Zoning Request Report
County of Kane

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

PETITION NUMBER 2015-4337 Date 01/27/2015

GENERAL INFORMATION

APPLICANT: INGRID OBIEN
STASON LUDWIG
55500 DAVIS RD.
BIG ROCK 60511

PURPOSE: TO REZONE THE PROPERTY BACK TO F DISTRICT FARMING

EXISTING ZONING: E-1 - ESTATE RESIDENTIAL;

REQUESTED ACTION: F - FARMING;

SIZE: 34.00 ACRES

LOCATION: THE PROPERTY IS LOCATED ON THE NORTHEAST SIDE OF JERICHO RD., ACROSS FROM GREENACRE RD. THE PROPERTY IS LANDocked AND SITS BACK 850 FROM JERICHO RD.

SURROUNDING ZONING
NORTH F - FARMING;
SOUTH F - FARMING; E-1 - ESTATE RESIDENTIAL;
EAST F - FARMING;
WEST E-1 - ESTATE RESIDENTIAL; F - FARMING;

EXISTING LAND USE: AGRICULTURAL;

LAND USE PLAN DESIGNATION: COUNTRYSIDE ESTATE RESIDENTIAL

ZONING HISTORY: REZONED FROM F TO E-1 ON 2004

APPLICABLE LAND USE REGULATION: ARTICLE VIII, SECTION 8.1
January 27, 2015

Ingrid O’Brien
Rezoning from E-1 to F

Special Information: This property was part of rezoning of others properties along Jericho Road which were rezoned from F to E-1 in 2004. The current owner bought the property after the zoning as approved and has been farming it. Since she has no plans to ever develop the property she is requesting a rezoning back to F-District Farming.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. 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. It is the intention of the current owner that this parcel never be developed and be kept in agricultural use.

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

Findings of Fact:
1. The rezoning will result in a property unbuildable for residential use.

Attachments: Location Map
             Township Map
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.

Stason Ludwig
Name of Development/Applicant
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 as farmland and undeveloped woodlands

2. What are the zoning classifications of properties in the general area of the property in question?
E-1, F-1, and F

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
The property’s use of farming is covered under E-1 zoning, but E-1 zoning is not necessary

4. What is the trend of development, if any, in the general area of the property in question?
Mostly farm ground with scattered homes in the area

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
The property will continue to be used as farm ground
PLAT AND CERTIFICATE OF SURVEY

STATE OF ILLINOIS
COUNTY OF DEWITT

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HEREIN MADE OF PROPERTY HEREIN SHOWN AND DESCRIBED, ALL DISTANCES SHOWN IN FEET AND DEGREES THEREOF, BY PROFESSIONAL SURVEYING CONFORMING TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PETE W. WOOGREN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
LICENSE EXPIRATION DATE: NOVEMBER 10TH, 2004

Prepared by:
William E. Meaney
License No. 1543807
326 River Street
Eagle, Illinois 60115
(541) 776-1711

info@meaneysurveyors.com