



COUNTY OF KANE Zoning Application

Kane County Government Center

719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 444-1236

INTERNAL USE ONLY

CV Project No.:

Zoning Petition No.:

Date Received:

ENTITLEMENT PROCESS (Zoning Ordinance Section 25-16-5: APPENDIX A)

The review process for a Zoning Application involves multiple steps and coordination among various stakeholders, typically spanning 4-5 months. It begins with a Pre-Application Meeting with the Technical Staff team, if you have not yet been scheduled for one of these meetings, please contact one of our Zoning Planners.

The deadline for submitting a Zoning Application for review is forty-five (45) days prior to the desired Zoning Board of Appeals (ZBA) meeting date. Please note, applicants are encouraged to submit their applications 1-2 weeks prior to the official deadline for a completeness review by a Zoning Planner to ensure a seamless review process.

If required, the petition may proceed to the Regional Planning Commission (RPC) for review and recommendations to the Zoning Board of Appeals (ZBA). The ZBA then holds a public hearing, to make recommendations to the Kane County Development Committee. The final decision is made by the Kane County Board (KCB) after reviewing all prior recommendations, with meetings typically held on the second Tuesday of each month.

PETITION TYPE (Select All that Apply)



Map Amendment (Rezoning)



Special Use Permit



Variance

SUBJECT PROPERTY

Address/Common Location:

39 W 330 Big Timber Rd

Parcel Identification Numbers:

2-35200-012

Township:

(Select One) ELGIN Rutland

2040 Future Land Use Designation:

(Select One)

Gross Site Area (Acres):

7.13

Net Site Area (Acres):

4.2

Current Zoning District:

(Select One) Farm Agriculture

Proposed Zoning District:

(Select One) F-2 special use

Current Zoning District:

(Select One If Applicable)

Proposed Zoning District:

(Select One If Applicable)

Current Zoning District:

(Select One If Applicable)

Proposed Zoning District:

(Select One If Applicable)

Current Zoning District:

(Select One If Applicable)

Proposed Zoning District:

(Select One If Applicable)

PROJECT INFORMATION

Project Title:

Rezone

Proposed Land Use:

Farming & Landscape Supply & Firewood company

Project Description: (Briefly describe your project below or attach a separate Project Narrative with this Application if more space is required)

SEE Attached.

ADDITIONAL PROJECT INFORMATION

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

we will be keeping the house on the property, Farming land for crops. The use for my Landscape and Firewood company

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

F-district

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

we would be keeping the property to the west as Farm land. The Landscape and Firewood will be on EAST END of F-2 with public coming in.

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

There is some Residential to the EAST in village of Gilberts. TO the west is similar scattered Farmettes.

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

HAS agriculture with a small footprint, Farming and House

PUBLIC NOTICE REQUIREMENTS

LETTER TO ADJACENT PROPERTY OWNERS FROM THE APPLICANT

- The **Petitioner/Applicant** shall send a letter to all property owners within two hundred fifty feet (250') of the property lines of the parcel which is the subject of the zoning request;
- The purpose of this letter is to advise the surrounding neighbors that an application for a rezoning/special use/variation has been filed and to provide a brief description of the proposed project. Neighbors should be advised that a public hearing date will be forthcoming, but do not provide an official date;
- Certification of said notifications must be filed with the Kane County Zoning Department along with the zoning application. See 'CERTIFICATION OF NOTIFICATION OF ADJACENT PROPERTY OWNERS' form.
- This letter shall be mailed at the time of Zoning Application submittal to the County.**

Note: There are three (3) additional requirements that must be fulfilled in order to schedule a Public Hearing. 1) Letter to Adjacent Property Owners; the County will send a letter notifying all property owners within two hundred fifty feet (250') of the property lines of the parcel that a Public Hearing is scheduled for a Zoning Petition for a rezoning/special use permit. 2) Public Notice to the Local Newspaper; the County will publish the legal notice to the Kane County Chronicle newspaper within the required time frame and receive a Certificate of Publication, a copy of which may be requested by the applicant. 3) Sign Posted on Property; the County will post a public notice sign conspicuously on the property which is the subject of the rezoning or special use at the end of the right of way along a public road, street, driveway or any other easement of access at least fifteen (15) calendar days prior to the zoning board of appeals meeting. Legal Notices shall be published and postmarked not less than 15 days nor more than 30 days before the Zoning Board of Appeals Public Hearing date.

APPLICANT CONTACT INFORMATION

Relationship to Project: Prospective buyer of property
Name: Scott Milison Company: J.A.X.S corp DBA Suregreen Landscaping
Mailing Address: 1005 Peregrine Way
City: Hampshire State: IL Zip: 60140
Telephone: [REDACTED]

☒ I am the Authorized Agent and Primary Point of Contact for this Zoning Petition Application.

☐ I am the Legal Owner of Record of the Subject Property

OWNER CONTACT INFORMATION (Required if Applicant is Not Property Owner)

Name: Joe LAZAR Company: [REDACTED]
Mailing Address: 40W 495 Prairie CT
City: Hampshire State: IL Zip: 60140
Telephone: [REDACTED]

Note: Pursuant to the state land trust disclosure act (bill 1508), if property involved is listed under "trust", a notarized certification, signed by the trust officer, giving names, addresses and percentage of interest, of all beneficiaries, is to be filed with all petitions.

APPLICATION VERIFICATION & AUTHORIZATION

I, the subject property owner, certify that all answers and information provided in this zoning application for a special use permit and associated documents are true, correct and complete to the best of his/her knowledge. Hereby authorize the listed authorized agent to act on my behalf in the processing of this application and to furnish, upon request, supplemental information in support of this zoning petition application. This person will act on my behalf as the point of contact for all petition related correspondence.

[Signature: Joe LAZAR]
Record Owner

12.1.2025
Date

[Signature: Scott Milison]
Applicant or Authorized Agent

12.1.2025
Date

QUESTIONS

Additional resources are available on the [Zoning Administration](#) page of the Kane County Government website. For assistance with zoning and/or application-related questions, please contact a county Zoning Planner.

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