

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): 13-05-200-001
	Street Address (or common location if no address is assigned): 49W393 Lasher Road Big Rock, IL. 60511

<b>2. Applicant Information:</b>	Name Rebecca Byington L. M. Judd, Inc.	Phone 630-556-3356
	Address 48W730 Jericho Rd.	Fax
	Big Rock, IL. 60511	Email r.byington@att.net

<b>3. Owner of record information:</b>	Name L. M. Judd, Inc.	Phone 630-556-3356
	Address 48W730 Jericho Rd.	Fax
	Big Rock, IL. 60511	Email r.byington@att.net

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agricultural

Current zoning of the property: F district farming

Current use of the property: residence/farming

Proposed zoning of the property: rural residential

Proposed use of the property: residence

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

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.

Record Owner \_\_\_\_\_ Date \_\_\_\_\_

JT Byington \_\_\_\_\_ 7/9/15  
Applicant or Authorized Agent Date

# 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.

LM Judd Inc. W. Byington (v-prcs)  
Name of Development/Applicant

2/9/15  
Date

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

The area currently has both farms & farmettes in the area our proposed plan would continue that pattern

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

F 3 F1

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

It is a farm with a farmstead so we feel it relates well to the zoning classification

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

There are no development trends in the big rock area

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

The house and farm ground were bought with the intention of keeping the farm ground as is and selling of the house for there is no family member that has a need for it.



**Zoning Request Report**  
County of Kane

Kane County Development  
719 Batavia Ave  
Geneva, IL 60134  
Phone: (630) 232-3492  
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals  
Kane County Development Committee  
County Board Member District  
Janice Hill                      Carl Scheodel                      Mark VanKerkhoff                      Monica Meyers  
Petitioner

**PETITION NUMBER** 2015-4358 **Date** 07/28/2015

GENERAL INFORMATION

**APPLICANT:** REBECCA BYINGTON

48W730 JERICH ROAD  
BIG ROCK 60511

**PURPOSE:** REZONE THE PORTION WITH THE EXISTING FARMETTE SO IT CAN BE SOLD OFF FROM THE REMAINING FARMLAND

**EXISTING ZONING:** F - FARMING;

**REQUESTED ACTION:** F-1 - RURAL RESIDENTIAL;

**SIZE:** 5.53 ACRES

**LOCATION:** JUST SOUTHEAST OF THE INTERSECTION OF LASHER AND SWAN ROADS, SECTION 5, BIG ROCK TOWNSHIP (49W393 LASHER ROAD) (13-05-200-001)

<b>SURROUNDING</b>	<b>ZONING</b>	<b>USE</b>
NORTH	F - FARMING;	AGRICULTURAL; RESIDENTIAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING;	AGRICULTURAL; RESIDENTIAL;

**EXISTING LAND USE:** RESIDENTIAL;

**LAND USE PLAN DESIGNATION:** AGRICULTURAL

**ZONING HISTORY:** NO PREVIOUS REQUESTS FOR THIS PROPERTY

**APPLICABLE LAND USE REGULATION:** ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE

L.M. Judd, Inc.  
Rezoning from F-District Farming to F-1 District Rural Residential

**Special Information:** The Byington family bought this property this year. Their main interest was the approximately 37 acres of farmland they want to continue to farm. They are seeking a rezoning to allow the existing farmette to be split off and sold separately.

**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 Facts:**

1. The rezoning will allow the existing home to be split off from the surrounding farmland.
2. The surrounding farmland will remain in agricultural production.

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

KANEVILLE

BIG ROCK

ROAD

LASHER

N. 01°04'17" W.

400.00'

602.00'

601.99'

S. 88°55'43" W.

S. 88°55'43" W.

23.50'

23.50'

SET COTTON

SET 1/2" IRON

GRAVEL F.E.

EDGE OF FIELD

206.32'

203.05'

160.63'

CONC SLAB

METAL MACHINE SHED

GRAVEL DRIVE

CORN CRIB

31' DIA. GRAIN BIN

18' DIA. GRAIN BIN

FRAME SHED

4' METAL RAIL FENCE

EDGE OF FIELD

EXTERIOR STAIR ENTRANCE

CLEAN OUT

WELL

APPROX. SEPTIC FIELD

3' CONC. WALK

METAL MACHINE SHED

EDGE OF FIELD

182.30'

182.22'

161.82'

36" TREE

36" TREE

36" TREE

36" TREE

77.15'

20.0'

24.0'

78.79'

33.1'

44.1'

19.5'

8'

8'

8'

8'

88.99'

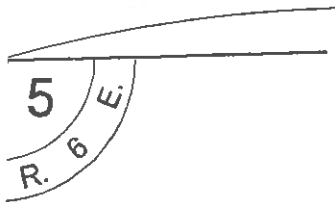
88.84'

5.5279 ACRES

SUBJECT TO 0.3248 AC. IN R.O.W.

S. 01°04'17" E.

400.00'



N. 88°55'43" E.

388.25'

SET COTTON (

SET 1/

**LEGAL DESCRIPTION:**

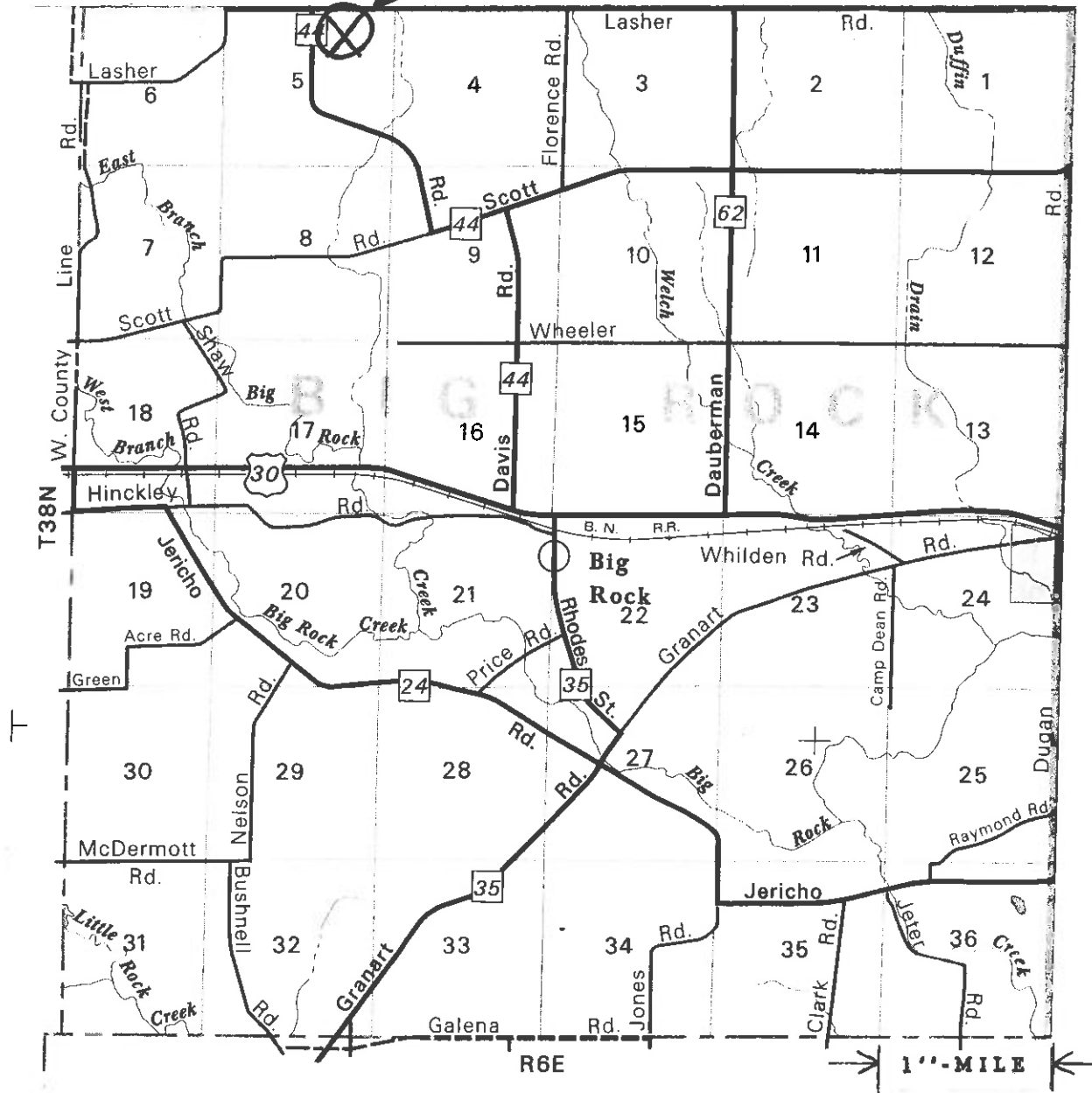
THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 55 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 388.25 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 04 MINUTES 17 SECONDS EAST AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 400.00 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 43 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 602.00 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 17 SECONDS WEST, A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 55 MINUTES 43 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 602.00 FEET TO THE POINT OF BEGINNING BEING LOCATED IN THE TOWNSHIP OF BIG ROCK, KANE COUNTY, ILLINOIS.

ROAD

WAN

**BIG ROCK twp.**  
**T.38N - R.6E**

**map 13**





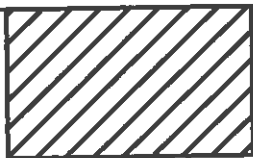
LASHER RD.

SWAN RD.

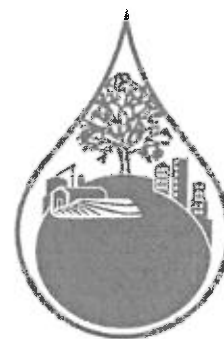


L.M. Judd Inc.

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# Kane - DuPage Soil & Water Conservation District



July 16, 2015

Kane County  
Keith Berkhout  
719 South Batavia Avenue  
Geneva, IL 60134

We have assigned number 15-073 to a Land Use Opinion Application from:

L.M Judd, Inc.  
48W730 Jericho Road  
Big Rock, IL 60511

The site location is:

Big Rock  
Section 5 Township 38N, Range 6E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservations Districts Act.

\_\_\_\_\_ Our review and comments will be sent to you on or before \_\_\_\_\_

According to the information received, this proposed land use change will not have a substantial effect on natural resources. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

A processing fee of \$65.00 has been retained

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2315 Dean Street, Suite 100

St. Charles, Illinois 60175  
www.kanedupageswcd.org

(630) 584-7961x3

## Berkhout, Keith

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**From:** Hawk, Simona Monica  
**Sent:** Wednesday, July 22, 2015 3:35 PM  
**To:** Berkhout, Keith  
**Subject:** Zoning Petitions - Gregory Klotz, LM Judd and Philip Nickels

Klotz – 13-05-200-001  
Judd – 13-22-351-006  
Nickels – 14-05-200-040

Keith,

I do not have any comments on any of these 3 petitions.

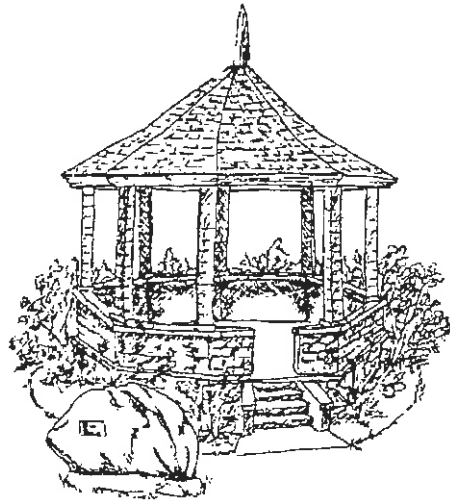
S.M. "Monica" Hawk, P.E., CFM  
*Water Resources Engineer*

*Kane County – Division of Environmental & Water Resources  
719 Batavia Avenue, Building A, 1<sup>st</sup> Floor, Geneva, IL 60134  
Direct: (630) 232-3496 | Office: (630) 232-3497 | Fax: (630) 208-3837*

# Big Rock Township

408 Rhodes Street ~ P.O. Box 252  
Big Rock, IL 60511

Phone 630-556-4340  
Fax 630-556-4350



July 23, 2015

Keith Berkhout  
Building & Zoning Division  
Kane County Development Department  
719 Batavia Avenue  
Geneva, IL 60134

Dear Mr. Berkhout,

I have reviewed the zoning requests that were submitted for parcels 13-22-351-006 and 13-05-200-001. Big Rock Township has no concerns or comments regarding the proposed zoning changes for these properties.

Sincerely,

Sandra L. Carr  
Big Rock Township Supervisor