

4658

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

JAN 27 2025

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):	1102301002
	Street Address (or common location if no address is assigned):	1N326 & 1N336 La Fox Road, La Fox, IL 60147

2. Applicant Information:	Name	David Russian	Phone	630-945-2450
	Address	1301 Brunswick Court	Fax	
		Naperville, IL 60540	Email	david.russian@gmail.com

3. Owner of record information:	Name	Landberg Properties	Phone	630-302-6220 (Keith Landberg) 630-450-1462 (Kirk Landberg)
	Address	Po Box 100	Fax	
		La Fox, IL 60147	Email	kdl324@hotmail.com (Keith) landbergkirk2@gmail.com (Kirk)

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Rural Residential

Current zoning of the property: R-1 / B-3

Current use of the property: Multi-unit residential

Proposed zoning of the property: PUD

Proposed use of the property: Multi-unit residential

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) Future 4th residential unit planned for 2nd floor of barn.

See enclosed proposed site plan

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.

<u>Kirk Landberg</u>	<u>Keith Landberg</u>	<u>January 27, 2025</u>
Record Owner		Date
<u><i>Daniel Rossier</i></u>		<u>1/22/25</u>
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.*

David Russian
Name of Development/Applicant

1/22/25
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?
Current property use is multi-family. Proposed use is multi-family.

2. What are the zoning classifications of properties in the general area of the property in question?
R-1, B-3, B-1, F, PUD, SU

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
PUD was determined to be the most suitable because the property is currently used for multi-family (3 units) and, the proposed future 4th unit to be built within the existing barn/garage structure would be the best zoning designation to allow for the additional unit.

4. What is the trend of development, if any, in the general area of the property in question?
The property is located in the La Fox Historic District; no significant changes in uses within the district are anticipated.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
The property is in the La Fox historic district, and not significantly part of or anticipated to be affected by the 2040 Land Use Plan.

Landberg Properties

Rezoning from B-3 District Business and R-1 One Family Residential to PUD – Planned Unit Development

Special Information: The petitioner is in the process of purchasing this property. As the property is comprised of two different zoning districts and has three dwelling units, 2 in excess of what is currently allowed in the R-1 District, the petitioner is seeking a rezoning to bring the property into conformance with the Kane County Zoning Ordinance. In addition, the petitioner is seeking the ability to, in the future, remodel the second floor of the existing garage into a fourth dwelling unit.

Analysis: The Kane County 2040 Land Use Plan designates this area as Rural Residential. This designation encourages an infill strategy between and adjacent to existing rural residential developments where prime agricultural lands will not be taken out of production. Extensive areas of rural Kane County have been approved for residential use with a one-acre minimum lot size and gross density of generally about two acres per dwelling unit. Densities of any new proposed subdivisions in the areas planned for rural residential development should be based on prevailing County standards and regulations, surrounding densities, soil suitability for septic systems, as well as preservation of natural features, preservation of healthy, native trees and the character of the area. County review of subdivision proposals in these areas should also consider the rate of development to ensure that it is consistent with the ability of the townships and other local taxing bodies to provide an adequate level of service to new residents.

This historic property was built in 1872. This rezoning, if approved, would preserve a landmark Kane County property for this area which adds to the historic character of downtown LaFox and the area.

Comments received regarding this petition as of February 25, 2025:

1. Kane County Historic Preservation Commission voted in favor of this rezoning at it's meeting on January 22, 2025.
2. From the Kane County Division of Transportation stating "KDOT has no comments"

Staff recommended findings of fact:

1. The rezoning would bring the existing property into conformance with the Kane County Zoning Ordinance.
2. The rezoning would allow for a future fourth dwelling unit

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

LEGAL DESCRIPTION

1N326 & 1N336 LA FOX ROAD, LA FOX, ILLINOIS 60147

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST 1/4 WITH THE CENTER LINE OF LAFOX ROAD; THENCE SOUTH 2 DEGREES, 18 MINUTES, 0 SECONDS WEST ALONG SAID CENTER LINE 741.51 FEET; THENCE NORTH 87 DEGREES, 20 MINUTES, 0 SECONDS WEST 376.20 FEET; THENCE SOUTH 2 DEGREES, 18 MINUTES, 0 SECONDS WEST PARALLEL WITH SAID CENTER LINE 98.08 FEET; THENCE SOUTH 87 DEGREES, 20 MINUTES, 0 SECONDS EAST 52.80 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 2 DEGREES, 18 MINUTES, 0 SECONDS WEST PARALLEL WITH SAID CENTER LINE 166.67 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTH 82 DEGREES, 49 MINUTES, 55 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 324.56 FEET TO SAID CENTER LINE; THENCE NORTH 2 DEGREES, 18 MINUTES, 0 SECONDS EAST ALONG SAID CENTER LINE 192.14 FEET TO A LINE DRAWN SOUTH 87 DEGREES, 20 MINUTES, 0 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES, 20 MINUTES, 0 SECONDS WEST 323.40 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.

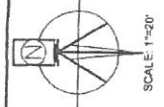
COMMONLY KNOWN AS: 1N326 LAFOX ROAD, LAFOX, ILLINOIS

Attachment A - Proposed Site Plan

PLAT OF SURVEY
D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2800 KESLINGER ROAD, SUITE A
CHICAGO, ILLINOIS 60631
PHONE 630-232-7700 FAX 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST 1/4 WITH THE CENTER LINE OF LAFOX ROAD, THENCE SOUTH 2 DEGREES, 18 MINUTES, 0 SECONDS WEST ALONG SAID CENTER LINE 741.51 FEET; THENCE NORTH 87 DEGREES, 00 MINUTES, 0 SECONDS WEST 270 FEET; THENCE SOUTH 2 DEGREES, 18 MINUTES, 0 SECONDS WEST PARALLEL WITH SAID CENTER LINE 270 FEET; THENCE SOUTH 2 DEGREES, 18 MINUTES, 0 SECONDS EAST 52.89 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 2 DEGREES, 18 MINUTES, 0 SECONDS WEST PARALLEL WITH SAID CENTER LINE 188.97 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTH 82 DEGREES, 48 MINUTES, 55 SECONDS EAST 4.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE 324.66 FEET TO SAID CENTER LINE; THENCE NORTH 2 DEGREES, 18 MINUTES, 0 SECONDS EAST 11.47 FEET TO A LINE DRAWN SOUTH 87 DEGREES, 20 MINUTES, 0 SECONDS WEST 323.40 FEET TO THE POINT OF BEGINNING; IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS COMMONLY KNOWN AS: 1N35S LAFOX ROAD, LAFOX, ILLINOIS



SCALE: 1"=20'

P.O.C.
CENTER LINE OF LAFOX ROAD
S 02°17'00" W 741.51'

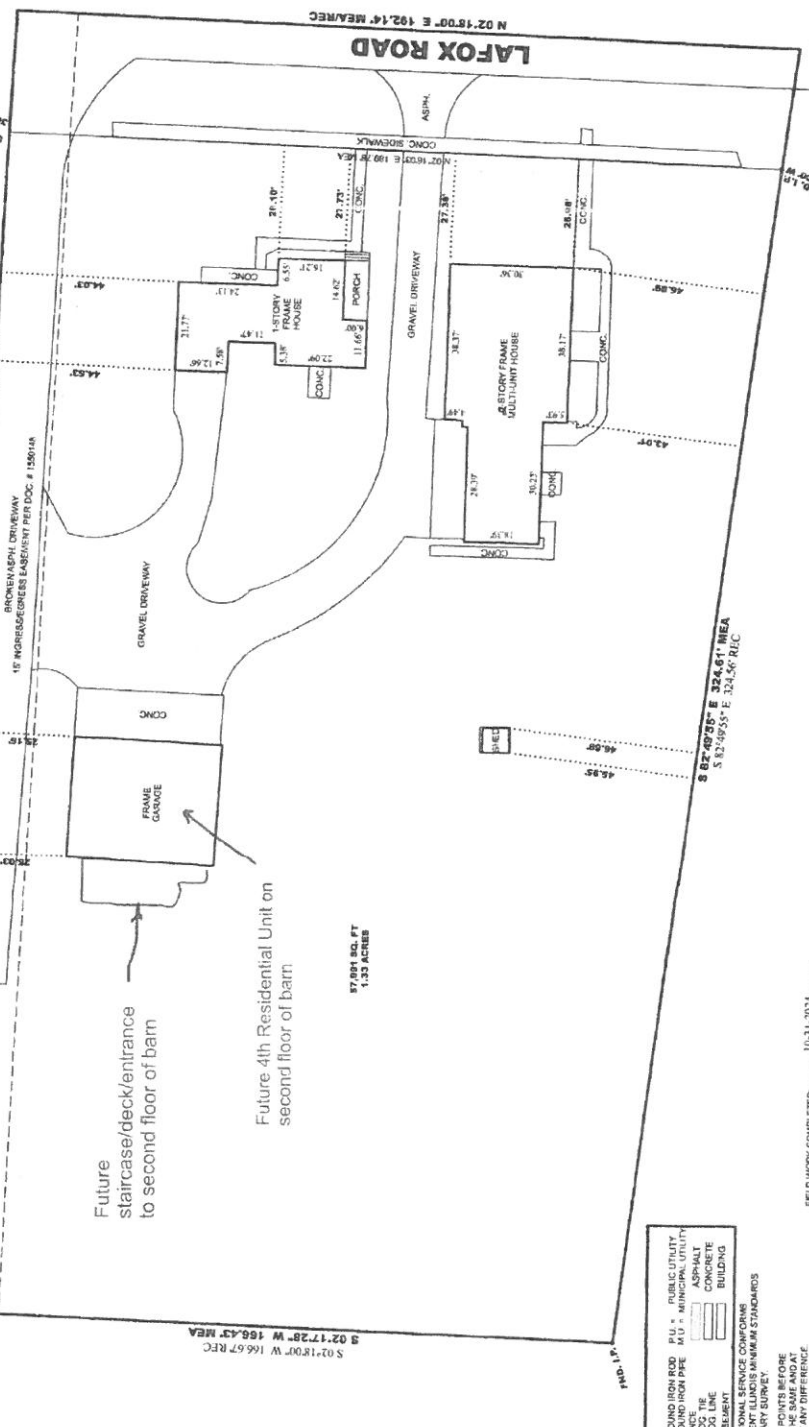
N 87°20'00" W 176.20'

N 87°20'00" W 321.60' REC
N 07°22'26" W 323.47' MEA

BRONKESHOP DRIVEWAY
15' WIDENEGRESS EASEMENT PER P.O.C. #150611A

BRONKESHOP DRIVEWAY
30' ROAD

P.O.C.
CENTER LINE OF LAFOX ROAD
S 02°17'00" W 741.51'



57,981 SQ. FT.
1.33 ACRES

N 07°22'26" W 323.47' MEA

N 87°20'00" W 321.60' REC

BRONKESHOP DRIVEWAY

BRONKESHOP DRIVEWAY

P.O.C.
CENTER LINE OF LAFOX ROAD
S 02°17'00" W 741.51'

N 02°17'00" E 192.14' MEA/REC
LAFOX ROAD

CONC DRIVEWAY
30' ROAD

GRAVEL DRIVEWAY

CONC DRIVEWAY

S 02°17'00" W 741.51' MEA/REC

P.O.C. ROAD

LEGEND

FOUND IRON ROD	M.U.	MERCANTILITY
FOUND IRON PIPE	M.U.	MERCANTILITY
FENCE	ASPHALT	ASPHALT
BLOCK LINE	CONCRETE	CONCRETE
EASEMENT	BUILDING	BUILDING

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR PROFESSIONAL SURVEYING AND MAPPING. THIS BUILDING BY THE SAME AND DATE ONCE REPORT ANY DIFFERENCE.

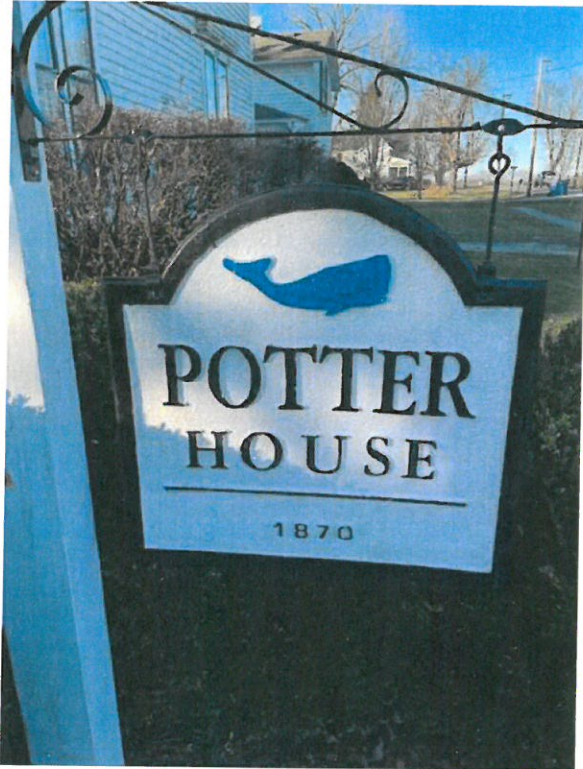
FIELD WORK COMPLETED: 10/31/2024
PREPARED FOR: AILY, KATIE, MCCracken

JOHN D. _____
10/24/24



STATE OF ILLINOIS
GENEVA E. ILLINOIS
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 031-007608
A.D. 2024

Photographs (October 2024)
1N326 & 1N336 La Fox Rd, La Fox, IL

















December 5, 2024

Kane County Development Department

Keith Berkhout & Natalie Zine

719 S. Batavia Ave.

Geneva, IL 60134

Re: Natural Resources Inventory

Application: #24-112

Petitioner: David Russian

1301 Brunswick Ct.

Naperville, IL 60540

Location Address: Parcel #11-02-301-002, located at 1N326 & 1N336 La Fox Rd. La Fox, IL 60147

Location: Blackberry Township 39N Range 7E, Section 2, in Kane County

The application for a Natural Resources Inventory was sent to the Kane-DuPage Soil & Water Conservation District (KDSWCD) in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

According to the information received, a Natural Resources Inventory is not required at this time for the proposed zoning change because this property is only being rezoned from R1/B3 to PUD and there will be no ground disturbance of the land. Therefore, no further action will be taken by the Soil and Water Conservation District Board. All NRI decisions are valid for **five** years for the stated purpose only. However, **if there are deviations from the submitted application or plan or increase of impervious surface, a full NRI report may be required, and an application may need to be resubmitted.**

If you have any questions concerning this letter, please contact KDSWCD office at the address or phone below.

Sincerely,

Isabella Borzeka

Isabella Borzeka

Resource Analyst

2315 Dean Street, Suite 100, St. Charles, Illinois 60175 (630) 584-7960

kanedupageswcd.org

Healthy Land, Healthy Water,
Healthy Communities.