





**Zoning and Use Information:**

<sup>40</sup>  
2030 Plan Land Use Designation of the property: RURAL RESIDENTIAL

Current zoning of the property: F FARMING

Current use of the property: TWO EXISTING HOME SITES

Proposed zoning of the property: R-1 FOR THE 1/4 ACRE PARCELS AROUND EACH EXISTING HOME

Proposed use of the property: CONTINUE AS EXISTING

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

NONE - REMAIN UNCHANGED

PROPERTY RESTRICTED BY OPEN LANDS EASEMENT

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (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 & adjoining to 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.**

*[Signature]*

Record Owner

11 AUGUST 2014

Date

*[Signature]*

Applicant or Authorized Agent

JULY 30 2014

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.

CHRIS LANNERT

THE LANNERT GROUP

Name of Development/Applicant

JULY 30 2014

Date

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

THE EXISTING AND PROPOSED USE OF THE SITE WILL REMAIN UNCHANGED - TWO HOMES SURROUND BY PROTECTED OPEN SPACE. ESTATE PLANNING ISSUES ARE THE ONLY MOTIVATING FORCE FOR THE REQUEST

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

THE EXISTING SUBDIVISION TO THE NORTH IS ZONED R-1 IN CARPENTERSVILLE. EAST, WEST, AND SOUTH IS ALL OPEN SPACE PROTECTED BY EASEMENT

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

THE EXISTING HOMES WERE DEFINED ON ONE ACRE PARCELS. THE R-1 REZONING WILL AFFIRM THE EXISTING USE ON EACH LOT NOT POSSIBLE IN THE F ZONE (40AC)

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

THERE IS NO ADDITIONAL TREND OF DEVELOPMENT IN THE AREA. THIS PROPERTY IS RESTRICTED BY AN EASEMENT TO OPEN LANDS FROM ANY FUTURE DEVELOPMENT. DUNDEE TOWNSHIP AND THE VILLAGE OF CARPENTERSVILLE CONTROL ALL THE LAND SURROUNDING THE PROPOSAL

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

THE END RESULT WILL BE BETTER. THE CREATION OF TWO LOTS AND THE PROTECTION OF 20 ACRES OF OPEN SPACE ADJACENT TO THE TOWNSHIP'S LAND WILL INCREASE THE NATURAL FEATURES IN THE AREA.



Patrick Shaw Trust

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RANCH RD.

HOLLOW RD.

