

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
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**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.**

<b>1. Property Information:</b>	Parcel Number (s): <p style="text-align: center;">01-32-400-019</p>
	Street Address (or common location if no address is assigned): <p style="text-align: center;">48W340 Lenschow Rd Hampshire</p>

<b>2. Applicant Information:</b>	Name <p style="text-align: center;">Jeff Drondel</p>	Phone <p style="text-align: center;">847 980 9994</p>
	Address <p style="text-align: center;">48W340 Lenschow Rd Hampshire, IL 60140</p>	Fax
		Email <p style="text-align: center;">jeffdrondel@att.net</p>

<b>3. Owner of record information:</b>	Name <p style="text-align: center;">Jeff Drondel</p>	Phone <p style="text-align: center;">847 980 9994</p>
	Address <p style="text-align: center;">48W340 Lenschow Rd Hampshire</p>	Fax
		Email <p style="text-align: center;">jeffdrondel@att.net</p>

January 30, 2018

Jeff Drendel  
Rezoning from F-District Farming to F-1 District Rural Residential

**Special Information:** The petitioner is seeking to purchase the farmette which is surrounded by the remaining farmland on the property. He is requesting a rezoning to allow the existing home and outbuildings to split off on a separate parcel which would be in conformance with the Zoning Ordinance.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as a 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 allow the existing farmette to split off and sold from the surrounding farmland.
2. The existing residential use will not be intensified by the rezoning

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.

Jeffrey Drondol  
Name of Development/Applicant

11/29/17  
Date

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

Similar

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

F - F1 - E1

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

in compliance

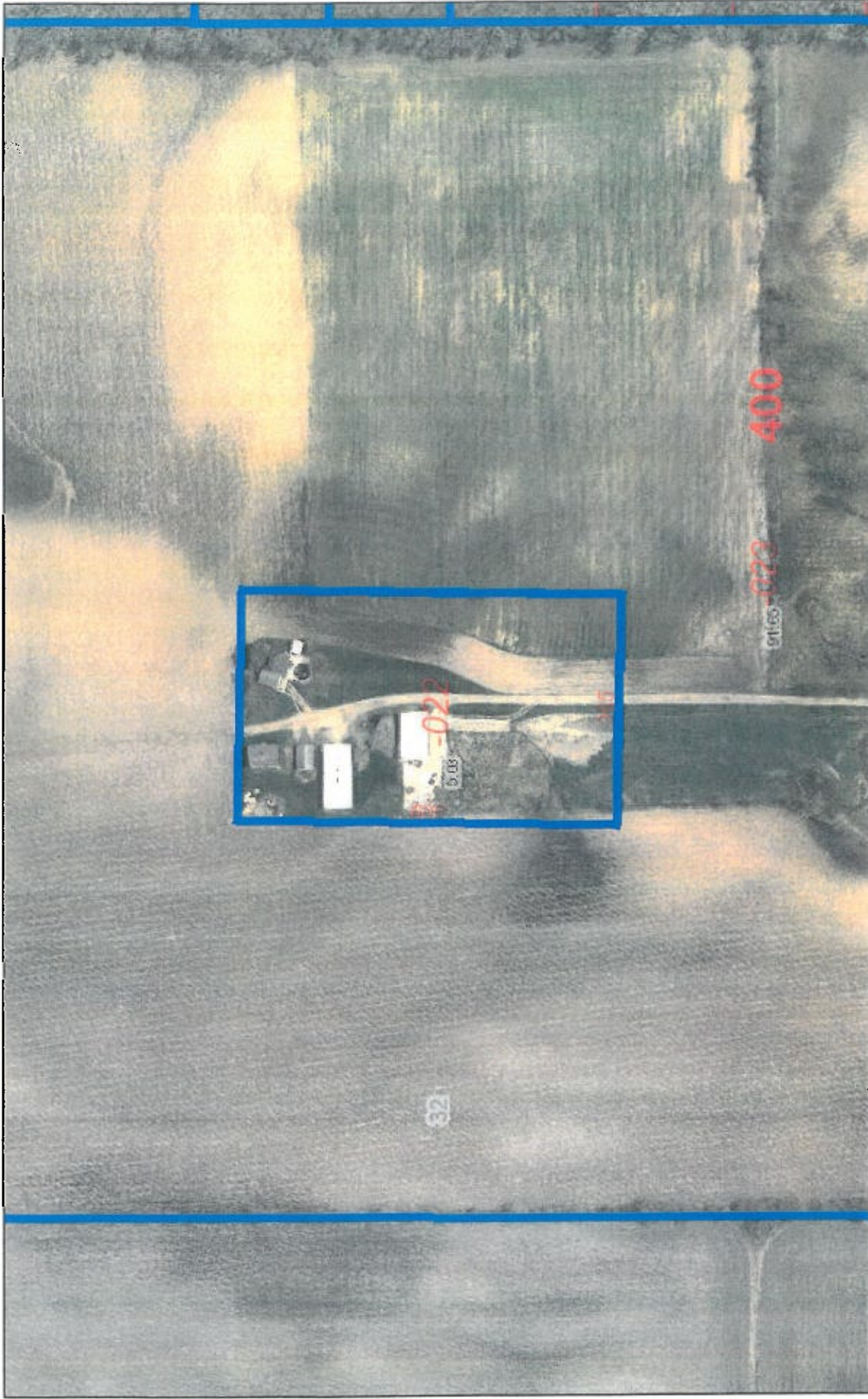
4. What is the trend of development, if any, in the general area of the property in question?

no development

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

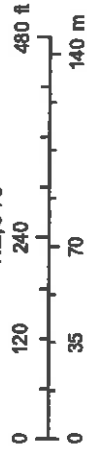
Ag - in compliance

# Map Title



January 31, 2018

1:2,643



Source : GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County Illinois



# HAMPSHIRE twp.

T. 42 N. - R. 6 E

map 1

