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**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>
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## 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.*

<b>1. Property Information:</b>	<b>Parcel Numbers:</b> 08-05-200-013 & 08-05-200-014
	<b>Street Address (or common location if no address is assigned):</b> 43W185 Burlington Road Elgin, IL 60151-8494

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

<b>3. Owners of record information:</b>	<b>Name</b> James C. Iannantone, as Trustee and Successor Trustee of the James C. Iannantone Family Trust dated May 28, 2008	<b>Phone</b> 847-464-5944 (M)
	<b>Address</b> 43W185 Burlington Road Elgin, IL 60151-8494	<b>Fax</b>
		<b>E mail</b>

## 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.*

Iannantone Rezoning to F1 District  
*Name of Development/Applicant*

June 5, 2017  
*Date*

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

The residential use already exists and is consistent with the surrounding land uses.

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

F District-Farming predominates in the area with lightly scattered F1 District parcels to the northwest, east and south; R1 and F2 Districts to the southeast.

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

The subject property is suitable for the intended use, except the size of it is being reduced to less than 40 acres and is too small to comply with the F District. Therefore, the reclassification to the F1 District is appropriate to enclose the existing residence and leave the remaining acreage in the F District.

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

There has been no perceptible development in the immediate area for many years. With the Incorporation of the Village of Campton Hills, the Burlington Road boundary of the subject property abuts the village limits.

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

The proposed re-classification and use is compatible with the 2040 Plan since the residence and outbuildings already exist and no land will be taken out of production. The 2040 Plan advocates F1 District-Rural residential classification in such cases.

July 31, 2017

James Iannantone Trust  
Rezoning from F to F-1

**Special Information:** The Petitioner is seeking a rezoning to allow the existing residence to be split off from the farmland portion of the overall property. The overall property is 25 acres and the new residential parcel would be 8.7 acres in size.

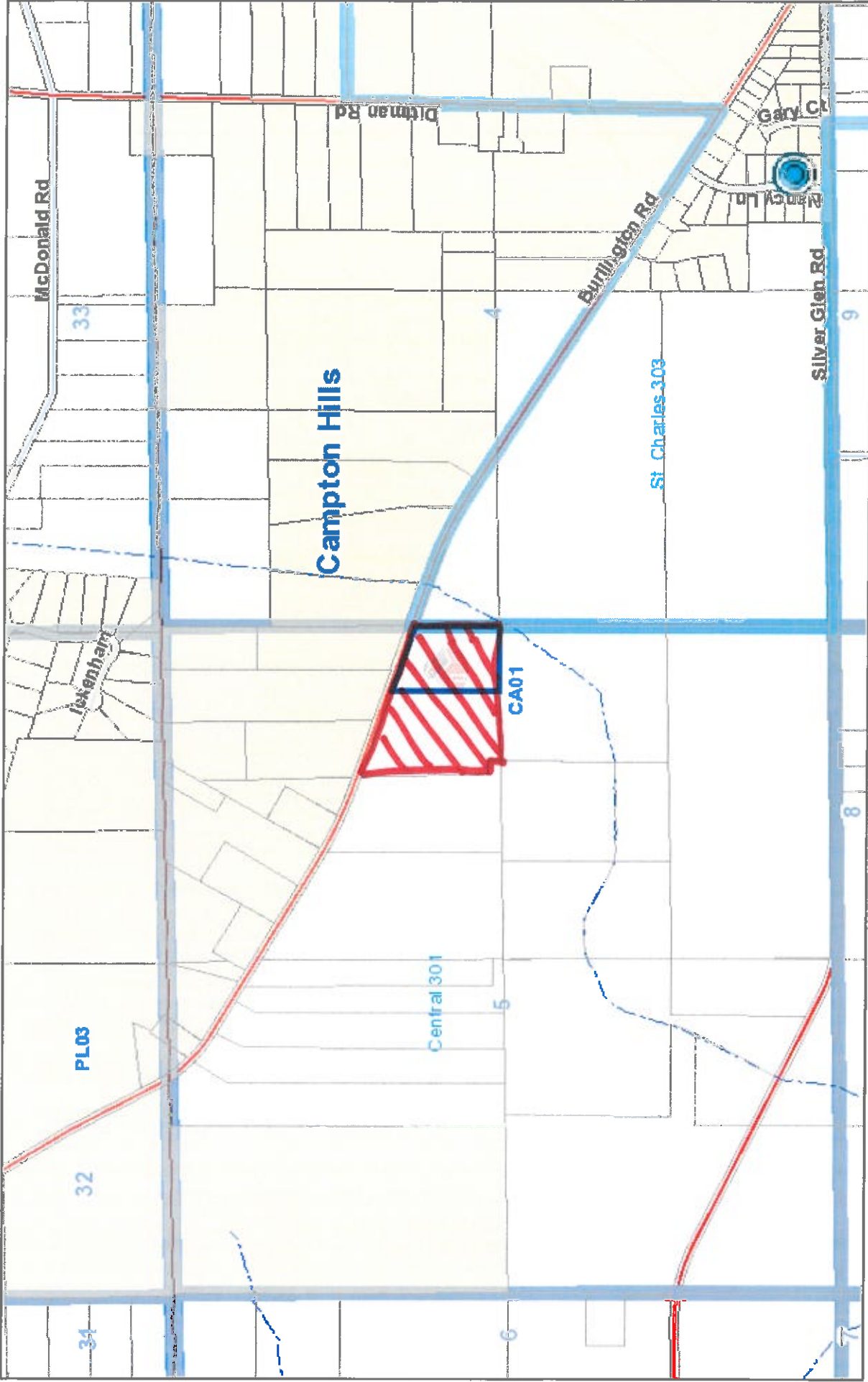
**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

**Staff recommended Finding of Fact:**

1. The existing residential use will not intensify.

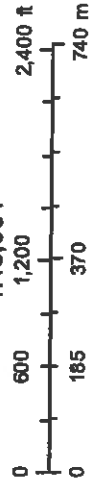
Attachments:      Location Map  
                         Township Map  
                         Petitioner's finding of fact sheet

# Map Title



July 10, 2017

1:13,094



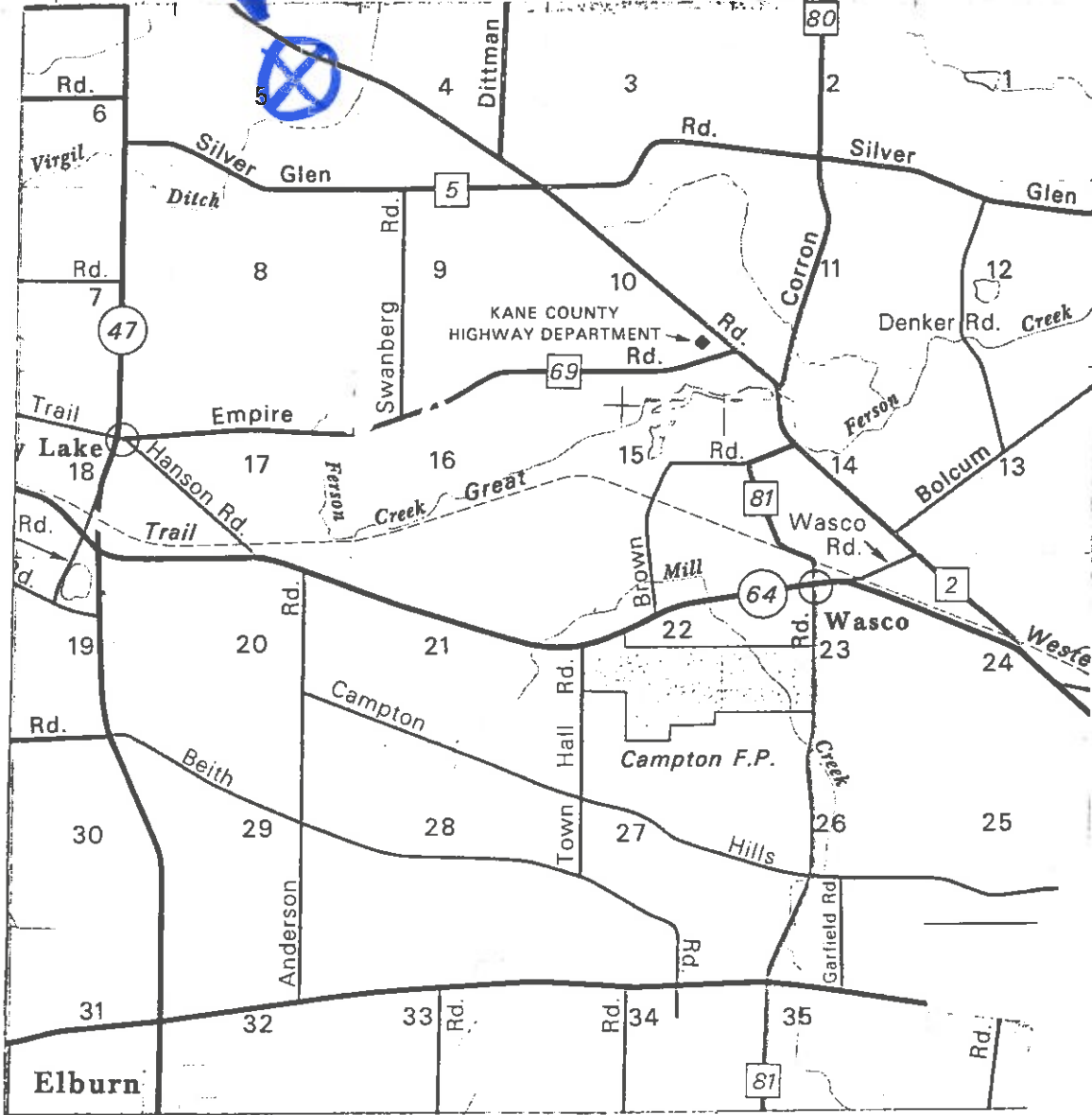
Source : GIS-Technologies  
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated hereh, 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

CAMPTON twp.  
T.40N - R.7E

map 8



1"-MILE