Zoning Request Report
County of Kane

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill, Petitioner
Carl Scheodel
Mark VanKerkhoff
Monica Meyers

PETITION NUMBER 2014-4318
Date 07/21/2014

GENERAL INFORMATION

APPLICANT: JOE LUDWIG

55500 DAVIS RD.
BIG ROCK

PURPOSE: TO SUBDIVIDE THE FARMSTEAD FROM THE FARMLAND

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 5.00 ACRES

LOCATION: WEST SIDE OF FLORENCE RD., 1/2 MILE SOUTH OF LASHER RD., SECTION 4, BIG ROCK TOWNSHIP (4S516 FLORNE RD.)

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

EXISTING LAND USE: RESIDENTIAL, AGRICULTURAL;

LAND USE PLAN DESIGNATION: AGRICULTURE

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS SITE

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE
Joe Ludwig
F to F-1

Special Information: Joe Ludwig recently purchased this 5 acre farmstead and is seeking rezoning to keep the property in conformance with the Zoning Ordinance. The house was built in the 1970’s and there are 3 large barns on the property.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. The 5 acre parcel will preserve the existing residence and buildings.

Staff recommendation: The Kane County Technical Staff recommends approval of the rezoning request.

Staff recommended Finding of Facts:

1. The rezoning will preserve an existing farmstead.
2. Farmland is not being taken out of production.

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.

Joe Ludwig
Name of Development/Applicant

5/1/14
Date

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

2. What are the zoning classifications of properties in the general area of the property in question? 1.5 acres: Estate Residential and Ag

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

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

5. How does the projected use of the property relate to the Kane County 2040 Land Use Plan? N/A
1. Proposed 5 acre F-1 Zoning
2. Existing 1 acre parcel
3. 65' access for farming purposes