

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

<i>Received Date</i>

**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.

1. Property Information:	Parcel Number (s): 10-36-400-005-0000
	Street Address (or common location if no address is assigned): 3S480 Harter Road, Elburn, IL 60119

2. Applicant Information:	Name Jose Juan Barajas and Anahi Tepox	Phone 630-632-1916
	Address 3S480 Harter Road, Elburn, IL 60119	Fax
		Email ana.tx88@gmail.com

3. Owner of record information:	Name Jose Juan Barajas and Anahi Tepox	Phone 630-632-1916
	Address 3S480 Harter Road, Elburn, IL 60119	Fax
		Email ana.tx88@gmail.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F

Current use of the property: Residential and landscape business

Proposed zoning of the property: F2 and F1


Proposed use of the property: Landscape business - Timber Tree Specialists & Jim's Lawncare Maintenance Corp. and Quintessence Lawn Care


If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)
gravel driveway/parking area, landscape material storage area, water collection area

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the 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.

 _____ Date 3/17/25

 _____ Date 3/17/25

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.*

Jose Juan Barajas and Anahi Tepox

Name of Development/Applicant

3/17/25

Date

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

The surrounding properties are agricultural/farming. The property directly to the east is zoned F2 and is a landscaping business. This proposed map amendment is for F2 zoning. It is therefore consistent with adjoining land uses. The proposed map amendment for F1 zoning is also consistent with adjoining land uses.

2. What are the zoning classifications of properties in the general area of the property in question?
Properties to the west, north and south are F zoning and property to the east is F2.

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

F1 and
The property is suitable to the uses permitted under F2 zoning. This is a 5.0 acre parcel to be used for an offsite landscaping business (storage of machinery, equipment, soil, mulch and gravel) as well as 1 acre of planting trees, shrubs and bushes for sale (no retail sale on site). Approx. one acre with the existing single family residence will be zoned F1 and "split off" for zoning purposes from the remaining approx. 4 acres to be zoned F2.

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

The trend is continued agricultural/farming type uses. There is an existing landscape business adjoining this parcel to the east.

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

This area is designated as agricultural/farming in the 2040 Land Use Plan. The projected use will continue that designation with use of this property for a landscaping business including planting and raising trees, shrubs and bushes.