

**KANE COUNTY DEVELOPMENT DEPARTMENT**  
 Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3411

*Received Date*

**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):  07-17-100-006
	Street Address (or common location if no address is assigned): 49 W 865 PETERSON RD. MAPLE PARK IL 60151

2. Applicant Information:	Name JAMES & LINDA PETERSON	Phone 815-895-8360
	Address 49 W 865 PETERSON RD	Fax
	MAPLE PARK IL 60151	Email jlpete72@foxvalley.net

3. Owner of record information:	Name PETERSON TRUST 101 JAMES & LINDA PETERSON	Phone 815-895-8360
	Address 49 W 865 PETERSON RD.	Fax
	MAPLE PARK IL 60151	Email jlpete72@foxvalley.net

# 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.

JAMES R. + LINDA K. PETERSON

Name of Development/Applicant

5/21/18

Date

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

RESIDENTIAL - SAME. EXISTING PROPERTY HAS BEEN IN USE OF AND OWNERSHIP OF THE PETERSON FAMILY SINCE THE 1800'S.

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

F and F1

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

HAS NOT CHANGED. IT WAS ESTABLISHED IN THE 1800'S AS A FARM RESIDENCE AND FARM SITE. THE FARM LAND WAS SOLD TO OTHER PARTIES. THE HOUSE AND LOT REMAINED IN THE PETERSON FAMILY.

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

NO DEVELOPMENT - FARM LAND

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

NO CHANGE IN PROJECTED USE OF PROPERTY.

September 4, 2018

Jim Peterson, et ux.  
Rezoning from F-District Farming to F-1 District Rural Residential

**Special Information:** The parcel was split off from a larger F District parcel but was not rezoned at the time. The petitioner is requesting a rezoning to bring the farmette parcel into conformance with the Zoning Ordinance.

**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:**

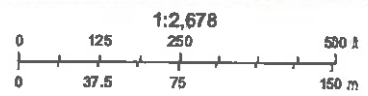
1. The rezoning will bring the parcel into conformance.
2. The existing residential use will not be intensified by the rezoning

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

# Map Title



July 18, 2018



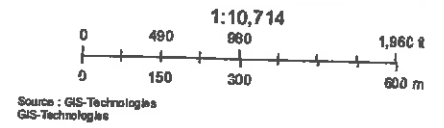
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GIS Technologies  
Kern County/Hinote

# Map Title



July 18, 2018



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GIS-Technologies  
Kane County Illinois

VIRGIL twp.  
T.40N - R.6E

map 7

