



Zoning Request Report
County of Kane

Kane County Development
 719 Batavia Ave
 Geneva, IL 60134
 Phone: (630) 232-3492
 Fax: (630) 232-3411

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

5S500 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 FLORNCE RD.)

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

H5 acre lots 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?

Ag!



Aerial Map



1. Proposed 5 acre F-1 Zoning
2. Existing 1 acre parcel
3. 65' access for farming purposes



PLAT AND CERTIFICATE OF SURVEY

PARCEL ONE

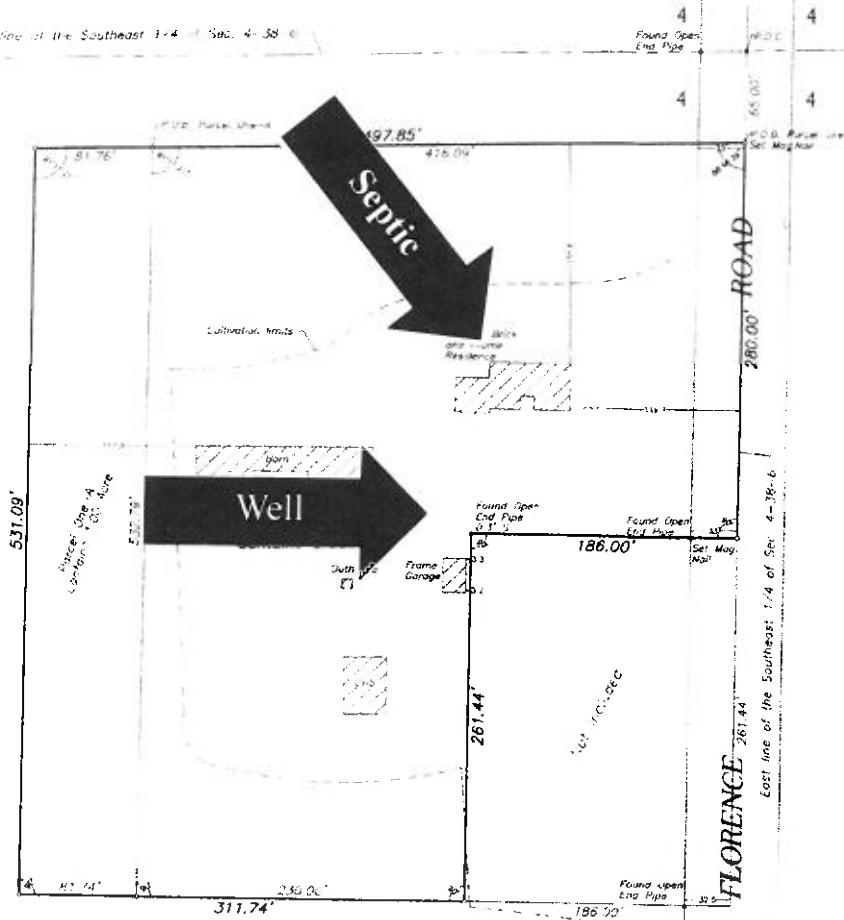
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 280.00 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING SOUTHERLY, ALONG SAID EAST LINE, 280.00 FEET, THENCE WESTERLY, AT RIGHT ANGLE TO SAID EAST LINE, 186.00 FEET, THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID EAST LINE, 261.44 FEET, THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID EAST LINE, 531.09 FEET, THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID EAST LINE, 531.09 FEET, THENCE WESTERLY, AT AN ANGLE OF 91°11'21", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 497.85 FEET TO THE POINT OF BEGINNING, ALL IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL ONE A

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTHERLY, ALONG THE EASTLINE OF SAID SOUTHEAST QUARTER, 65.00 FEET, THENCE WESTERLY, AT AN ANGLE OF 91°11'21", MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 416.09 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY, ALONG THE LAST DESCRIBED COURSE, 81.76 FEET, THENCE SOUTHERLY, AT AN ANGLE OF 91°11'21", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID EAST LINE, 531.09 FEET, THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID EAST LINE, 531.09 FEET, THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 532.79 FEET TO THE POINT OF BEGINNING, ALL IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

Scale 1"=60'

North line of the Southeast 1/4 of Sec. 4-38



- 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 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 APRIL 24TH, 2014. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 1ST DAY OF MAY, 2014.

Shawn R. Vankampen
 SHAWN R. VANKAMPEN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 7110
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2014

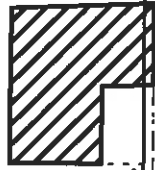


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FOR NELSON & SHEA, LTD.
 JOB NO. WES 12849A

LASHER RD.

LA



FLORENCE RD.

Welch Creek

SCOTT RD.

48

Joe Ludwig

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

map 13

