



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 2017-4412 **Date** 01/30/2017

GENERAL INFORMATION

APPLICANT: STASON LUDWIG

4S516 FLORENCE ROAD

PURPOSE: REZONE THE SOUTHEAST PORTION OF THE PROPERTY TO ALLOW THE EXISTING HOME TO BE SPLIT OFF SEPARATELY FROM THE REST OF THE PROPERTY

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 5.01 ACRES

LOCATION: 47W502 SCOTT ROAD, SECTION 3, BIG ROCK TOWNSHIP (13-03-300-002)

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

EXISTING LAND USE: AGRICULTURAL; RESIDENTIAL;

LAND USE PLAN DESIGNATION: AGRICULTURAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PARCEL

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

Lind Farm Limited Partnership
Rezoning from F to F-1

Special Information: The petitioner is seeking a rezoning on the southeast portion of the farm to allow the existing farmette to be split off and sold from the remaining farmland, which will continue to be used for agricultural production.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. 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 farmette to be split off from the remaining farmland.

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

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.*

Lind Farm Limited Partnership LLLP Lester Landmeier, General Partner
Name of Development/Applicant

October 14, 2016
Date

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

The property will continue to be used for agriculture and rural residential living.

2. What are the zoning classifications of properties in the general area of the property in question?
F and F1 rural residential
-

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

The property is currently zoned F along with the surrounding field, the owner would like to sell the house and buildings off and to do so needs an F1 rural residential zoning.

4. What is the trend of development, if any, in the general area of the property in question?
There is little to no development in this area as it is mostly farmland.
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-
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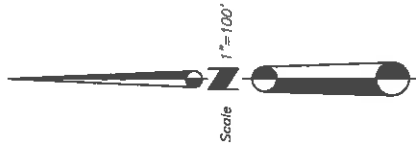
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

This property is under agriculture in the 2040 plan and will be continued to be used as an agricultural farmstead under the F1 rural residential zoning.

PLAT AND CERTIFICATE OF SURVEY

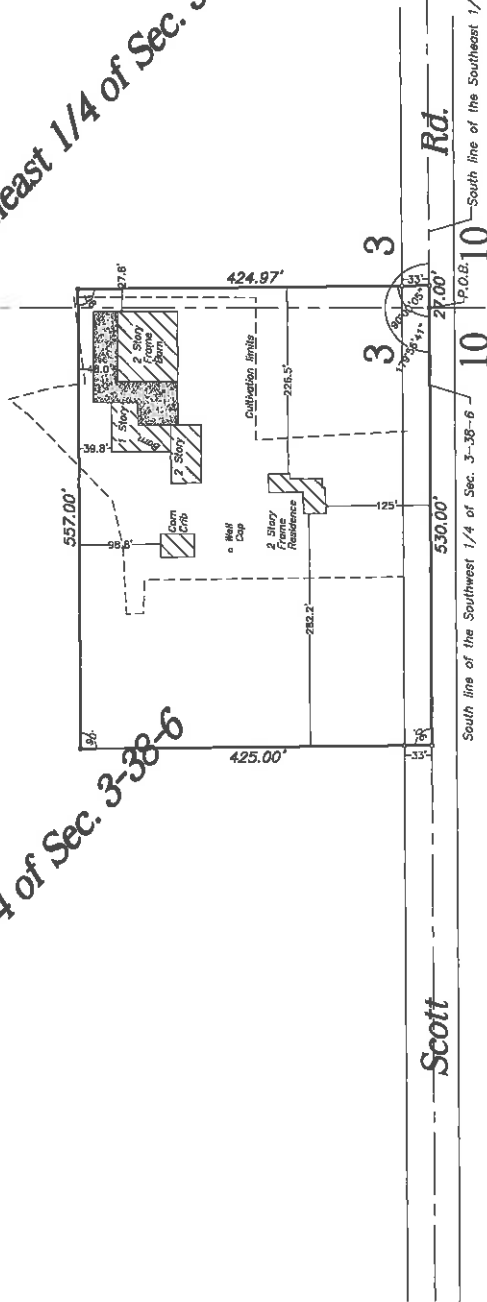
THAT PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 425.00 FEET; THENCE NORTHERLY AT RIGHT ANGLE TO SAID SOUTH LINE 425.00 FEET; THENCE EASTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE, 557.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 424.97 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY ALONG SAID SOUTH LINE, 27.00 FEET TO THE POINT OF BEGINNING, ALL IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

Contains 5.43 Acres
Area in ROW=0.42 Acre
Net Area=5.01 Acres



Southwest 1/4 of Sec. 3-38-6

Southeast 1/4 of Sec. 3-38-6



LEGEND
--- Boundary of property surveyed
• Indicates found survey marker
○ Indicates set open end pipe
* Indicates fence line

STATE OF ILLINOIS
COUNTY OF DEKALB

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRODUCTION OF A SURVEY WHICH HAS BEEN MADE OF PROPERTY HEREOF SHOWN AND DESCRIBED IN DETAIL SHOWING FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
FIELD WORK COMPLETED NOVEMBER 2, 2016. WITNESS MY HAND AND SEAL AT DEKALB, THIS 2 DAY OF NOVEMBER, 2016.

SHAWN R. VAN KAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2018

Prepared by:
William E. Hanna, Surveyors
License No. 1842807
508 Pine Street
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748-2532
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FOR: ROOSTER AG REALTY (LIND FARM PARTNERSHIP)
JOB NO. WES 13868

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

map 13

