Zoning Request Report
County of Kane

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

PETITION NUMBER 2017-4413 Date 01/31/2017

GENERAL INFORMATION

APPLICANT: STASON LUDWIG

4S516 FLORENCE ROAD

PURPOSE: REZONE A SOUTHERN PORTION OF THE PROPERTY SO THE EXISTING HOME AND OUTBUILDINGS COULD BE SOLD OFF SEPARATELY

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 6.61 ACRES

LOCATION: 47W502 WHEELEN ROAD, SECTION 10, BIG ROCK TOWNSHIP (13-10-400-008)

SURROUNDING ZONING USE
NORTH F - FARMING; AGRICULTURAL;
SOUTH F - FARMING; VILLAGE OF BIG ROCK AGRICULTURAL; RESIDENTIAL;
EAST F - FARMING; AGRICULTURAL; RESIDENTIAL;
WEST F - FARMING; AGRICULTURAL; RESIDENTIAL;

EXISTING LAND USE: AGRICULTURAL; RESIDENTIAL;

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
Davis Farm Limited Partnership  
Rezoning from F to F-1  

Special Information: The Davis Farm is comprised of approximately 155 acres, including an existing house and agricultural outbuildings. The petitioner is seeking a rezoning so the farmette can be split off and sold from the remaining farmland.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. 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 existing residential use will not intensify.

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.

Davis Farm Limited Partnership ___________________________ October 14, 2016
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 for agriculture and rural residential living.

2. What are the zoning classifications of properties in the general area of the property in question?
F and F1 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 F along with the surrounding field, the owner would like to sell the house and buildings off and to do so needs an F1 rural residential zoning.

4. What is the trend of development, if any, in the general area of the property in question?
There is little to no development in this area as it is mostly farmland.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
This property is under agriculture in the 2040 plan and will be continued to be used as an agricultural farmstead under the F1 rural residential zoning.
PLAT AND CERTIFICATE OF SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 642.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY, ALONG SAID SOUTH LINE, 642.00 FEET; THENCE SOUTHWERTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 482.00 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLELY WITH SAID SOUTH LINE, 642.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 482.00 FEET TO THE POINT OF BEGINNING, ALL IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

Southeast 1/4 of Sec. 10-38-6

Contains 7.10 Acres
Area in ROW=0.48 Acre
Net Area=6.62 Acres

STATE OF ILLINOIS
COUNTY OF KANE

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HERETO SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SURVEY BOUNDARY SURVEY. FIELD WORK COMPLETED NOVEMBER 7, 2018, WITNESS MY HAND AND SEAL AT DEXALD, ILLINOIS THIS 7TH DAY OF NOVEMBER, 2018.

Prepared by:
William E. Hanno, Pls.
Illinois Professional Land Surveyor No. 2710
License Expiration Date: November 30th, 2018

For: Rooster AC Realty (Davis Farm LP)
Job No. WE 135687

Estate of S. Davis
Illinois Professional Land Surveyor No. 2710
License Expiration Date: November 30th, 2018