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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**

Received Date
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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> 11-29-200-046
	<b>Street Address (or common location if no address is assigned):</b> 400 feet east of Green Street on north side of Green Road Elburn, IL 60119

<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> Thomas C. Gould	<b>Phone</b> 630-341-2233 (M)
	<b>Address</b> 2S230 Green Road Elburn, IL 60119-9686	<b>Fax</b>
		<b>E mail</b> APLCDR@sbcglobal.net

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Countryside/Estate-Residential.

Current zoning of the property: F District-Farming.

Current use of the property: Former apple orchard.

Proposed zoning of the property: E1 District-Estate.

Proposed use of the property: Residential.

If the proposed Map Amendment is approved, what improvements or construction is planned? One residence and possible outbuildings.


**Attachment Checklist**

- Plat of Survey (see Exhibit "B" attached).
- Legal description (see Exhibit "A" attached).
- Completed Land Use Opinion – front page of Report #16-094 (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 to & adjoining subject property
- Aerial (air photo) with property clearly highlighted; Kane County GIS Aerial photo (see Exhibit "C" attached)
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department) = \$1125.00

I certify that this application and the documents submitted with it are true and correct to the best of my knowledge and belief.

Record Owner:   
Thomas C. Gould

6-23-2019  
Date

Applicant and/or authorized agent:   
John A. Thornhill

6-23-2019  
Date

# 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.*

Gould Rezoning/Development Properties, Inc.  
*Name of Development/Applicant*

June 24, 2016  
*Date*

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

There will be no changes that would be inconsistent with the present or surrounding land uses.

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

F District-Farming predominates to the south & west, F1 District-Rural Residential is immediately west, E1 District-Estate is east and Open Space is to the north of subject property.

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

The size of the subject property, which was part of a larger apple orchard and cider mill operation of the petitioner and is half wooded, is too small to conduct a traditional agricultural enterprise for which the F District is appropriate.

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, except for one additional residence constructed on property recently re-zoned and sold by petitioner, and acquisition of part of petitioner’s family’s land for Forest Preserve about 25+ years ago.

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

The 2040 Plan advocates Countryside/Estate-Residential use north of Green Road.

August 5, 2019

Thomas Gould  
Rezoning from F-District Farming to E-1 District Estate Residential

**Special Information:** The petitioner is seeking a rezoning of a property from F to E-1 to allow for a single family home to be constructed on this property. This parcel is located in between other parcels with existing homes.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The gross density should not generally exceed an average of one dwelling unit per four acres of land

**Staff recommended Findings of Fact:**

1. The rezoning will allow one single family home to be built on the property.

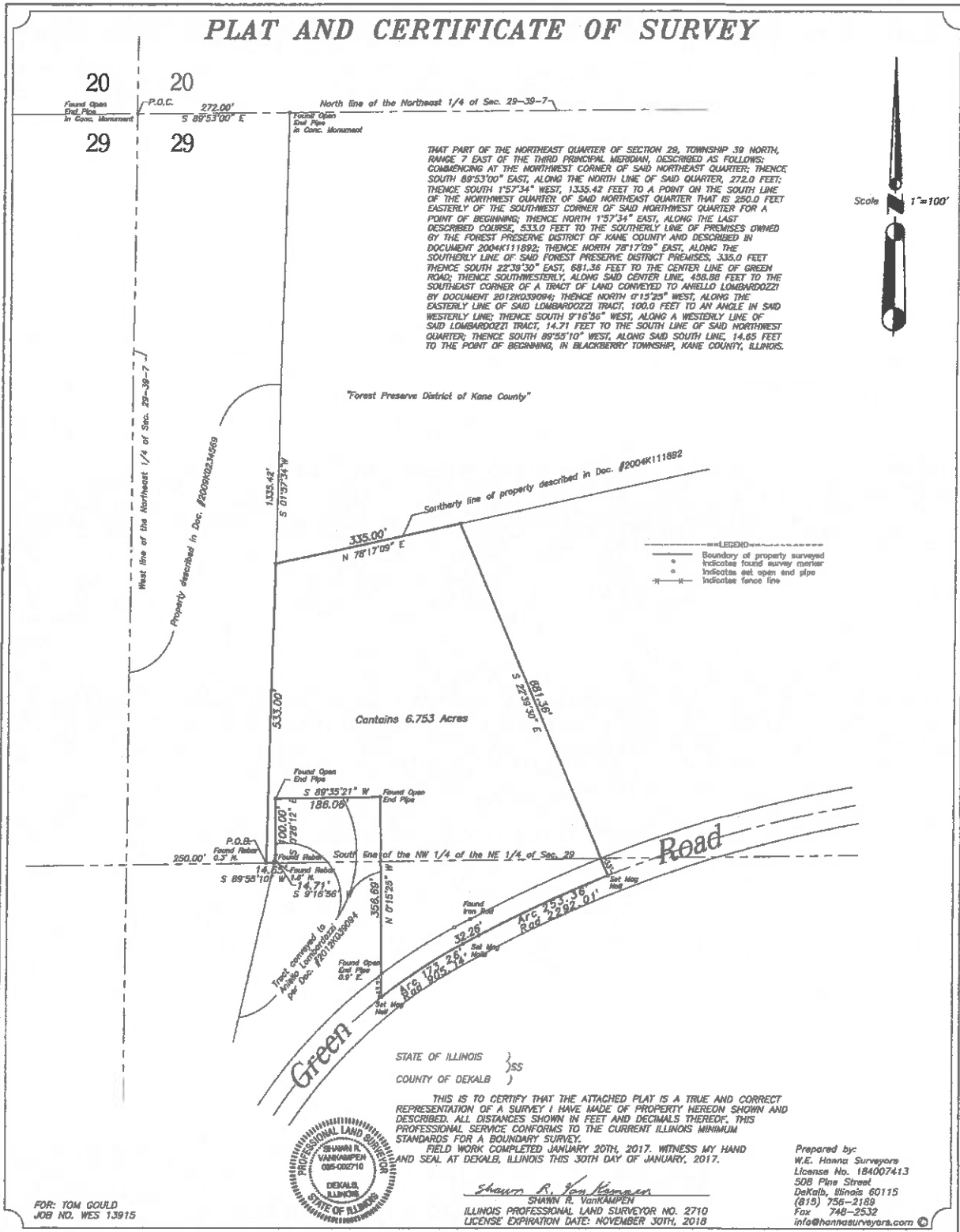
Attachments:      Location Map  
                         Township Map  
                         Petitioner's finding of fact sheet

## EXHIBIT "A"

That part of the Northeast Quarter of Section 29, Township 39 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of said Northeast Quarter; thence South  $89^{\circ}53'00''$  East along the north line of said Quarter 272.0 feet; thence South  $1^{\circ}57'34''$  West 1335.42 feet to a point on the south line of the Northwest Quarter of said Northeast Quarter that is 250.0 feet easterly of the southwest corner of said Northwest Quarter for a point of beginning; thence North  $1^{\circ}57'34''$  East along the last described course 533.0 feet to the southerly line of premises owned by the Forest Preserve District of Kane County and described in Document 2004K111892; thence North  $78^{\circ}17'09''$  East along the southerly line of said Forest Preserve District premises 335.0 feet; thence South  $22^{\circ}39'30''$  East 681.36 feet to the center line of Green Road; thence southwesterly along said center line 458.88 feet to the southeast corner of a tract of land conveyed to Aniello Lombardoizzi by Document 2012K039094; thence North  $0^{\circ}15'25''$  West along the easterly line of said Lombardoizzi tract 356.69 feet to the northeast corner thereof; thence South  $89^{\circ}35'21''$  West along the northerly line of said Lombardoizzi tract 186.06 feet to the northwest corner thereof; thence South  $0^{\circ}26'12''$  East along a westerly line of said Lombardoizzi tract 100.0 feet to an angle in said westerly line; thence South  $9^{\circ}16'56''$  West along a westerly line of said Lombardoizzi tract 14.71 feet to the south line of said Northwest Quarter; thence South  $89^{\circ}55'10''$  West along said south line 14.65 feet to the point of beginning in Blackberry Township, Kane County, Illinois and containing 6.753 acres.

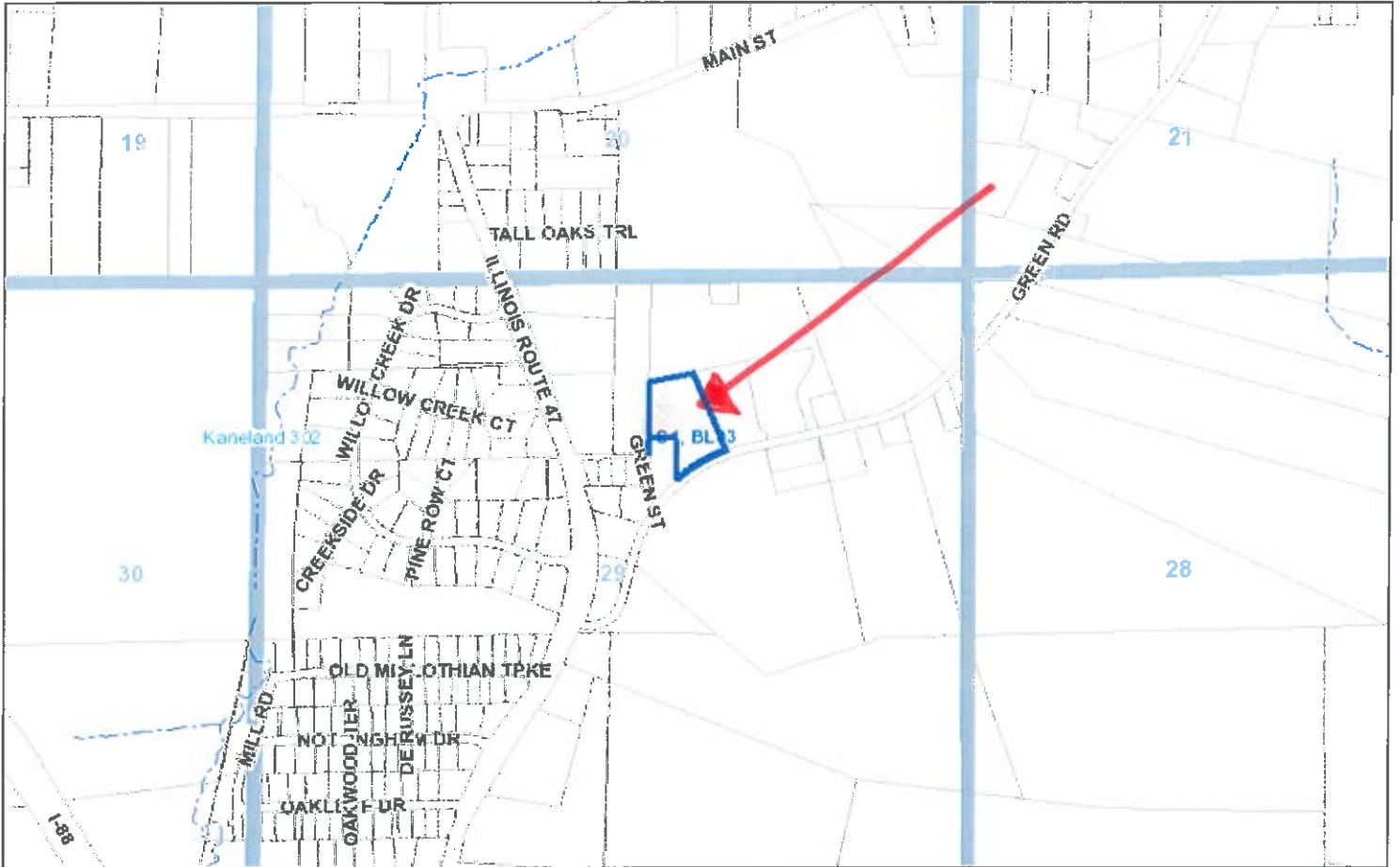
# EXHIBIT "B"

## PLAT AND CERTIFICATE OF SURVEY

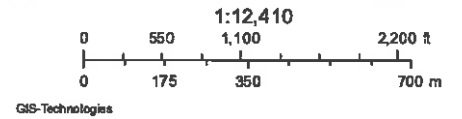




# Map Title



July 11, 2019



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