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

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.

<table>
<thead>
<tr>
<th>1. Property Information:</th>
<th>Parcel Number(s):</th>
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<tbody>
<tr>
<td>08-36-300-004, 08-36-400-003, 11-01-200-013, 11-01-200-019, 11-01-200-020, 11-01-400-010, 11-01-400-011</td>
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| Street Address (or common location if no address is assigned): |
| 39W287 Illinois Route 36,  
St. Charles, IL 60175 |

| 2. Applicant Information: | Name  
Forest Preserve District of Kane County  
Address  
1996 S. Kirk Road, #320, Geneva, IL 60134  
Contact: Jerry Culp | Phone  
(630) 232 - 5980  
Fax  
(630) 232 5924  
Email  
culpgerald@kaneforest.com |

| 3. Owner of record information: | Name  
(same as above) | Phone |
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<tr>
<td>Address</td>
<td>Fax</td>
<td>Email</td>
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Zoning and Use Information:

2040 Plan Land Use Designation of the property: Settlements of LaFox, PUD

Current zoning of the property: PUD

Current use of the property: Farming

Proposed zoning of the property: F - Forest Preserve

Proposed use of the property: Open Space / Forest Preserve

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

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), 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) 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.

Record Owner

[Signature]

Date

Applicant or Authorized Agent

[Signature]

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.

Forest Preserve District of Kane County - Mill Creek Greenway F.P. 10/25/16

Name of Development/Applicant Date

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

2. What are the zoning classifications of properties in the general area of the property in question?
   F, PUD, Forest Preserve

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

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

5. How does the projected use of the property relate to the Kane County 2040 Land Use Plan?
   Consistent with 2040 Land Use Plan
Kane County Forest Preserve District
Rezoning from PUD-Planned Unit Development to F-Farming District

Special Information: The Kane County Forest Preserve District acquired this property in 2016. The District is seeking a rezoning from PUD-Planned Unit Development, which was approved as part of the proposed Settlements of LaFox subdivision, to F-District Farming. The District, if rezoning is approved, would establish their new Natural Resource Operations Facility on this property with parking for 10 vehicles. This would be a District operations center and not open to the public. The rest of the property would be restored as prairie, with trails and a possible picnic area. The existing homes on-site would be demolished and the existing barn would be preserved by the District for the time being. The District may allow an agricultural business to be operated from the barn in the future. This property would be considered an addition to the existing Mill Creek Forest Preserve.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as a Proposed Open Space and Resource Management. The Forest Preserve District operations center and restorative prairie activities would complement the intent of these area designations.

Staff recommended Finding of Facts:
1. The rezoning would permanently convert potential future residential use of the property to Forest Preserve and open space use.
Mill Creek Greenway

Legend
- Road
- Railroad
- Creek
- Topography
- Parcel
- Forest Preserve
- Open Water
- Cropland
- Wetland

0 250 500 1,000 Feet

Rezoning area
~197 acres
from PUD to F

39W287 IL Route 38,
St. Charles, IL 60175

11/2/16