



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 2013-4310 **Date** 12/23/2013

GENERAL INFORMATION

APPLICANT: ANTOS, JOSEPH & ROSE L TRUSTEES

4S943 COUNTY LINE RD
BIG ROCK 60511

PURPOSE: REZONE EXISTING RESIDENCE FROM F TO F-1

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 6.02 ACRES

LOCATION: EAST SIDE OF COUNTY LINE RD., 1/2 MILE SOUTH OF LASHER RD., SECTION 6, BIG ROCK TOWNSHIP (4S943 COUNTY LINE RD.)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING; DEKALB COUNTY	AGRICULTURAL;

EXISTING LAND USE: RESIDENTIAL; AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURE

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION

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.

Joseph & Rose L. Antos Trust
Name of Development/Applicant

10-16-13
Date

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

The subject property will remain residential. No change is contemplated.

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

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

The subject parcel is presently part of a 42 acre parcel, the balance of which is wooded. No change is contemplated. It is expected that the remaining 36 acres will be purchased by the Forest Preserve and maintained in its present condition in perpetuity.

4. What is the trend of development, if any, in the general area of the property in question?
The general area is expected to remain in agriculture indefinitely.

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

This area is agricultural and the residence has been there more than 50 years. It does not adversely affect the plan.

Kane

Southwest Frac'l

COUNTY LINE

County

D-17-11

West line of the Southwest Frac'l 1/4 of Sec. 6

Found Open End Pipe

1770.55'

1671.42'

1/4 of Sec. 6-38-6

Parcel One
Contains 34.96 Acres

722.02'

1322.20'

89°34'06"

436.93'

22.5'

90°25'54"

123.8'

135.4'

89°34'06"

169.8'

Car Port

153.4'

237.4'

1 Story
Frame
Residence
w/lookout

600.02'

600.02'

Parcel Two
Contains 6.02 Acres

Found Open End Pipe

99.00'

89°34'06"

436.93' Meas.

90°25'54"

Fence corner 0.7' S.

Fence line 0.5' S.

P.O.B. Parcel Two

South line of the Southwest Frac'l 1/4 of Sec. 6

257.70'

152°30'09"

10.6'

461.34'

6.0'

91°48'50"

14.4'

703.56'

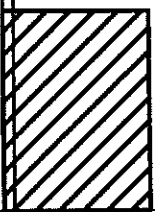
STATE OF ILLINOIS)
COUNTY OF DEKALB)SS

LASHER RD.

W. COUNTY LINE RD.

6

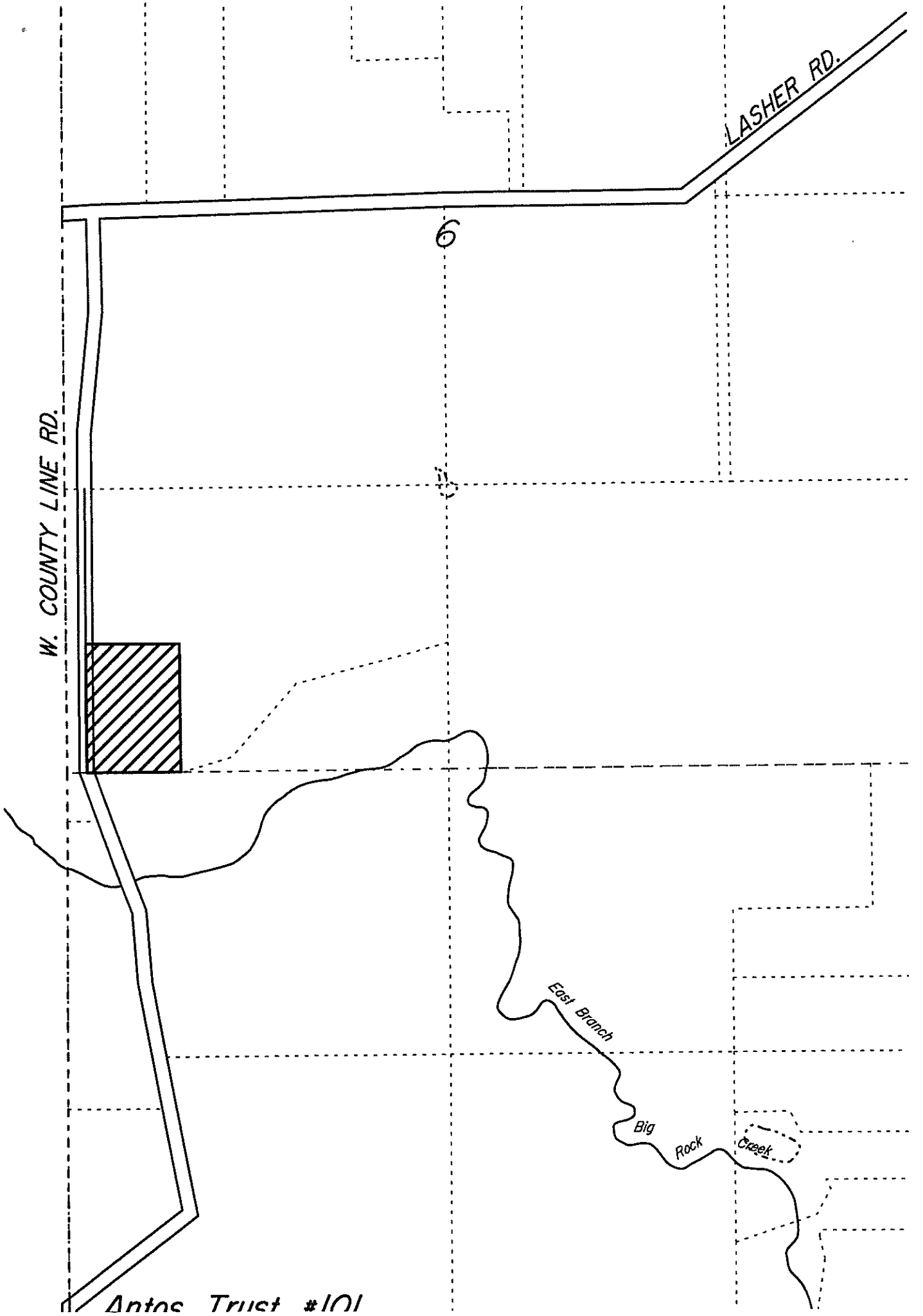
5



East Branch

Big Rock Creek

Antos Trust #101



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

map 13

