

4485

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):<br>09-02-277-009<br>09-02-277-007  |
|                          | Street Address (or common location if no address is assigned):<br>900 Center Road<br>South Elgin, IL 60177-2507 |

|                           |                          |                                 |
|---------------------------|--------------------------|---------------------------------|
| 2. Applicant Information: | Name Jesus Sifuentes     | Phone (847) 707-9692            |
|                           | Address 1698 Raymond St. | Fax (847) 741-6272              |
|                           | South Elgin, IL 60177    | Email Jesus.Sifuentes@yahoo.com |

|                                 |                          |                                 |
|---------------------------------|--------------------------|---------------------------------|
| 3. Owner of record information: | Name Jesus Sifuentes     | Phone (847) 707-9692            |
|                                 | Address 1698 Raymond St. | Fax (847) 741-6272              |
|                                 | South Elgin, IL 60177    | Email Jesus.Sifuentes@yahoo.com |

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Residential

Current zoning of the property: Farming district : F

Current use of the property: Residential

Proposed zoning of the property: ~~Farming district : F~~ PUD-Planned Unit Development

Proposed use of the property: Residential

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

Single family Home

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (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 [www.dnr.state.il.us/orep/nrrc/aar.htm](http://www.dnr.state.il.us/orep/nrrc/aar.htm)) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to 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.

Jesus Sifuentes 7/13/18  
Record Owner Date

Jesus Sifuentes 7/13/18  
Applicant or Authorized Agent Date

November 27, 2018

Jesus Sifuentes  
Rezoning from F-District Farming to PUD – Planned Unit Development

**Special Information:** The petitioner is seeking a rezoning to allow the property to be eventually divided into two parcels. There is an existing residence on the property.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill and Proposed Open Space. The first designation includes existing residential neighborhoods to be preserved and enhanced as well as areas for municipal and County growth and redevelopment opportunities while utilizing existing or planned expansion of infrastructure including sewer, water, transportation and services.

**Staff recommended Findings of Fact:**

1. The rezoning will create a second residential parcel.

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

# 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.

Jesus Sifuentes  
Name of Development/Applicant

7/13/18  
Date

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

Residential like others in general area.

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

Farming district: F1

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

It is farming district F1 which is suitable for a single family home.

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

N/A

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

promotes creating/enhancing neighborhoods that are safe, free from environmental and public health hazards, provide a sense of community and offers a choice of housing.

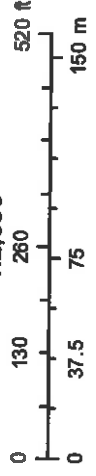


# Map Title



October 23, 2018

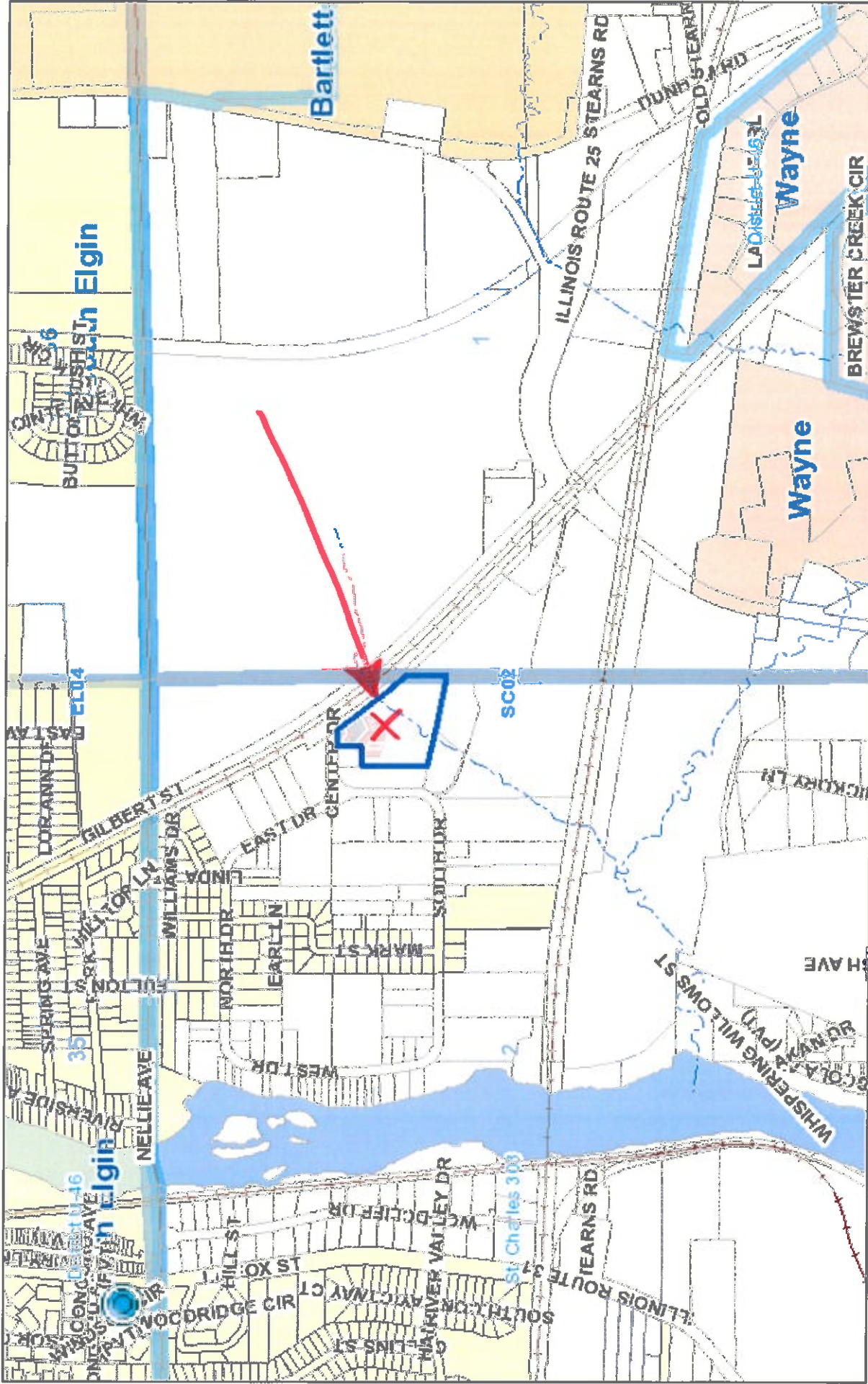
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GIS-Technologies  
Kane County Illinois

# Map Title



October 23, 2018

GIS-Technologies

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GIS-Technologies  
Kane County Illinois