

LAND USE OPINION APPLICATION

Kane-DuPage Soil and Water Conservation District
2315 Dean Street, Suite 100, St. Charles, IL 60175-4823
(630) 584-7961 Ext. 3

Send report to:

PETITIONER: _____

ADDRESS: _____

EMAIL: _____

CONTACT PERSON: _____

TELEPHONE: _____

Please allow 30 days for inspection and processing.

FOR OFFICE USE ONLY

LUO# _____ Date Due _____

Date initially rec'd _____

Date all rec'd _____ Date completed _____

Fee Paid _____ Refund Due _____

By _____ Overpayment _____

_____ No Report Nec _____

_____ Gov't Agency _____

Location:

Township _____

Section(s) _____

Township(s) _____ N Range(s) _____ E

TYPE OF PROPOSAL: Change in Zoning from _____ to _____ Project or Subdivision Name _____

Subdivision or Planned Unit Development (PUD)

Variance-Please describe fully on separate sheet

Special Use Permit-Please describe fully on separate sheet

Unit of Government Responsible for Permits _____ Date of Public Hearing _____

Current Use of Site _____ Proposed Use _____

Surrounding Land Use _____ Number of Acres _____

Location address (or nearest intersection) _____

PROPOSED IMPROVEMENTS: (check all applicable items)

Planned Structures:

___ Dwellings w/o Basements

___ Dwellings with Basements

___ Commercial Buildings

Other _____

Open Space:

___ Park/Playground Areas

___ Common Open Space Areas

Other _____

Water Supply:

___ Individual Wells

___ Community Water

Wastewater Treatment:

___ Septic System

___ Sanitary Sewers

___ Other _____

Stormwater Treatment:

___ Drainage Ditches or Swales

___ Storm Sewers

___ Dry Detention Basin

___ Wet Retention Basin

___ No Detention Facilities Proposed

___ Other _____

EXISTING SITE CHARACTERISTICS: (check all applicable items)

___ Ponds or Lakes

___ Floodplain

___ Woodland

___ Drainage Tiles

___ Stream(s)

___ Wetland(s)

___ Floodway

___ Cropland

___ Disturbed Land

___ Other _____

REQUIRED: INCLUDE ONE COPY EACH OF THE FOLLOWING-Processing will not begin without the following:

___ APPLICATION completed and signed

___ FEE according to schedule below

___ PLAT OF SURVEY/SITE PLAN showing legal description, legal measurements

___ SITE /CONCEPT PLAN showing lots, streets, storm water detention areas, open areas, etc.

___ LOCATION MAP (if not on maps above)-include distances from major roadways or tax parcel number

IF AVAILABLE – NOT REQUIRED:

___ ZONING or LAND USE PETITION filed with unit of government (if relevant)

___ TOPOGRAPHY MAP OR WETLANDS DELINEATIONS

FEE AMOUNTS: last updated March 1, 2007

\$375.00 for 1 - 3 acres or fraction thereof

\$407.00 for 4 - 5 acres or fraction thereof

For 5 - 200 acres see chart

> 200 acres: ADD \$12.00 for each additional acre or fraction thereof over the 200 acre amount.

\$55.00 processing fee if no report is required

MAKE CHECKS PAYABLE TO: Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent _____

Date _____

This opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

For the convenience of those who must comply with the provisions of the Illinois Soil and Water Conservation District Act, Section 22.02a (Illinois Compiled Statues, Chapter 70, Paragraph 405, Section 22.02a), enacted December 3, 1971, effective July 1, 1972, we quote this section:

“The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from that municipality’s or county’s zoning ordinance or who proposes to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than 30 days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action.”
 Added by Act approved December 3, 1971.

The amendment is designed to assist the unit of government considering the proposal. The natural resources and the environment are the main concerns in the development of the Land Use Opinion.

To facilitate compliance with the Act by land developers and others, Kane-DuPage Soil and Water Conservation District has formulated a set of guidelines and a standardized set of fees, as provided for in section 22.09 of this Act:

“The District may charge fees to any person who makes a request for services or receives benefits rendered by the District, or who causes or undertakes to cause the District to perform a function prescribed by this Act, including but not limited to any function prescribed by Section 22.02a of this Act, provided that such charges are uniform. The Directors shall maintain a uniform schedule for such fees and may from time to time revise such schedule. The charging of any such fees is uniformly charged and in accordance with a uniform schedule by any District to any person for such service or benefits or performance of any such functions prior to the effective date of this amendatory Act of 1975 is ratified.”

LAND USE OPINION FEE SCHEDULE

EFFECTIVE March 1, 2007

\$375.00 for **1-3 acres** or fraction thereof

\$407.00 for **4-5 acres** or fraction thereof

For **5 - 200 acres** see chart

For over 200 acres: ADD \$12.00 for each additional acre or fraction there of over the 200 acre amount.

\$55.00 processing fee if no report is required

Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee
1	375	21	682	41	1028	61	1381	81	1722	101	2068	121	2427	141	2773	161	3120	181	3467
2	375	22	699	42	1052	62	1398	82	1739	102	2092	122	2444	142	2791	162	3137	182	3484
3	375	23	717	43	1069	63	1416	83	1757	103	2109	123	2461	143	2808	163	3154	183	3501
4	407	24	734	44	1086	64	1433	84	1774	104	2126	124	2479	144	2826	164	3173	184	3519
5	407	25	751	45	1103	65	1450	85	1791	105	2143	125	2496	145	2843	165	3190	185	3536
6	428	26	768	46	1121	66	1468	86	1808	106	2161	126	2513	146	2860	166	3207	186	3553
7	439	27	785	47	1138	67	1485	87	1825	107	2179	127	2531	147	2877	167	3224	187	3571
8	455	28	804	48	1156	68	1502	88	1844	108	2196	128	2548	148	2894	168	3241	188	3588
9	476	29	821	49	1173	69	1519	89	1861	109	2213	129	2566	149	2913	169	3259	189	3606
10	492	30	838	50	1190	70	1537	90	1878	110	2230	130	2583	150	2930	170	3276	190	3623
11	508	31	855	51	1208	71	1555	91	1895	111	2248	131	2600	151	2947	171	3293	191	3640
12	525	32	872	52	1225	72	1572	92	1912	112	2265	132	2617	152	2964	172	3311	192	3657
13	544	33	890	53	1242	73	1589	93	1930	113	2282	133	2634	153	2981	173	3328	193	3674
14	561	34	907	54	1259	74	1606	94	1947	114	2299	134	2653	154	2999	174	3346	194	3693
15	566	35	924	55	1277	75	1623	95	1965	115	2323	135	2670	155	3016	175	3363	195	3710
16	595	36	942	56	1295	76	1641	96	1982	116	2340	136	2687	156	3033	176	3380	196	3727
17	612	37	959	57	1312	77	1652	97	1999	117	2357	137	2704	157	3051	177	3397	197	3744
18	630	38	977	58	1329	78	1670	98	2017	118	2374	138	2721	158	3068	178	3414	198	3761
19	647	39	994	59	1346	79	1687	99	2034	119	2393	139	2739	159	3086	179	3433	199	3779
20	664	40	1011	60	1363	80	1705	100	2051	120	2410	140	2756	160	3103	180	3450	200	3796