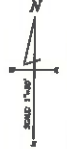
Professional Engineer  
Address  
Registration Number

WILLIAM M. WINGSTEDT  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543  
PHONE: (630) 224-8209 FAX: (630) 551-1207

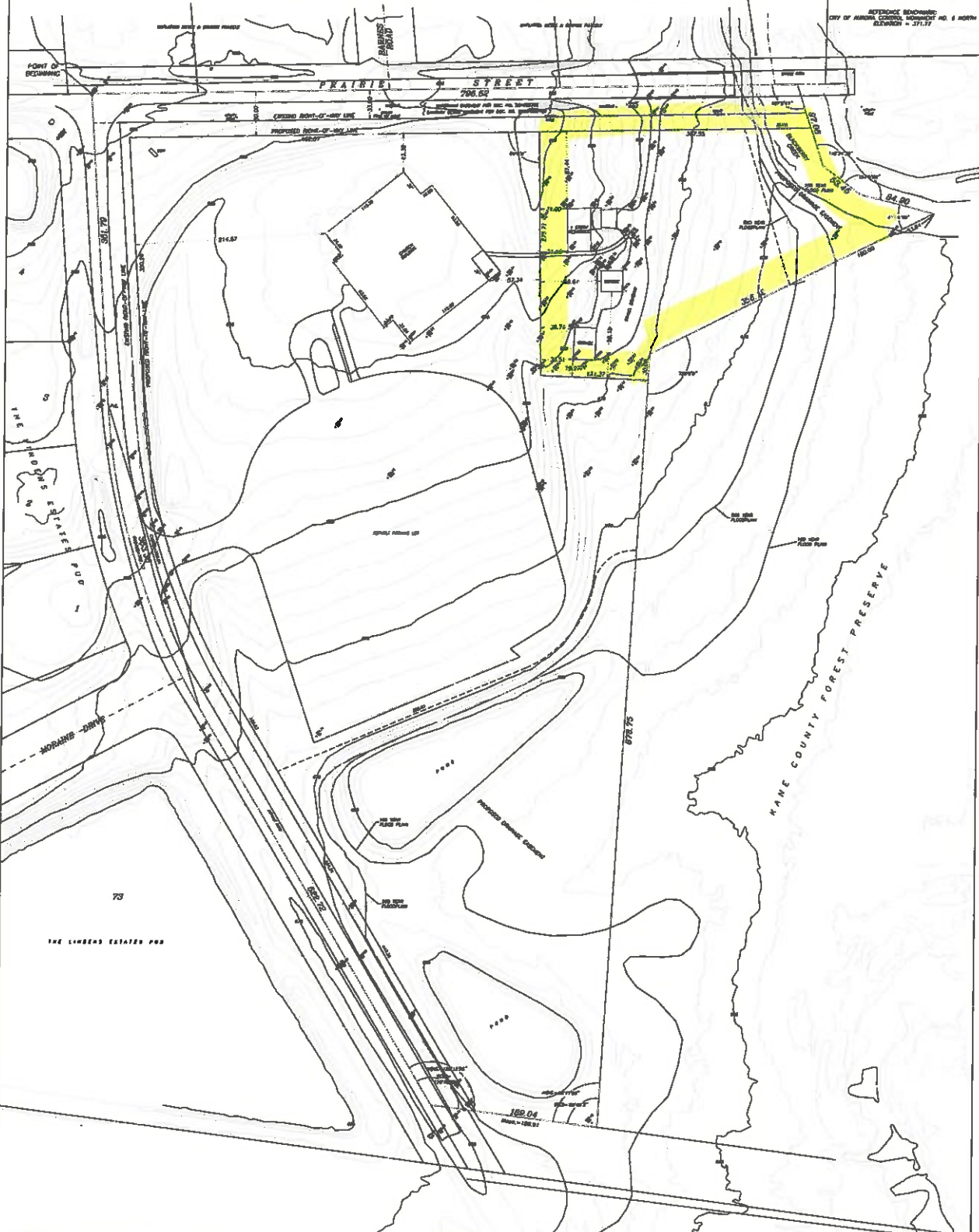
MORNINGSTAR COMMUNITY CHURCH  
 33872.5 PRAIRIE ST.  
 AURORA, ILLINOIS 60506  
 P/N: 14-25-100-030

# PLAT OF SURVEY

OF  
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BARBER ROAD WITH THE NORTH LINE OF SAID SECTION 25, TOWNSHIP 38 NORTH, RANGE 7; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 794.83 FEET TO THE CENTER LINE OF BLACKBERRY CREEK; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 107 DEGREES, 04 MINUTES, 41 SECONDS AS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE A DISTANCE OF 97.04 FEET; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 143 DEGREES, 34 MINUTES, 30 SECONDS AS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE A DISTANCE OF 23.43 FEET; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 157 DEGREES, 05 MINUTES, 38 SECONDS AS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE A DISTANCE OF 64.80 FEET; THENCE SOUTHWESTERLY 41 DEGREES, 14 MINUTES, 40 SECONDS AS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE A DISTANCE OF 156.18 FEET; THENCE SOUTHWESTERLY 125 DEGREES, 00 MINUTES, 00 SECONDS AS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE A DISTANCE OF 878.75 FEET TO A LINE 68.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF "HALLING TOWNSHIP"; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 80 DEGREES, 40 MINUTES, 00 SECONDS AS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE A DISTANCE OF 104.00 FEET TO THE CENTER LINE OF SAID BARBER ROAD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 128 DEGREES, 13 MINUTES, 27 SECONDS AS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE A DISTANCE OF 322.72 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 768.17 FEET, TANGENT TO THE LAST DESCRIBED COURSE AN ARC DISTANCE OF 543.38 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE TANGENT TO THE LAST DESCRIBED COURSE A DISTANCE OF 331.78 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.



REFERENCE BENCHMARK:  
 CITY OF AURORA CONTROL MONUMENT NO. 6 NORTH  
 ELEVATION = 371.77



ORDERED BY: MORNINGSTAR COMMUNITY CHURCH  
 STATE OF ILLINOIS, J. L. COUNTY OF KANE  
 THIS IS TO CERTIFY THAT I, AS A LICENSED LAND SURVEYOR, HAVE EXAMINED THE PLAT OF SURVEY AND HAVE FOUND THAT THE SAME IS IN ACCORDANCE WITH THE ACTS OF ASSEMBLY RELATIVE TO THE SURVEYING AND MAPPING ACTS OF ILLINOIS, AND THAT THE SAME IS CORRECT AND ACCURATE.  
 WITNESSED MY HAND AND SEAL AT CHICAGO, ILLINOIS, THIS 14th DAY OF FEBRUARY, 2008.  
 WILLIAM M. WINGSTEDT  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 128181



ADDITIONAL OBSERVATIONS:  
 FIELD WORK COMPLETED: SURVEY AND OTHER INFORMATION LOCATED AS SHOWN ON THE PLAT OF SURVEY, A. C. 2008.

**WILLIAM M. WINGSTEDT**  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 339 WHITE PINES CT., COVINGTON, ILLINOIS 60543  
 PHONE: (815) 354-8200 FAX: (815) 351-1207

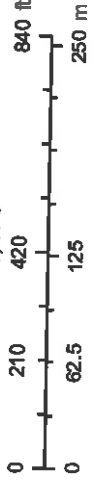


Map Title



November 10, 2020

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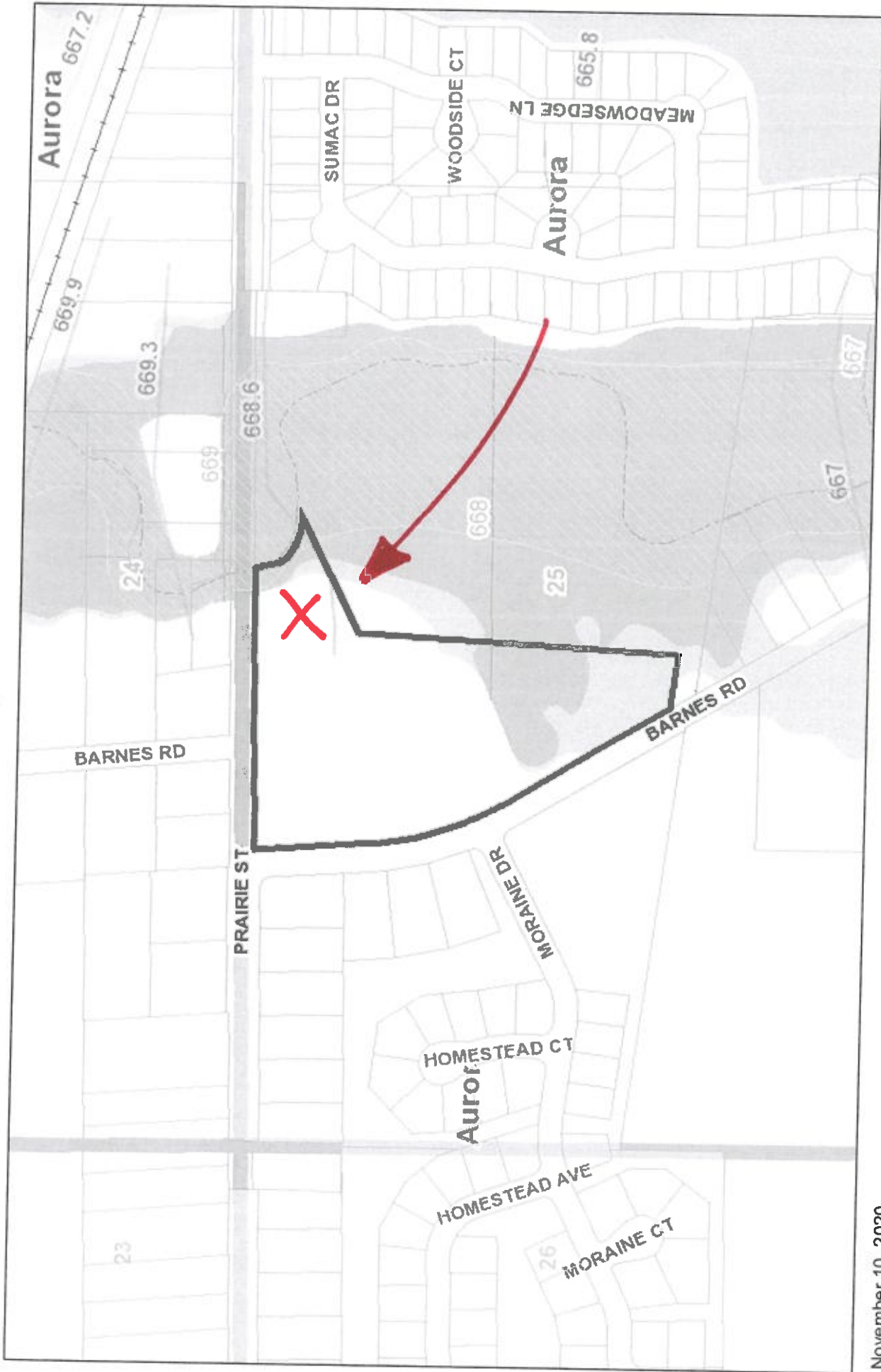


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GIS-Technologies  
Kane County Illinois



Map Title



November 10, 2020

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Kane County Illinois