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

PETITION NUMBER  2016-4392  
Date  08/30/2016

GENERAL INFORMATION

APPLICANT:  STASON LUDWIG

4S516 FLORENCE ROAD

PURPOSE:  REZONE FROM F TO F-1 TO ALLOW THE EXISTING FARMSTEAD TO BE SPLIT OFF FROM THE REMAINING FARMLAND

EXISTING ZONING:  F- FARMING;

REQUESTED ACTION:  F-1 - RURAL RESIDENTIAL;

SIZE:  6.00 ACRES

LOCATION:  50W445 LASHER ROAD, SECTION 6, BIG ROCK TOWNSHIP (13-06-400-001)

SURROUNDING NORTH  ZONING USE
F - FARMING;  AGRICULTURAL; RESIDENTIAL;

SOUTH  F - FARMING;  AGRICULTURAL;

EAST  F - FARMING;  AGRICULTURAL;

WEST  F - FARMING;  AGRICULTURAL;

EXISTING LAND USE:  RESIDENTIAL; AGRICULTURAL;

LAND USE PLAN DESIGNATION:  AGRICULTURAL

ZONING HISTORY:  NO PREVIOUS REQUESTS FOR THIS PARCEL

APPLICABLE LAND USE REGULATION:  ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE
Daniel Schleifer
Rezoning from F to F-1

Special Information: The petitioner owns the 38 acre parcel on which there is an existing home and numerous outbuildings. For estate planning purposes the petitioner is requesting a rezoning from F to F-1 for the area containing the home and outbuildings. The owner has no plans to sell the property at this time. The remaining farmland would remain in continued agricultural use.

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.

Staff recommended Finding of Facts:
1. The residential use will not intensify.
2. The rezoning will allow the home and buildings to be split off and sold as a separate residential parcel in conformance with the Zoning Ordinance at some point in the future.

Attachments: Location Map
Township Map
Petitioner's finding of fact sheet

O:\zdocuments\zoningdocuments\2016\schleifer\schleiferstaffreport.docx
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.

Danial Schleifer C/O Stason Ludwig
Name of Development/Applicant

May 28, 2016
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 its original intentions of a rural residential home, just separated from the surrounding field.

2. What are the zoning classifications of properties in the general area of the property in question?
Agriculture and rural residential.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
The property is currently zoned as F but is looking to be separated from the surrounding field and will need to be rezoned to F1 to comply with zoning.

4. What is the trend of development, if any, in the general area of the property in question?
There has been little to no development in the area recently as this is a mostly agricultural area.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
The area is proposed to continue to be used as agriculture for the 2040 plan. The property will continue to be used as a rural residential farmette and the surrounding field will continue to be farmed.
PLAT AND CERTIFICATE OF SURVEY
THE NORTH 360.00 FEET OF THE WEST 600.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, BIG ROCK TOWNSHIP,
KANE COUNTY, ILLINOIS.

Contains 5.74 Acres

STATE OF ILLINOIS
COUNTY OF OGLE

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT
REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREIN SHOWN AND
DESERVED, ALL DISTANCES SHOWN IN FEET AND DEGREES THEREOF. THIS
PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.
FIELD WORK COMPLETED JULY 8TH, 2016. WITNESS MY HAND AND SEAL
AT DEKalb, ILLINOIS THIS 13TH DAY OF JULY, 2016.

[Signature]

Prepared by:
William E. Hanna Surveys
License No. 1064807
508 Pine Street
DeKalb, Illinois 60115
(815) 756-2169
Fax 746-2526
info@hannasurveyors.com