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 Schaedel
   Mark VanKerkhoff
   Monica Meyers

PETITION NUMBER 2014-4319

Date 07/21/2014

GENERAL INFORMATION

APPLICANT: ROOSER AGE REALTY
STAISON LUDWIG
201 N. RHODES ST.
BIG ROCK 60511

PURPOSE: TO DIVIDE A HOUSE OFF FROM THE FARMLAND

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 1.20 ACRES

LOCATION: SOUTH SIDE OF LASHER RD., 1/4 MILE WEST OF SWAN RD., SECTION 5, BIG ROCK TOWNSHIP (49W819 LASHER RD.)

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

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: AGRICULTURE

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS PROPERTY

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

**Special Information:** Ken Wolsfeld is currently settling his father’s estate. This rezoning will allow Mr. Wolsfeld to sell the house off from the farmland. The house was built in 1983 by Mr. Wolsfeld’s father. The home is currently vacant.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. This rezoning will not take any land out of production. This rezoning will hopefully facilitate the sale of the property and establish a new resident in the home.

**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 residence.
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.

Ken Wolsfeld
Name of Development/Applicant

June 9, 2014
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? 1-15 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

RECEIVED
KANE CTY, DEV. DEPT. ZONING DIVISION
June 25, 2014

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government
719 Batavia Avenue
Geneva, IL 60134

To Whom It May Concern,

After looking over the request for rezoning of parcel 13-05-100-001 with the Big Rock Township Assessor, I see no reason to object to the petition filed by Kenneth Wolsfeld.

Sincerely,

Big Rock Township

Sandra L. Carr
Supervisor, Big Rock Township