

KANE COUNTY DEVELOPMENT DEPARTMENT
Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492 Fax: (630) 232-3411

<i>Received Date</i>

ZONING MAP AMENDMENT APPLICATION

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): Part 11-01-200-017
	Street Address (or common location if no address is assigned): 1N765 Brundige Road Elburn, IL 60119

2. Applicant Information:	Name Development Properties, Inc. John A. Thornhill, President	Phone 630-584-3303
	Address 44 White Oak Circle, St. Charles, IL 60174-4165	Fax 630-584-3303
		Email JATLDC@sbcglobal.net

3. Owner of record information:	Name Gloria J. Lindstrom, successor to Gloria J. Lindstrom & George W. Lindstrom, Sr.	Phone 630-561-4565
	Address 01N765 Brundige Road Elburn, IL 60119	Fax
		Email klindstromllc@yahoo.com

Zoning and Use Information:

2030 Plan Land Use Designation of the property:
Resource Management Area

Current zoning of the property:
F District-Farming

Current use of the property:
Residential & Farming

Proposed zoning of the property:
E1 District- Estate

Proposed use of the property:
Three single-family residences, one of which already exists

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)
Two additional single-family residences

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor. *SDP*
- Legal description (See Exhibit "A")
- 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
- Aerial (air photo) with property clearly highlighted contact:
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee = \$1500.00 (make check payable to Kane County Development Department)

- We certify that this application and the documents submitted with it are true and correct to the best of our knowledge and belief.

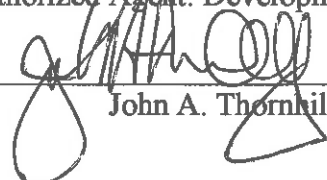
Record Owner: Gloria J. Lindstrom

Date: August 21, 2017


Gloria J. Lindstrom

Applicant/Authorized Agent: Development Properties, Inc.
By:

Date: August 21, 2017


John A. Thornhill, President

October 2, 2017

George and Gloria Lindstrom Trust
Rezoning from F to E-1

Special Information: The Petitioner currently resides on the property in a home on the southern portion. The rezoning would allow for the creation of two new buildable residential parcels on the northern portion of the property. Are parcels would be accessed using the existing driveway.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

Staff recommended Finding of Fact:

1. The rezoning, if approved, will create two new buildable parcels.

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

Findings of Fact Sheet – Rezoning

- *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.*

Lindstrom Division / Development Properties, Inc.

Name of Development/Applicant

Date: August 21, 2017

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

Residential development is sparse with only 5 other residences on large parcels within ¼ mile of the subject property.

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

PUD District-Planned Unit Development and R1 to west; F District Farming to north and south; F2 to south; Open Space (Forest Preserve) to east of subject property.

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

The subject property, now considered infill, is a 15-acre parcel sold off in 1987 from the larger farm as a building site. Farming activities conducted on the relatively small tillable portion of the property for the past 30 years are not efficient, and consequently, will never be used again in support of any substantial agricultural activity.

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

Conversion of open lands and infill areas to residential uses; Settlements of LaFox PUD is immediately west and Forest Preserve lands adjoin the subject property on the east.

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

The subject premises are designated Resource Management Area on the Plan, which, except for installation of municipal improvements, is consistent with the proposed use.

soils

IN LEGEND

- TO 2 PERCENT SLOPES
- 5 PERCENT SLOPES
- PERCENT SLOPES
- PERCENT SLOPES, ERODED
- PERCENT SLOPES, FREQUENTLY FLOODED

AREAS

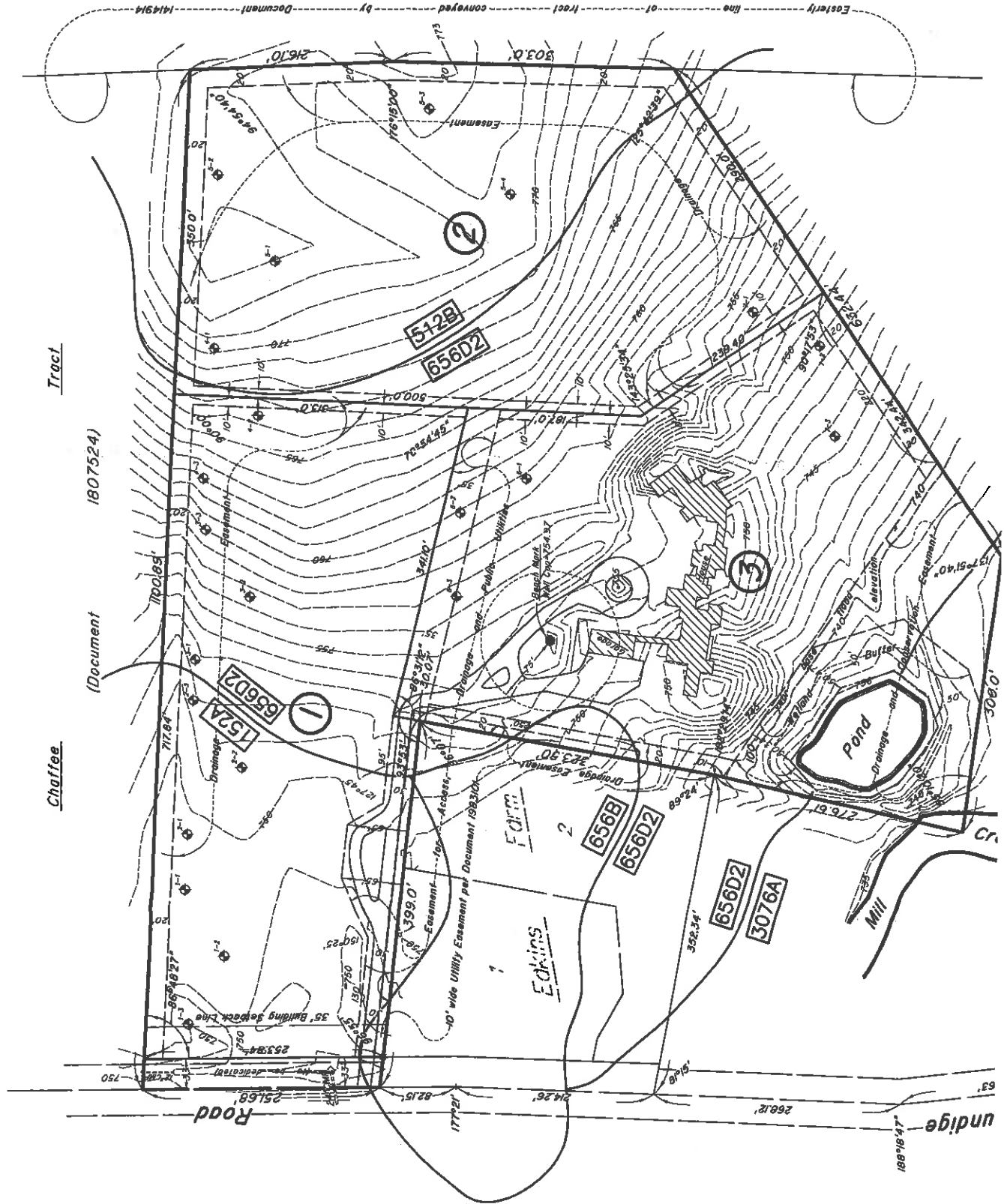
AREA EXCLUDING ACCESS EASEMENT

ACRES	SQUARE FEET
4.105	178,799
5.078	221,206
5.409	235,627

CT-FARMING

RICT-ESTATE

ELY WITHIN:
 L DISTRICT 304
 RE DISTRICT
 RISDICTION



Easterly line of tract conveyed by Document 141914

Tract

(Document 1807524)

Chaffee

Road

Edwins

Pond

Mill

752A

656D2

512B

656D2

656B

656D2

656D2

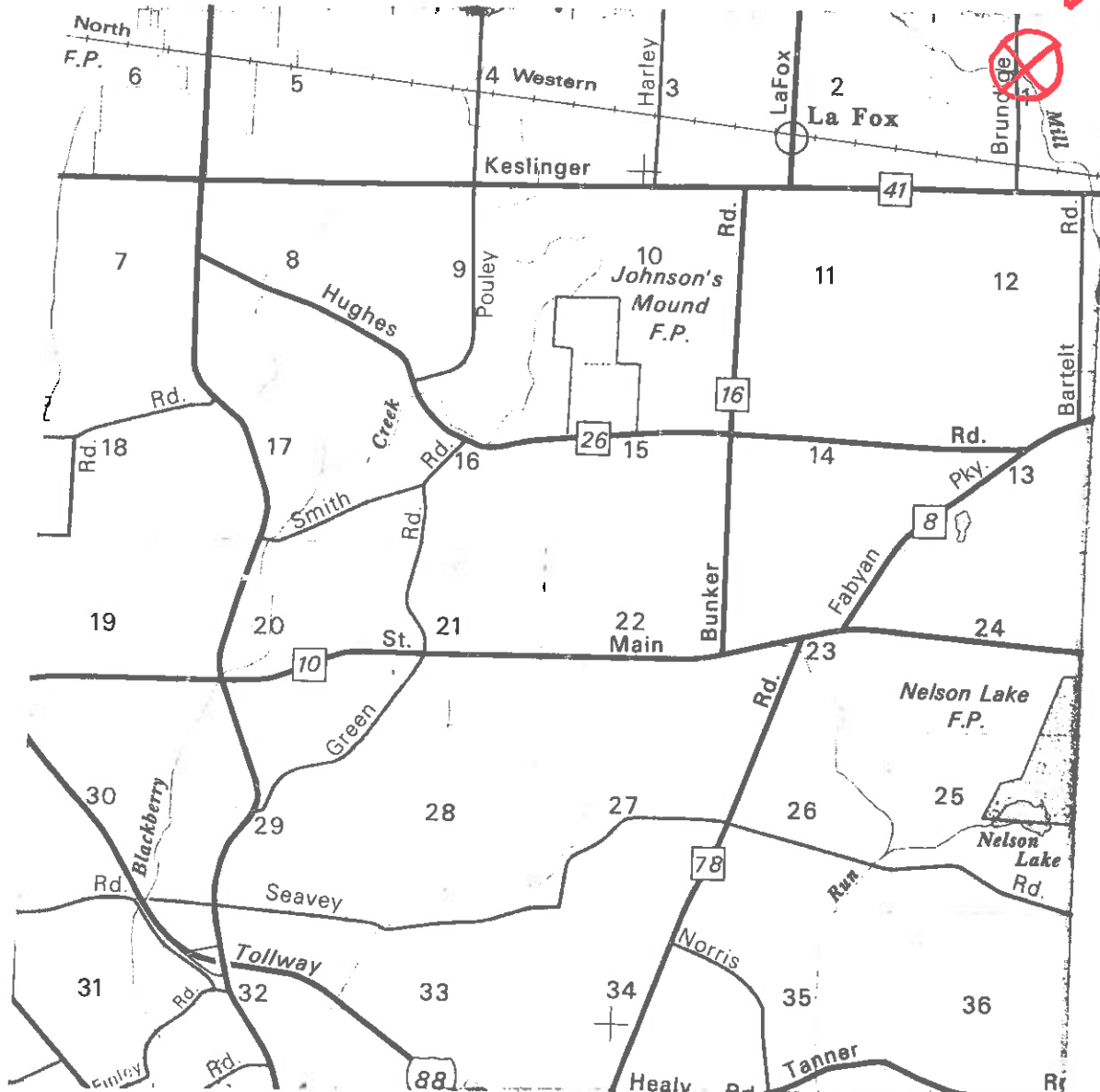
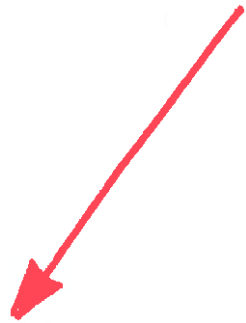
3076A

undige

Road

BLACKBERRY twp.
T.39N - R.7E

map 11



1" = 1 MILE