

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: _____

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 April 1, 2003

\$350.00 for 1 - 3 acres or fraction thereof

\$380.00 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 Statutes, 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 April 1, 2003

\$350.00 for **1-3 acres** or fraction thereof

\$380.00 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 thereof 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	350	21	637	41	961	61	1291	81	1609	101	1933	121	2268	141	2592	161	2916	181	3240
2	350	22	653	42	983	62	1307	82	1625	102	1955	122	2284	142	2608	162	2932	182	3256
3	350	23	670	43	999	63	1323	83	1642	103	1971	123	2300	143	2624	163	2948	183	3272
4	380	24	686	44	1015	64	1339	84	1658	104	1987	124	2317	144	2641	164	2965	184	3289
5	380	25	702	45	1031	65	1355	85	1674	105	2003	125	2333	145	2657	165	2981	185	3305
6	400	26	718	46	1048	66	1372	86	1690	106	2020	126	2349	146	2673	166	2997	186	3321
7	410	27	734	47	1064	67	1388	87	1706	107	2036	127	2365	147	2689	167	3013	187	3337
8	425	28	751	48	1080	68	1404	88	1723	108	2052	128	2381	148	2705	168	3029	188	3353
9	445	29	767	49	1096	69	1420	89	1739	109	2068	129	2398	149	2722	169	3046	189	3370
10	460	30	783	50	1112	70	1436	90	1755	110	2084	130	2414	150	2738	170	3062	190	3386
11	475	31	799	51	1129	71	1453	91	1771	111	2101	131	2430	151	2754	171	3078	191	3402
12	491	32	815	52	1145	72	1469	92	1787	112	2117	132	2446	152	2770	172	3094	192	3418
13	508	33	832	53	1161	73	1485	93	1804	113	2133	133	2462	153	2786	173	3110	193	3434
14	524	34	848	54	1177	74	1501	94	1820	114	2149	134	2479	154	2803	174	3127	194	3451
15	529	35	864	55	1193	75	1517	95	1836	115	2171	135	2495	155	2819	175	3143	195	3467
16	556	36	880	56	1210	76	1534	96	1852	116	2187	136	2511	156	2835	176	3159	196	3483
17	572	37	896	57	1226	77	1544	97	1868	117	2203	137	2527	157	2851	177	3175	197	3499
18	589	38	913	58	1242	78	1561	98	1885	118	2219	138	2543	158	2867	178	3191	198	3515
19	605	39	929	59	1258	79	1577	99	1901	119	2236	139	2560	159	2884	179	3208	199	3532
20	621	40	945	60	1274	80	1593	100	1917	120	2252	140	2576	160	2900	180	3224	200	3548