

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

4596

Received Date

**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): 13-14-100-001
	Street Address (or common location if no address is assigned): 46 W 7th St Wheeler Rd Big Rock, IL 60511

2. Applicant Information:	Name Ricky Gum	Phone 708-309-9357
	Address 55338 Davis Rd	Fax
	Big Rock, IL 60511	Email dopygum77@yahoo.com

3. Owner of record information:	Name Gum Land Trust Old Second National Bank	Phone 630-906-5467
	Address 37 S. River St	Fax
	Aurora IL 60506	Email CSwafford@oldsecond.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Agricultural

Current zoning of the property: Farming (F)

Current use of the property: Farming + Residential

Proposed zoning of the property: F → F1

Proposed use of the property: Existing farmette will be split off from existing farmland, an existing farmland will remain in ag production for foreseeable future.

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

None.

**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](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 <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.**

Record Owner	Date
<u>Ricky O. Lunn</u>	<u>6-13-22</u>
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.

Ricky Guin  
Name of Development/Applicant

\_\_\_\_\_  
Date

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

In proposing to split the existing farmette from the existing farmland whereby the farmland will remain in ag production for the foreseeable future, existing use of the property will remain unchanged and in conformity with the existing uses of the general surrounding area.

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

Farming & residential

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

The farming and residential uses currently occurring on the property are permitted under the existing zoning classification.

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

Agricultural land and similar sized farmettes.

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

As detailed in the response to Question 1 above, the projected use would split the farmette into exclusive residential use while the farmland would remain in ag production. Both uses would comply with the Kane County 2040 Land Use Plan.

Old Second National Bank Trust #668 (*Gum Family Farm*)

Rezoning a portion of property from F-District Farming to F-1 District Rural Residential

**Special Information:** The petitioners are seeking a rezoning to allow the existing farmette to be sold off separately from the surrounding farmland. The farmland will remain in agricultural production and no further homes are planned at this time.

**Analysis:** The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

**Staff recommended findings of fact:**

1. The rezoning will allow the existing home to be sold off separately from the surrounding farmland.

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

THAT PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1299.13 FEET TO A POINT THAT IS 15.00 FEET EAST OF THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY, ALONG SAID NORTH LINE, 50.00 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 90 DEGREES 14 MINUTES 35 SECONDS MEASURED CLOCKWISE FROM SAID NORTH LINE, PARALLEL WITH SAID WEST LINE, 850.00 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 211.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID WEST LINE, 473.36 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, AT AN ANGLE OF 89 DEGREES 32 MINUTES 55 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTH LINE, 246.01 FEET TO SAID WEST LINE; THENCE SOUTHERLY, AT AN ANGLE OF 89 DEGREES 32 MINUTES 55 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, ALONG SAID WEST LINE, 30.00 FEET; THENCE NORTHEASTERLY, AT AN ANGLE OF 63 DEGREES 07 MINUTES 47 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE, 209.00 FEET; THENCE NORTHERLY, AT AN ANGLE OF 119 DEGREES 25 MINUTES 25 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 176.00 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 132 DEGREES 46 MINUTES 31 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 255.00 FEET; THENCE NORTHERLY, AT AN ANGLE OF 135 DEGREES 19 MINUTES 43 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID WEST LINE, 900.00 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF BIG ROCK, KANE COUNTY, ILLINOIS.



April 14, 2022

Kane County Development Department  
Keith Berkhout  
719 S Batavia Av  
Geneva IL 60134

Re: Land Use Opinion

Application: #22-036  
Petitioner: Ricky Gum  
5S338 Davis Rd  
Big Rock IL 60511

Location Address: parcel # 13-14-100-001 at 46W763 Wheeler Rd, Big Rock  
Location: Big Rock Township 38N Range 6E, Section 14, in Kane County

The application for a Land Use Opinion was sent to the Kane-DuPage Soil & Water Conservation District (KDSWCD) in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

According to the information received, a Land Use Opinion is not required at this time for the proposed zoning change. Therefore, no further action will be taken by the Soil and Water Conservation District Board. All LUO decisions are valid for **five** years for the stated purpose only. However, **if there are deviations from the submitted application or plan, a full LUO report may be required, and an application may need to be resubmitted.** If you have any questions concerning this letter, please contact KDSWCD office at the address or phone below. If you have any questions concerning this letter, please contact the KDSWCD office at the address or phone below.

Sincerely,

Jennifer Shroder  
Resource Assistant

**Applicant:** Ricky Gum  
**Contact:** Alicia M. Smith  
**Address:** 55338 Davis Rd  
Big Rock , IL 60511

**IDNR Project Number:** 2211924  
**Date:** 04/12/2022

**Project:** Rezoning 46W763 Wheeler Rd.  
**Address:** 46W763 Wheeler Rd., Big Rock

**Description:** In proposing to split the existing farmette from the existing farmland whereby the farmland will remain in ag production for the foreseeable future, existing use of the property will remain unchanged and in conformity with the existing uses of the general surrounding area. Neither of these uses will require changing the landscape in any fashion.

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

**County:** Kane

**Township, Range, Section:**  
38N, 6E, 14



**IL Department of Natural Resources**  
**Contact**  
Adam Rawe  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
IL Environmental Protection Agency  
Bradley Hayes  
1 Natural Resources Way  
Springfield , Illinois 62702

#### Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

### **Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

### **Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

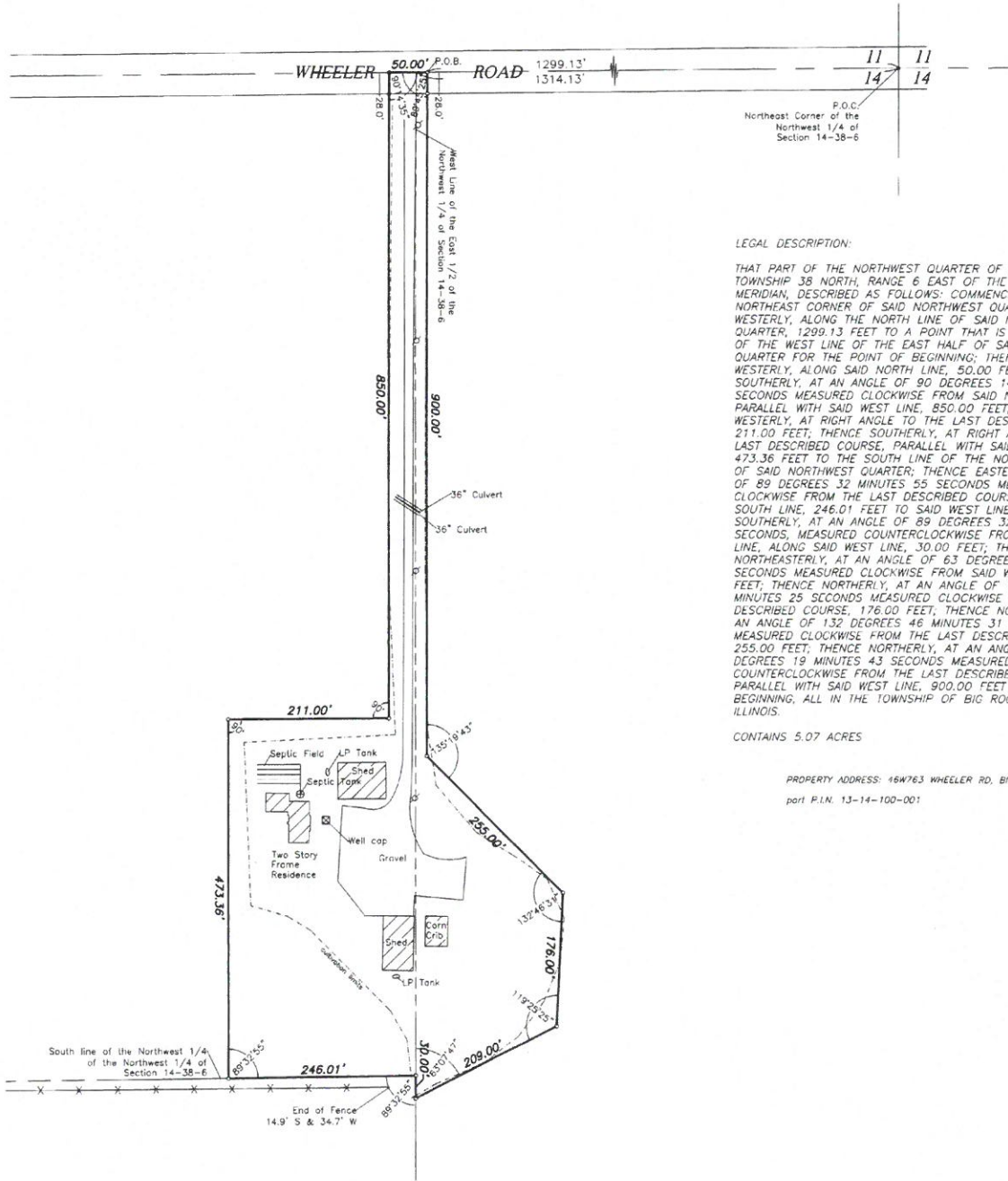
Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

### **Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



# PLAT AND CERTIFICATE OF SURVEY



**LEGAL DESCRIPTION:**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1299.13 FEET TO A POINT THAT IS 15.00 FEET EAST OF THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY, ALONG SAID NORTH LINE, 50.00 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 90 DEGREES 14 MINUTES 35 SECONDS MEASURED CLOCKWISE FROM SAID NORTH LINE, PARALLEL WITH SAID WEST LINE, 850.00 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 211.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID WEST LINE, 473.36 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE EASTERLY, AT AN ANGLE OF 89 DEGREES 32 MINUTES 55 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTH LINE, 246.01 FEET TO SAID WEST LINE; THENCE SOUTHERLY, AT AN ANGLE OF 89 DEGREES 32 MINUTES 55 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, ALONG SAID WEST LINE, 30.00 FEET; THENCE NORTHEASTERLY, AT AN ANGLE OF 63 DEGREES 07 MINUTES 47 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE, 209.00 FEET; THENCE NORTHERLY, AT AN ANGLE OF 119 DEGREES 25 MINUTES 25 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 176.00 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 132 DEGREES 46 MINUTES 31 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 255.00 FEET; THENCE NORTHERLY, AT AN ANGLE OF 135 DEGREES 19 MINUTES 43 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID WEST LINE, 900.00 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF BIG ROCK, KANE COUNTY, ILLINOIS.

CONTAINS 5.07 ACRES

PROPERTY ADDRESS: 16W763 WHEELER RD, BIG ROCK, IL  
part P.L.N. 13-14-100-001

- LEGEND---
- Boundary of property surveyed
  - Found iron pipe
  - o Set iron pipe
  - P.O.C. Point of commencement
  - P.O.B. Point of beginning

STATE OF ILLINOIS }  
COUNTY OF DEKALB }SS

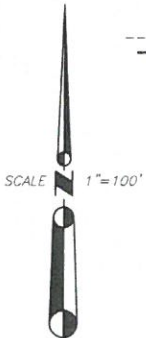
THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
FIELD WORK COMPLETED OCTOBER 27TH, 2021, WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 10TH DAY OF FEBRUARY, 2022.

*L. A. Doogs*

LESLIE AARON DOOGS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833  
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2022

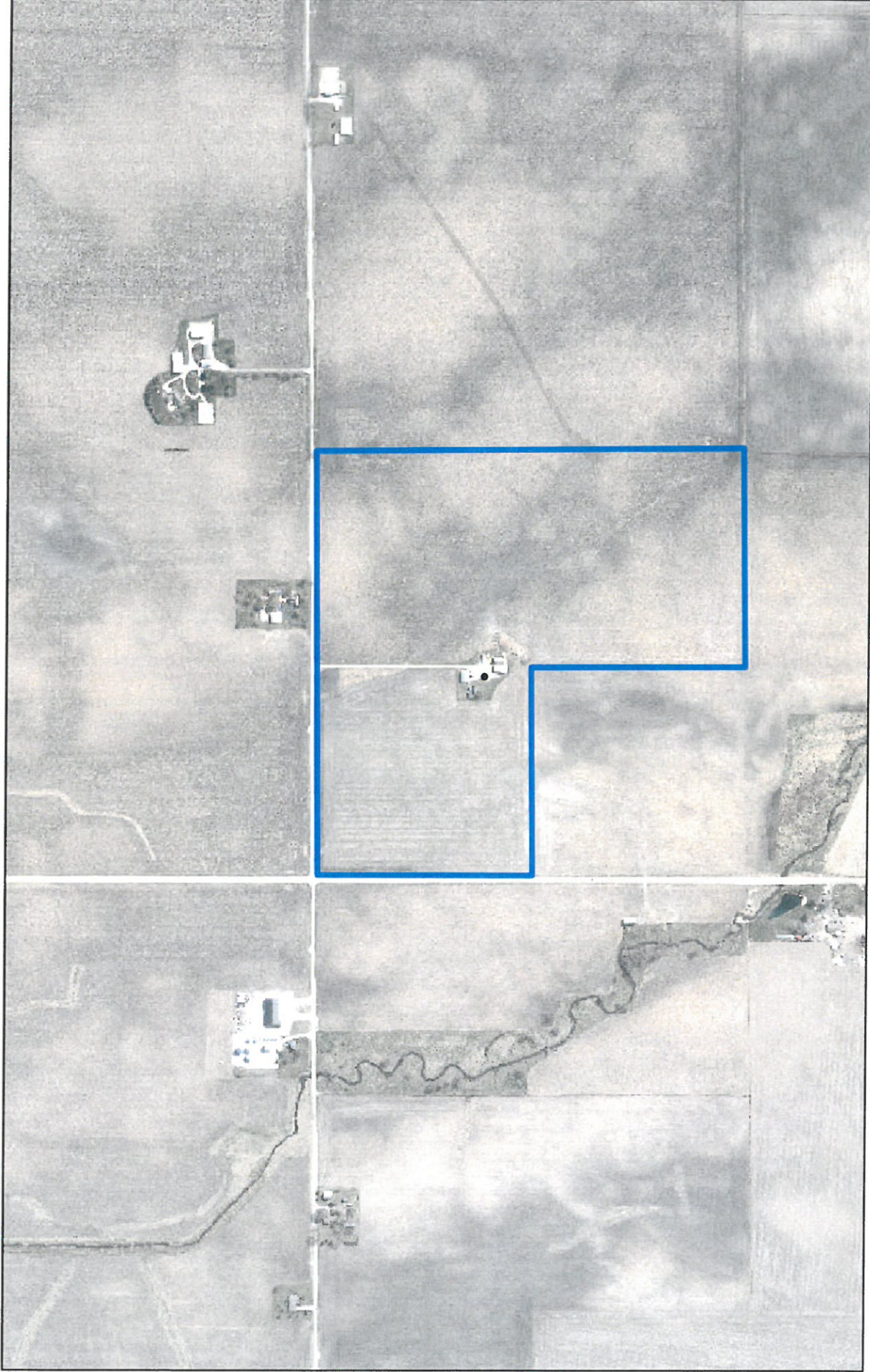


JADE Hanna Surveyors  
155 N 3rd Street  
DeKalb, IL 60115  
(815) 756-2185  
info@hannasurveyors.com  
License No. 184006622



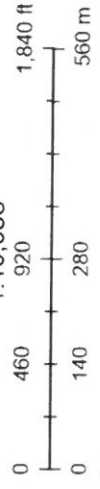
FOR: JEFF LEWIS  
JOB NO. 16138A

# Map Title



June 15, 2022

1:10,058

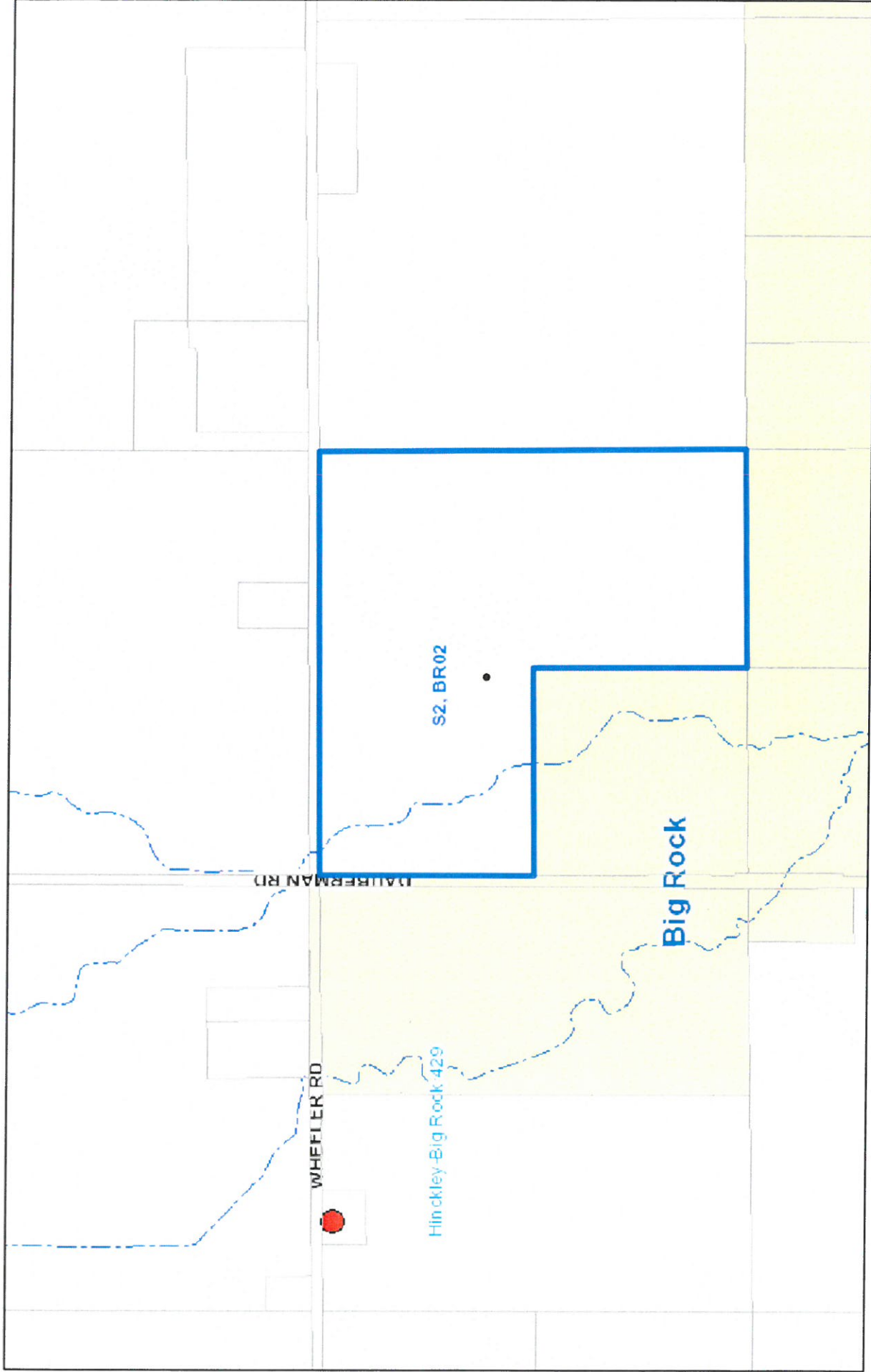


GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

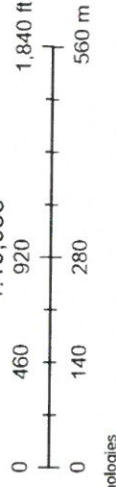
GIS-Technologies  
Kane County Illinois

# Map Title



June 15, 2022

1:10,058



GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County Illinois