



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
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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 2015-4361 **Date** 09/14/2015

GENERAL INFORMATION

APPLICANT:	REBECCA BYINGTON	
	48W456 JERICH ROAD	
	BIG ROCK	60511
PURPOSE:	REZONE A PORTION OF THE PROPERTY WITH AN EXISTING HOME SO IT CAN BE SPLIT OFF FROM THE REMAINING FARMLAND	
EXISTING ZONING:	F - FARMING;	
REQUESTED ACTION:	E-1 - ESTATE RESIDENTIAL;	
SIZE:	5.51 ACRES	
LOCATION:	LOCATED AT 48W730 JERICH ROAD, SECTION 21, BIG ROCK TOWNSHIP (13-21-300-008)	
SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL; RESIDENTIAL;
EAST	F - FARMING;	AGRICULTURAL; RESIDENTIAL;
WEST	F - FARMING;	AGRICULTURAL; RESIDENTIAL;
EXISTING LAND USE:	RESIDENTIAL; AGRICULTURAL;	
LAND USE PLAN DESIGNATION:	COUNTRYSIDE ESTATE RESIDENTIAL	
ZONING HISTORY:	NO PREVIOUS REQUESTS FOR THIS PROPERTY	
APPLICABLE LAND USE REGULATION:	ARTICLE IX, SECTION 9.1 OF THE KANE COUNTY ZONING ORDINANCE	

August 28, 2015

L.M. Judd, Inc.
Rezoning property from F to E-1

Special Information: This property has been in the Byington Family since the 1940's. The current owner is seeking a rezoning of the residential portion of the property so it can be split off and sold to her son. The home was built in 1950 and the son will live there. The son, his brother and farmer farm many fields in the immediate area of this property. The remainder of the property will stay in agricultural production and open space.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The E-1 District meets the minimum lot size called for in the Countryside Estate District. There are similar sized E-1 District Estate zoned properties in the immediate area.

Findings of Fact:

1. The rezoning will allow the residential portion of the property to be split off, keeping the remainder of the property in agricultural production.

Attachments: Location Map
Township Map

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. JJ Byington (propos)

Name of Development/Applicant

7/9/15

Date

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

most of the existing property in the area is farm ground with a few homes spread throughout!

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

most zoning classifications around the area are farm property and a few estate sized lots

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

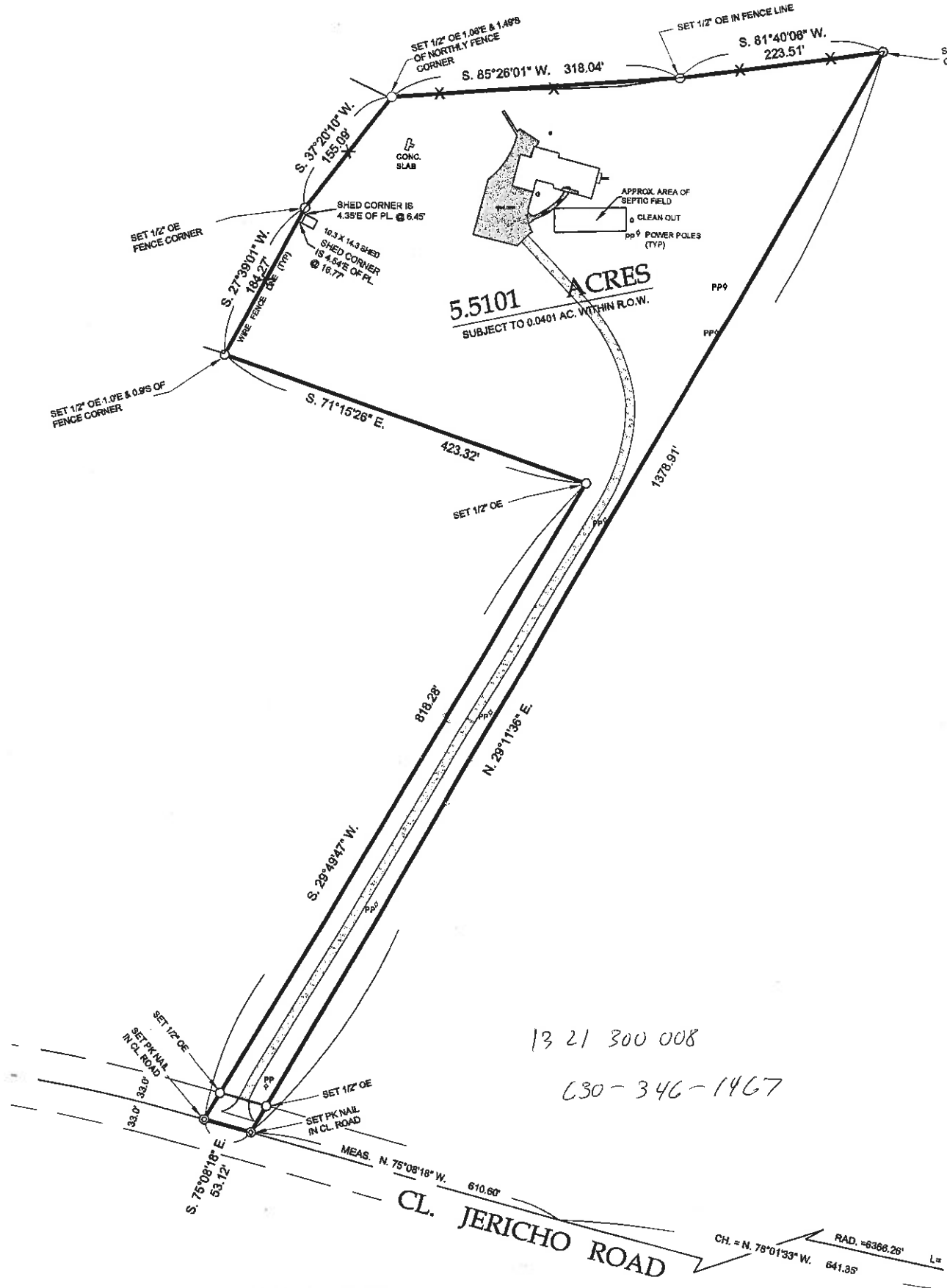
We are looking for the residential part of the property to be split off and sold to JJ Byington who is an employee and owner of LM Judd Inc.

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 area.

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

The property in question is a house surrounded by farm ground that has been in the same family for generations. The house was built in the 1960s and needs updating. The rest of the property around the house will not change. We are interested in zoning off just the house and a few acres to keep as a parcel.

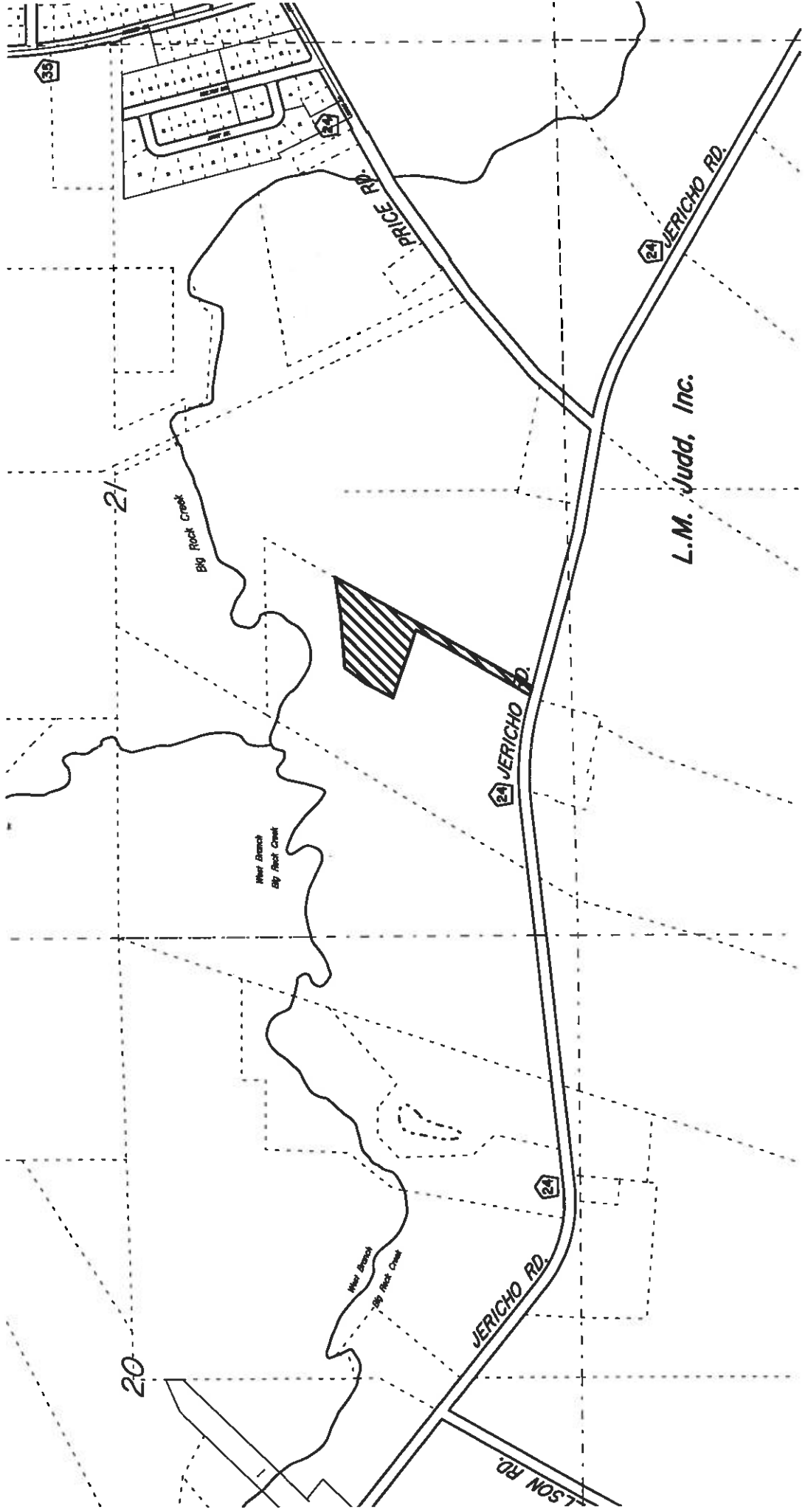


5.5101 ACRES
 SUBJECT TO 0.0401 AC. WITHIN R.O.W.

13 21 300 008
 630-346-1467

S. LINE OF SECTION 21-38-6

CH. = N. 78°01'33" W. 641.35'
 RAD. = 6366.26' L =



39

PRICE RD.

24 JERICO RD.

21

Big Rock Creek

L.M. Judd, Inc.



24 JERICO RD.

West Branch Big Rock Creek

24

20

West Branch Big Rock Creek

JERICO RD.

LSON RD.

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

map 13

