



**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  
Petitioner

Carl Scheodel

Mark VanKerkhoff

Monica Meyers

**PETITION NUMBER** 2017-4414

**Date** 01/31/2017

**GENERAL INFORMATION**

**APPLICANT:** STASON LUDWIG

4S516 FLORENCE ROAD

**PURPOSE:** REZONE A SOUTHWEST PORTION OF THE PROPERTY TO ALLOW ONE OF TWO THE EXISTING HOMES TO BE SPLIT OFF FROM THE PROPERTY

**EXISTING ZONING:** F - FARMING;

**REQUESTED ACTION:** F-1 - RURAL RESIDENTIAL;

**SIZE:** 1.02 ACRES

**LOCATION:** IN557 POULEY ROAD, SECTION 4, BLACKBERRY TOWNSHIP (11-04-200-005)

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

**EXISTING LAND USE:** AGRICULTURAL; RESIDENTIAL;

**LAND USE PLAN DESIGNATION:** PROPOSED OPEN SPACE/AGRICULTURAL

**ZONING HISTORY:** NO PREVIOUS REQUESTS FOR THIS PARCEL

**APPLICABLE LAND USE REGULATION:** ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE

# 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.

\_\_\_\_\_  
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 remain the same, the only difference will be is that the homes and building will no longer be connected to the surrounding field.

2. What are the zoning classifications of properties in the general area of the property in question?  
Rural residential, agriculture, proposed open space, resource management

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

Under the existing zoning the house and buildings cannot be sold separately from the surrounding field without being rezoned to F1 rural residential.

4. What is the trend of development, if any, in the general area of the property in question?

The area around the property is starting to get more development with a new train station being built and subdivisions going up nearby.

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

The 2040 plan calls for proposed open space and agriculture for this property, but across the rail road tracks calls for all rural residential.

Stathis Family Limited Partnership  
Rezoning from F to F-1

**Special Information:** There are two homes and numerous agricultural buildings on the approximately 80 acre Stathis Family Farm. The petitioners are seeking a rezoning to allow one of the homes to be split off and sold separately from the remaining property. The other home will remain with the farmland and is not part of this rezoning.

**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 be intensified by the rezoning.
2. The rezoning will be the existing residential use back into conformance with the Kane County Zoning Ordinance by allowing, subject to rezoning approval, the two homes to be on separate parcels.

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

## Berkhout, Keith

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**From:** stason ludwig <stasonoludwig@gmail.com>  
**Sent:** Wednesday, January 25, 2017 6:45 PM  
**To:** Berkhout, Keith  
**Subject:** Petition for only 1.02 acres on Pouley Rd.

I am requesting that for the Zoning Board of Appeals meeting on February 7th that instead of the proposed zoning plan of separating the house and buildings with 5.1 acres and 1.02 acres with house to both be separated from the surrounding field and from each other to F1 zonings, I would know like to only separate the 1.02 acres from the surrounding field and building cite to an F1 zoning and leave the 5.1 acres attached to the field and keep the F zoning as is. The portion of the property remaining F zoned will meet the county's standards of having over 40 acres as well as over 250ft of road frontage.

Thank you.

--  
Stason Ludwig  
Rooster Ag' Realty | 201 N. Rhodes St. | Big Rock, Illinois 60511  
Cell: (815) 762-2136 | Office: (630) 556-3617 | [stasonoludwig@gmail.com](mailto:stasonoludwig@gmail.com)  
Website: [www.roosteragrealty.com](http://www.roosteragrealty.com)



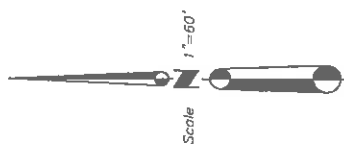
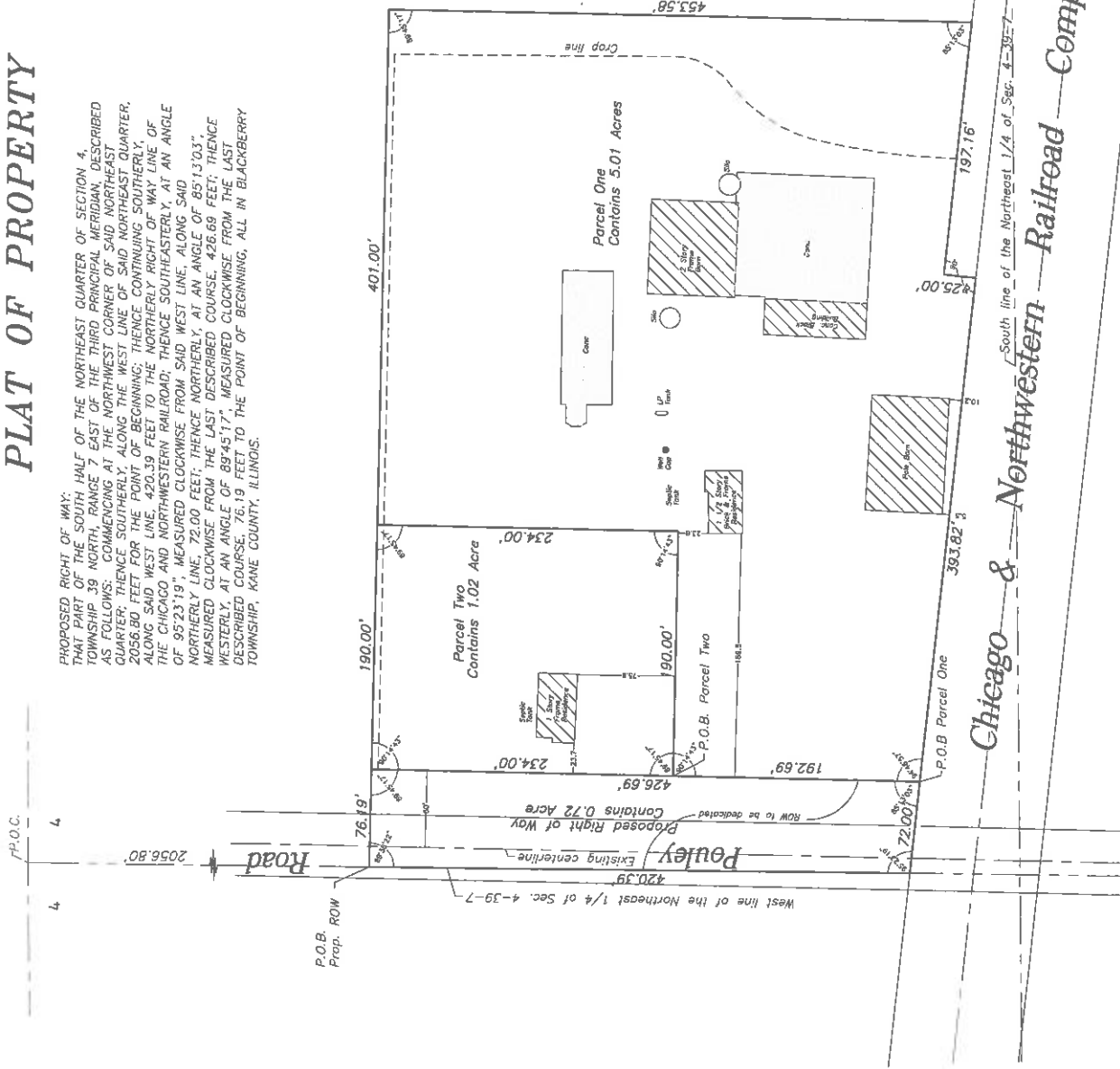
*Rooster Ag'*  
R E A L T Y

# PLAT OF PROPERTY

PROPOSED RIGHT OF WAY:  
 THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4,  
 TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED  
 AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST  
 QUARTER; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID NORTHEAST  
 QUARTER, 2056.80 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY,  
 ALONG SAID WEST LINE, 420.39 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF  
 THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHEASTERLY, AT AN ANGLE  
 OF 95°23'19", MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID  
 NORTHERLY LINE, 72.00 FEET; THENCE NORTHERLY, AT AN ANGLE OF 85°13'03",  
 MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 426.69 FEET; THENCE  
 WESTERLY, AT AN ANGLE OF 89°45'17", MEASURED CLOCKWISE FROM THE LAST  
 DESCRIBED COURSE, 76.19 FEET TO THE POINT OF BEGINNING, ALL IN BLACKBERRY  
 TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL ONE:  
 THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF  
 SECTION 4, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE  
 NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE  
 SOUTHERLY, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER,  
 2477.19 FEET TO THE INTERSECTION OF THE RIGHT OF WAY LINE OF THE  
 CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHEASTERLY, AT  
 AN ANGLE OF 95°23'19", MEASURED CLOCKWISE FROM SAID WEST LINE,  
 ALONG SAID NORTHERLY LINE, 72.00 FEET FOR THE POINT OF  
 BEGINNING; THENCE NORTHERLY, AT AN ANGLE OF 85°13'03",  
 MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 192.69  
 FEET; THENCE EASTERLY, AT AN ANGLE OF 90°14'43", MEASURED  
 COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 190.00 FEET;  
 THENCE NORTHERLY, AT AN ANGLE OF 90°14'43", MEASURED  
 COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 234.00 FEET; THENCE  
 EASTERLY, AT AN ANGLE OF 90°14'43", MEASURED COUNTERCLOCKWISE  
 FROM THE LAST DESCRIBED COURSE, 401.00 FEET; THENCE SOUTHERLY,  
 AT AN ANGLE OF 89°45'17", MEASURED COUNTERCLOCKWISE FROM THE  
 LAST DESCRIBED COURSE, 453.58 FEET TO SAID NORTHERLY RIGHT OF  
 WAY LINE; THENCE NORTHWESTERLY, AT AN ANGLE OF 85°13'03",  
 MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE,  
 ALONG SAID NORTHERLY LINE, 197.16 FEET; THENCE SOUTHERLY, AT  
 RIGHT ANGLE TO THE LAST DESCRIBED COURSE, ALONG SAID  
 NORTHERLY LINE, 25.00 FEET; THENCE NORTHWESTERLY, AT RIGHT  
 ANGLE TO THE LAST DESCRIBED COURSE, ALONG SAID NORTHERLY LINE,  
 393.82 FEET TO THE POINT OF BEGINNING, ALL IN BLACKBERRY  
 TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL TWO:  
 THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF  
 SECTION 4, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE  
 NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE  
 SOUTHERLY, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER,  
 2477.19 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE  
 CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHEASTERLY, AT  
 AN ANGLE OF 95°23'19", MEASURED CLOCKWISE FROM SAID WEST LINE,  
 ALONG SAID NORTHERLY LINE, 72.00 FEET; THENCE NORTHERLY, AT AN  
 ANGLE OF 85°13'03", MEASURED CLOCKWISE FROM THE LAST  
 DESCRIBED COURSE, 192.69 FEET; FOR THE POINT OF BEGINNING;  
 THENCE EASTERLY, AT AN ANGLE OF 90°14'43", MEASURED  
 COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 190.00 FEET;  
 THENCE NORTHERLY, AT AN ANGLE OF 90°14'43", MEASURED  
 COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 234.00 FEET;  
 WESTERLY, AT AN ANGLE OF 89°45'17", MEASURED CLOCKWISE FROM  
 THE LAST DESCRIBED COURSE, 190.00 FEET TO A POINT THAT IS 76.19  
 FEET EASTERLY OF THE SAID WEST LINE; THENCE SOUTHERLY, AT AN  
 ANGLE OF 90°14'43", MEASURED CLOCKWISE FROM THE LAST  
 DESCRIBED COURSE, 234.00 FEET TO THE POINT OF BEGINNING, ALL IN  
 BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.



DATE PREPARED: JANUARY 17TH, 2017.

Prepared by:  
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SHAWN R. VAN KAMPEN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710  
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2018

FOR: ROOSTER AG REALTY  
 JOB NO. WES 13864A

Stathis FLP3



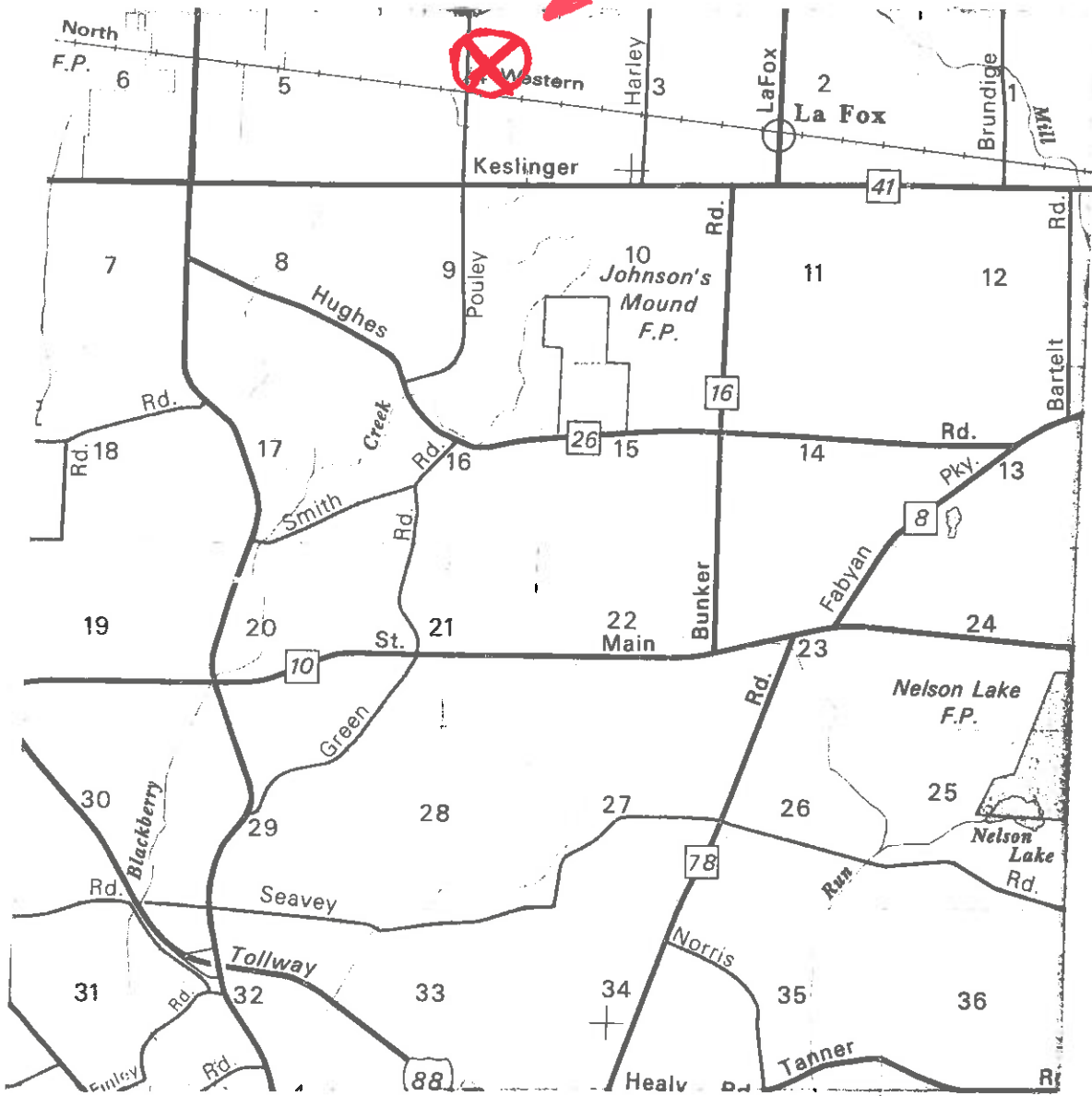
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10814

# BLACKBERRY twp.

T.39N - R.7E

map 11



1" = 1 MILE