



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 Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2015-4337 **Date** 01/27/2015

GENERAL INFORMATION

APPLICANT: INGRID O'BRIEN
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 JERICO RD., ACROSS FROM GREENACRE RD. THE PROPERTY IS LAND LOCKED AND SITS BACK 850 FROM JERICO RD.

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

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

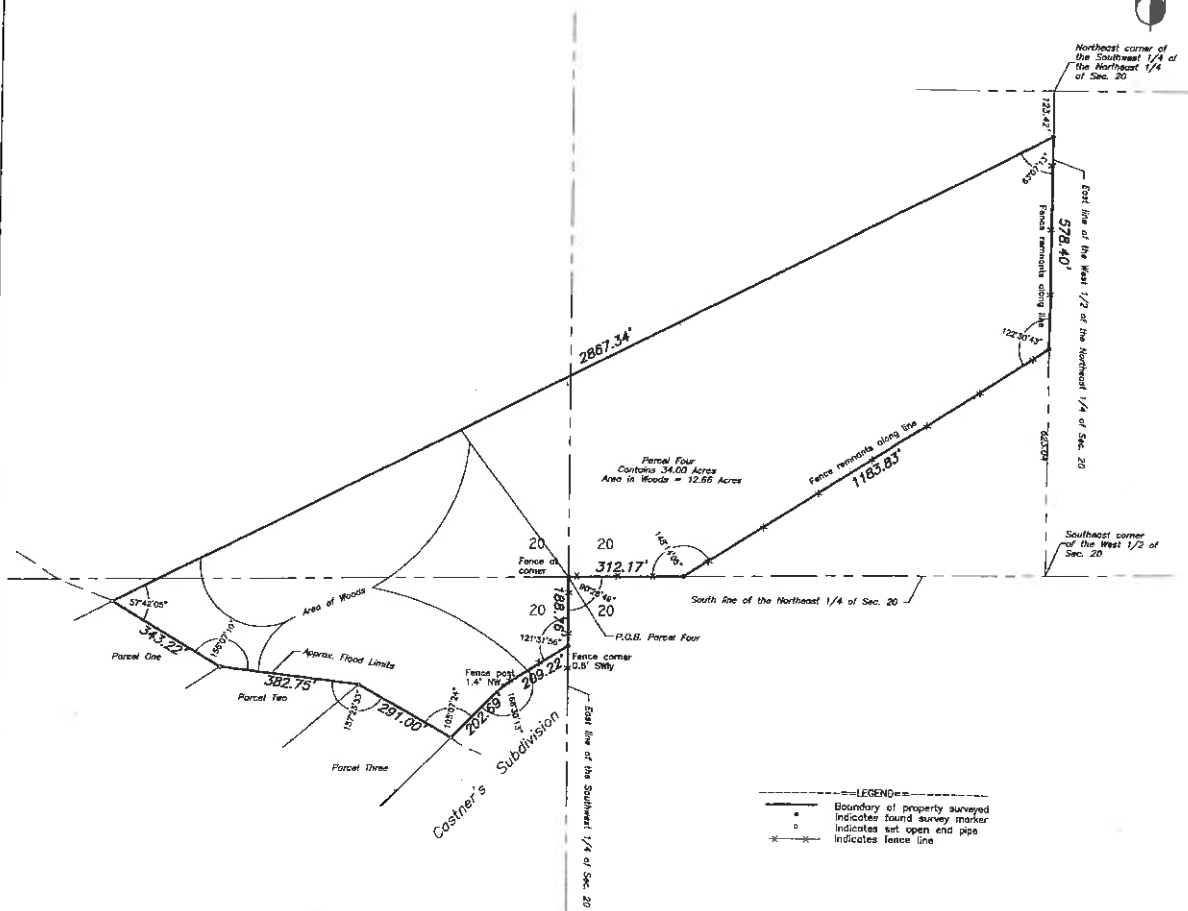
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

The property will continue to be used as farm ground

PLAT AND CERTIFICATE OF SURVEY

THAT PART OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 183.75 FEET TO A NORTHERLY CORNER OF CASTNER'S SUBDIVISION; THENCE SOUTHWESTERLY, AT AN ANGLE OF 121°37'59", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG A NORTHWESTERLY LINE OF SAID SUBDIVISION, 209.22 FEET; THENCE SOUTHWESTERLY, AT AN ANGLE OF 166°30'13", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG A NORTHWESTERLY LINE OF SAID SUBDIVISION, 202.89 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 105°07'24", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 291.0 FEET; THENCE WESTERLY, AT AN ANGLE OF 157°23'33", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 382.75 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 158°07'10", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 343.22 FEET; THENCE NORTHEASTERLY, AT AN ANGLE OF 57°42'05", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 2067.34 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTHERLY, AT AN ANGLE OF 63°07'13", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EAST LINE, 578.40 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 122°30'43", MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, 1183.83 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE WESTERLY, AT AN ANGLE OF 148°14'03", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTH LINE, 312.17 FEET TO THE POINT OF BEGINNING, CONTAINING 34.00 ACRES, ALL IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

Scale 1"=200'



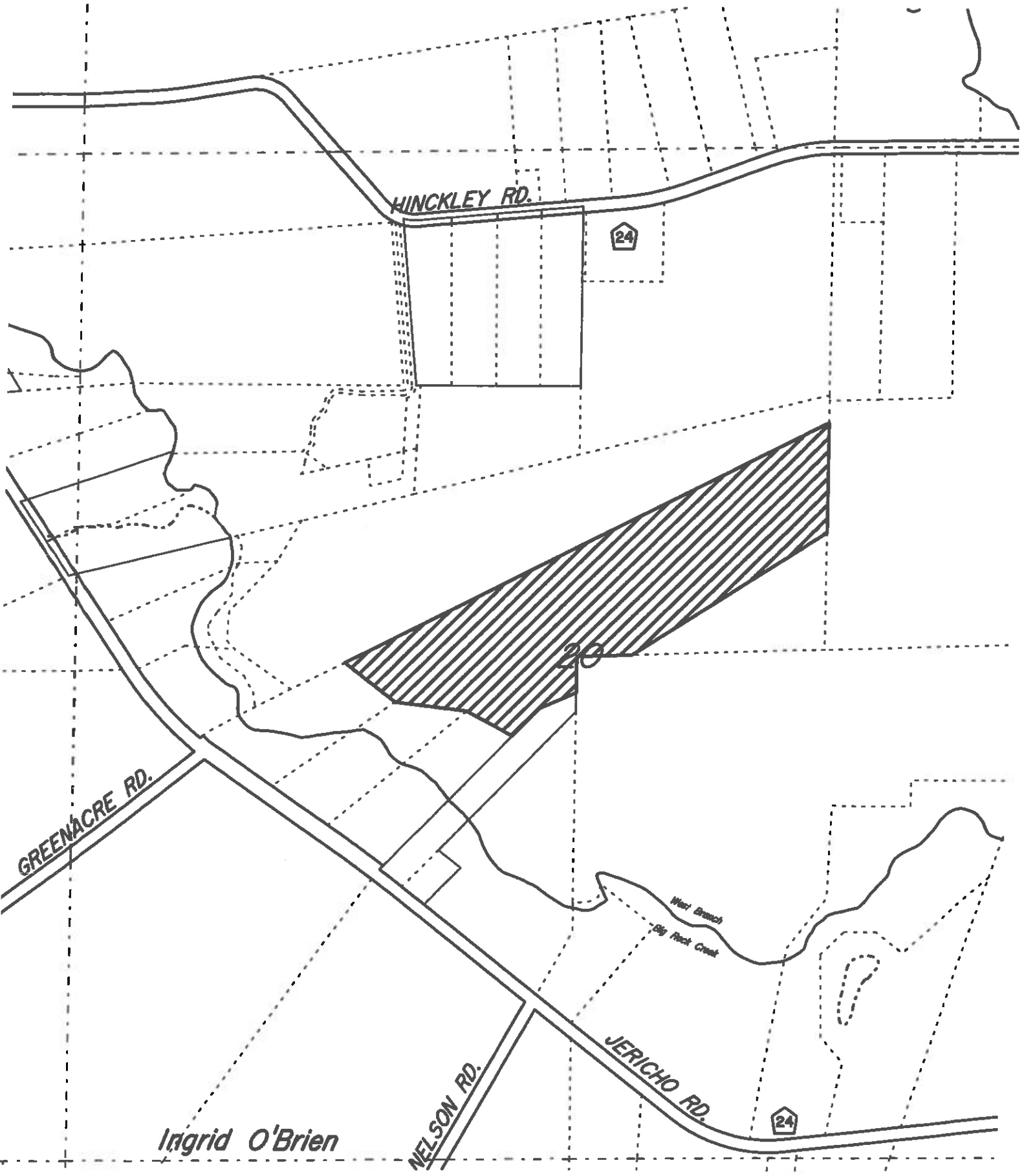
STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

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 AUGUST 13TH, 2004. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 15TH DAY OF SEPTEMBER, 2004.

Prepared by:
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FOR: JOE LUDWIG
JOB NO. WES 9497LOT4

SHAWN R. VAN KAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2004



HINCKLEY RD.

24

20

GREENACRE RD.

Ingrid O'Brien

NELSON RD.

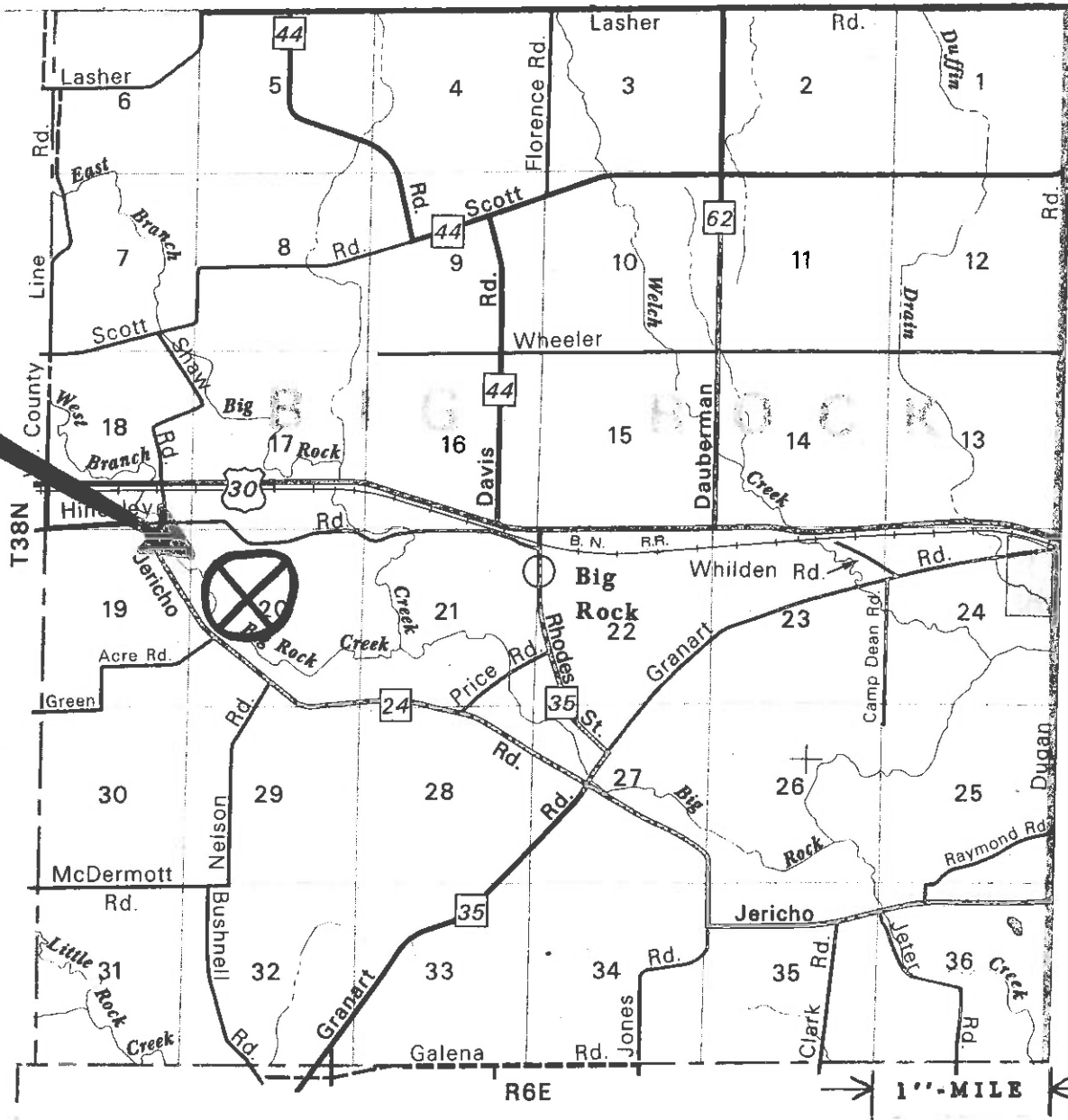
JERICO RD.

24

West Branch
Big Rock Creek

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

map 13



1" = 1 MILE