



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 2014-4319 **Date** 07/21/2014

GENERAL INFORMATION

APPLICANT: ROOSER AGE REALTY
STASON LUDWIG
201 N. RHODES ST.
BIG ROCK 60511

PURPOSE: TO DIVIDE A HOUSE OFF FROM THE FARMLAND

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 1.20 ACRES

LOCATION: SOUTH SIDE OF LASHER RD., 1/4 MILE WEST OF SWAN RD., SECTION 5, BIG ROCK TOWNSHIP (49W819 LASHER RD.)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING;	AGRICULTURAL;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: AGRICULTURE

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS PROPERTY

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

Ken Wolsfeld
F to F-1

Special Information: Ken Wolsfeld is currently settling his father's estate. This rezoning will allow Mr. Wolsfeld to sell the house off from the farmland. The house was built in 1983 by Mr. Wolsfeld's father. The home is currently vacant.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. This rezoning will not take any land out of production. This rezoning will hopefully facilitate the sale of the property and establish a new resident in the home.

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

Staff recommended Finding of Facts:

1. The rezoning will preserve an existing residence.
2. Farmland is not being taken out of production.

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.

Ken Wolsfeld
Name of Development/Applicant

June 9, 2014
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

consistent ag/residential

2. What are the zoning classifications of properties in the general area of the property in question?

1-15 acre lots estate residential and ag'

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

complies

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

n/a

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

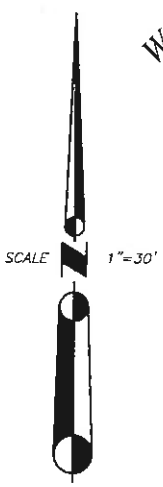
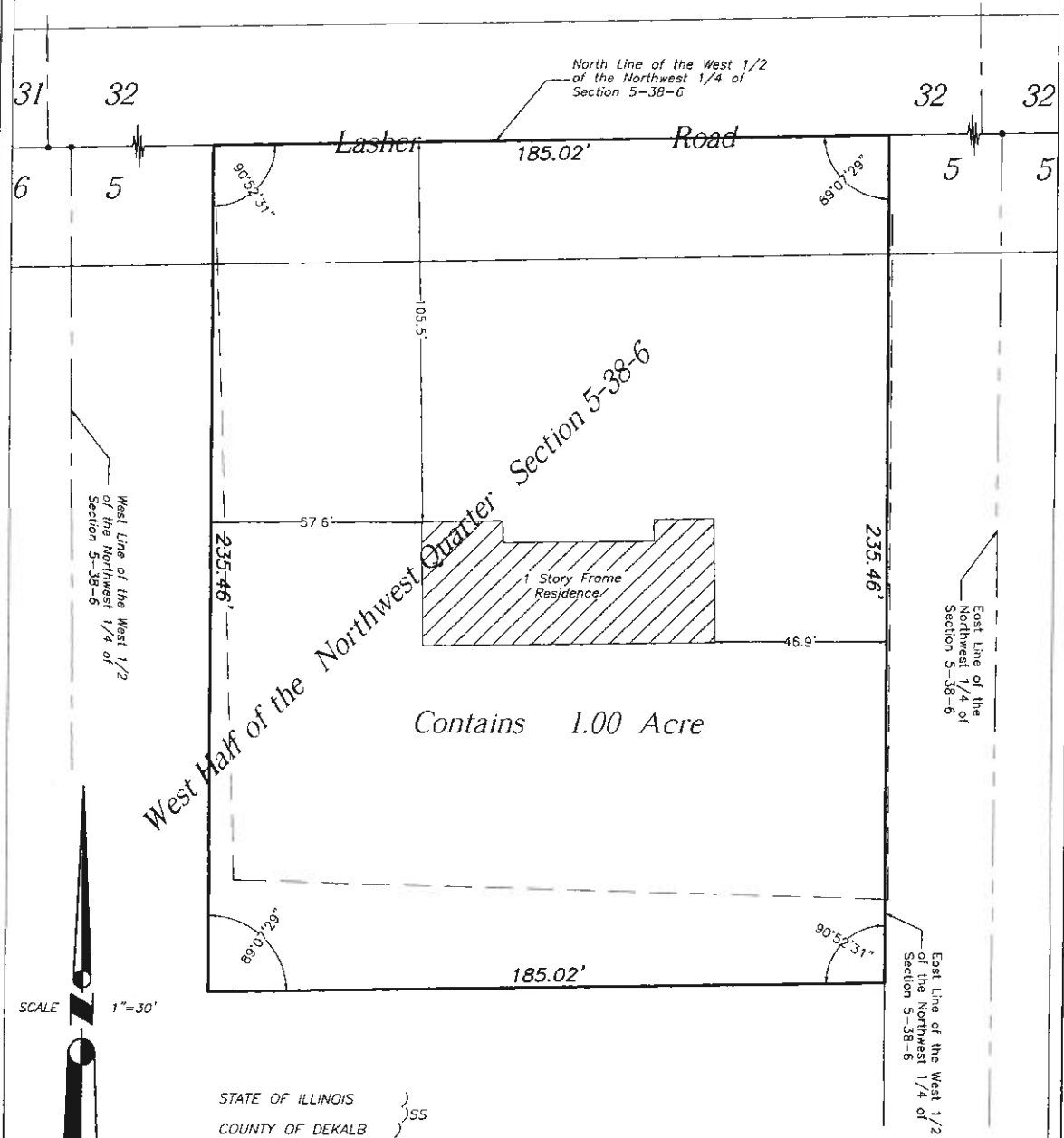
Ag'



PLAT AND CERTIFICATE OF SURVEY

- ==LEGEND==
- Boundary of property surveyed
 - Indicates found survey marker
 - Indicates set open end pipe
 - × × Indicates fence line
 - Indicates limits of cultivation

THE NORTH 235.43 FEET OF THE EAST 185.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.



STATE OF ILLINOIS }
 COUNTY OF DEKALB } SS

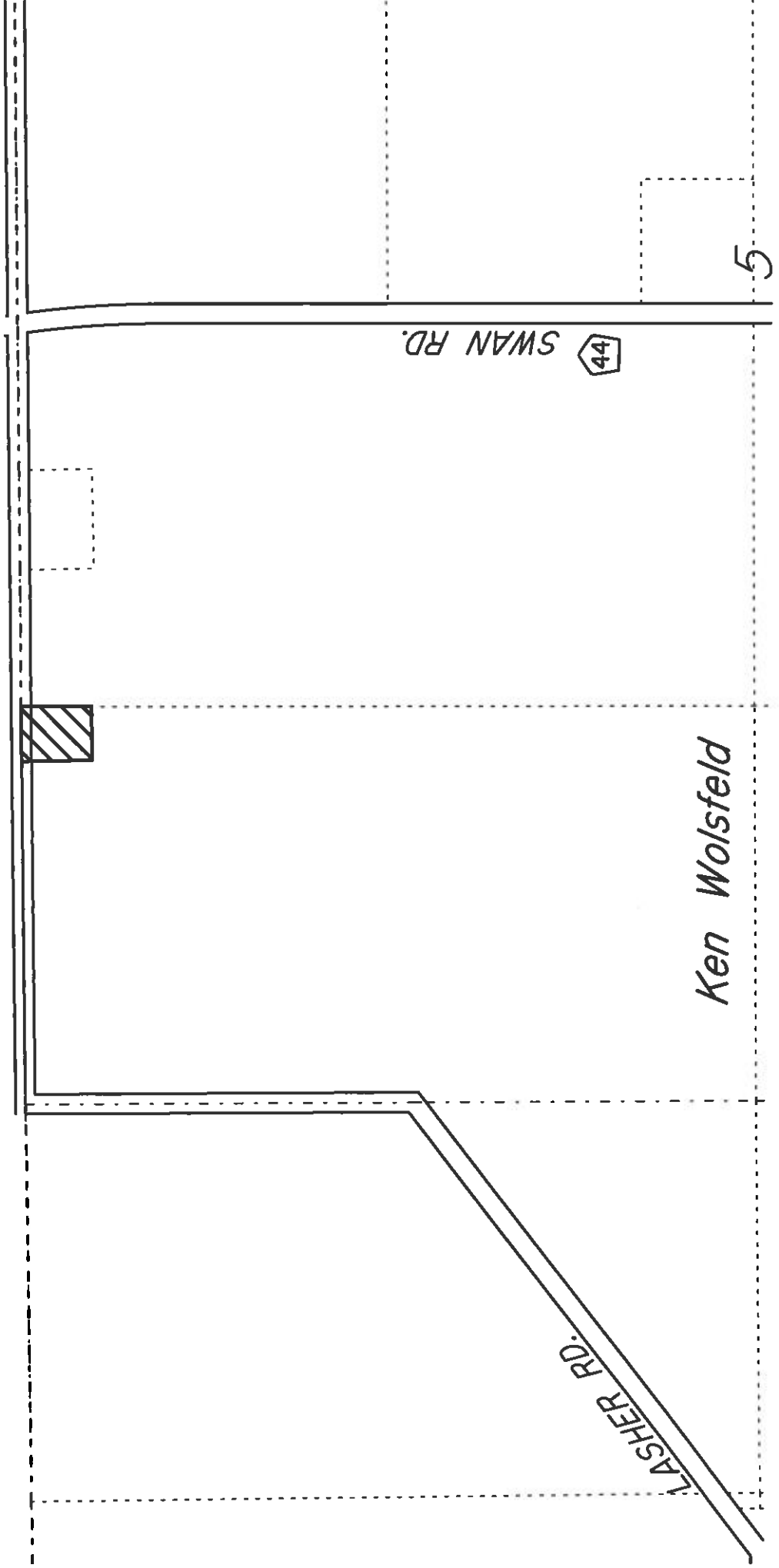
THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 FIELD WORK COMPLETED JUNE xxTH, 2014, WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS xxTH DAY OF JUNE, 2014.

FOR: Joe Ludwig
 JOB NO. WES 12889

SHAWN R. VanKAMPEN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2014

Prepared by:
 William E. Hanna Surveyors
 308 Pine Street
 DeKalb, Illinois 60115
 (815) 758-2189
 Fax 748-2532
 info@hannasurveyors.com
 License # 1842807

LASHER RD.



SWAN RD. 44

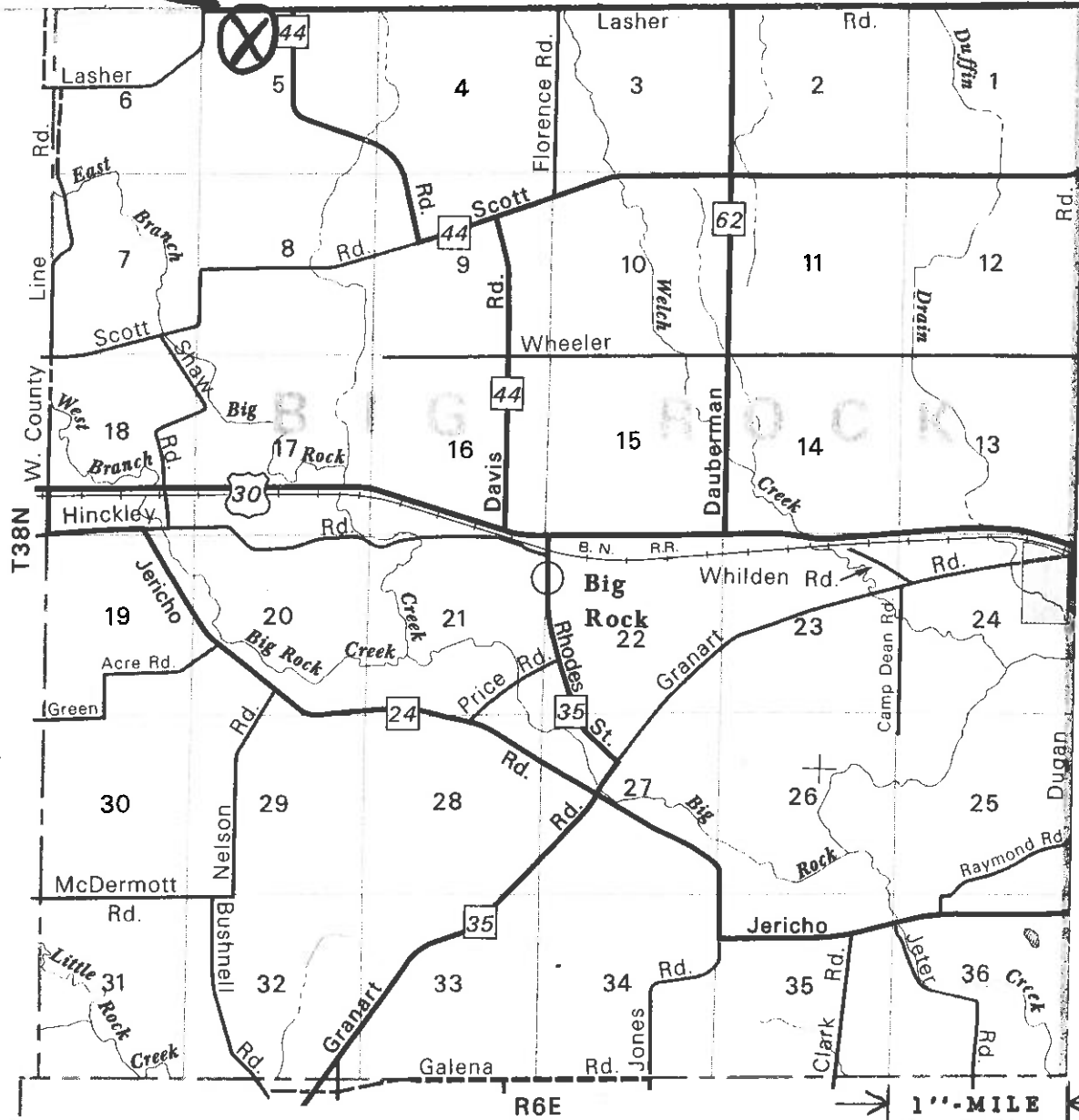
Ken Wolsfeld

LASHER RD.

5

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

map 13

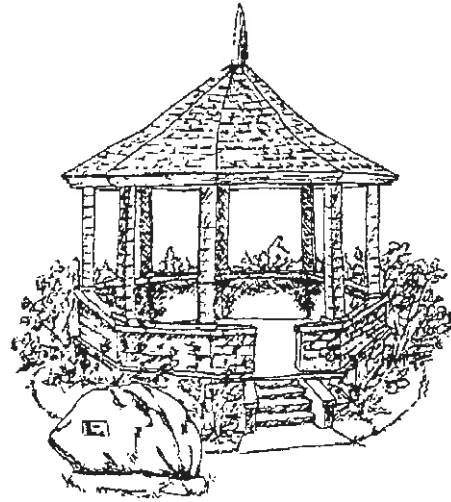


Big Rock Township

408 Rhodes Street ~ P.O. Box 252
Big Rock, IL 60511

Phone 630-556-4340

Fax 630-556-4350



June 25, 2014

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government
719 Batavia Avenue
Geneva, IL 60134

To Whom It May Concern,

After looking over the request for rezoning of parcel 13-05-100-001 with the Big Rock Township Assessor, I see no reason to object to the petition filed by Kenneth Wolsfeld.

Sincerely,

Big Rock Township

Sandra L. Carr
Supervisor, Big Rock Township