

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
 AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 13-22-351-006
	Street Address (or common location if no address is assigned): 75838 Rhodes St Big Rock IL 60511

2. Applicant Information:	Name Stason Ludwig	Phone 815-762-2136
	Address 45516 Florence Rd.	Fax
	Big Rock, IL 60511	Email stasonoludwig@qnetil.com

3. Owner of record information:	Name Greg & Mike Klotz	Phone
	Address 49W340 Jericho Rd	Fax
	Big Rock IL 60511	Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Countryside / Estate Residential

Current zoning of the property: F

Current use of the property: Residential

Proposed zoning of the property: F1

Proposed use of the property: Residential

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)
none.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Michael O. Klotz Gregory S Klotz 5/18/15
Record Owner Date

[Signature] 5/18/15
Applicant or Authorized Agent Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- 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 use of the property will remain the same

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

F and F1

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

It is currently zoned F and needs to be F1 so the house can be separate from the surrounding field

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

little development has been done over the past several years in the area

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

Residential



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 2015-4357 **Date** 07/28/2015

GENERAL INFORMATION

APPLICANT:	STASON LUDWIG 4S516 FLORENCE ROAD	
	BIG ROCK	60511
PURPOSE:	REZONE A PORTION OF THE PROPERTY TO ALLOW THE EXISTING HOME TO BE SPLIT OFF FROM THE SURROUNDING FARMLAND	
EXISTING ZONING:	F - FARMING;	
REQUESTED ACTION:	F-1 - RURAL RESIDENTIAL;	
SIZE:	1.00 ACRES	
LOCATION:	ON THE WEST SIDE OF RHODES STREET, APPROX. 1/4 MILE SOUTH OF PRICE ROAD, SECTION 22, BIG ROCK TOWNSHIP (7S838 RHODES STREET) (13-22-351-006)	
SURROUNDING	ZONING	USE
NORTH	VILLAGE OF BIG ROCK	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	RESIDENTIAL;
WEST	F - FARMING;	AGRICULTURAL;
EXISTING LAND USE:	RESIDENTIAL;	
LAND USE PLAN DESIGNATION:	COUNTRYSIDE/ESTATE RESIDENTIAL	
ZONING HISTORY:	NO PREVIOUS REQUESTS FOR THIS PROPERTY	
APPLICABLE LAND USE REGULATION:	ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE	

Gregory Klotz, et al
Rezoning from F-District Farming to F-1 District Rural Residential

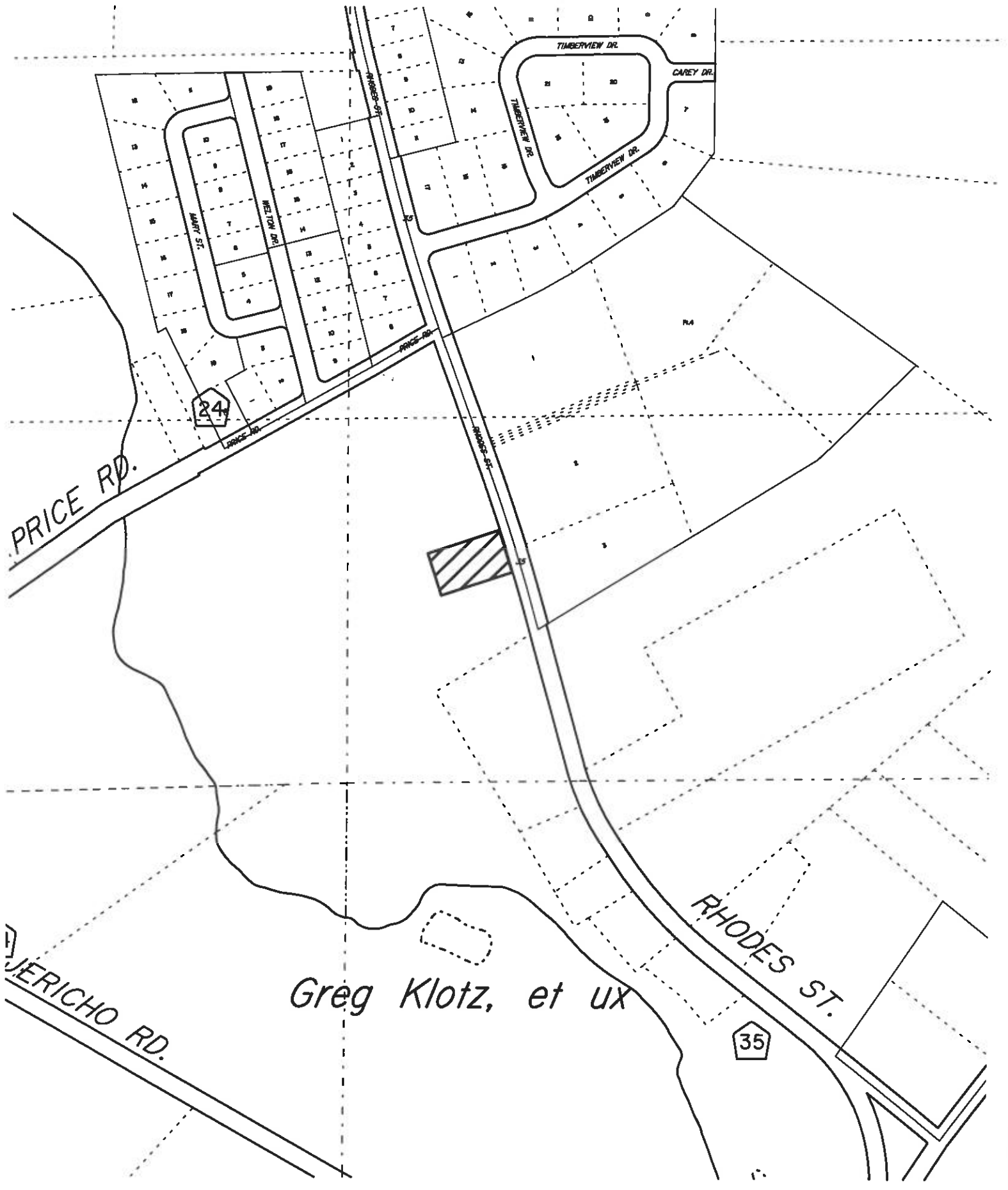
Special Information: The petitioner seeks to rezone a portion of the 16.84 acre property to allow the existing home, built in 1974, to be split off separately. The surrounding farmland will remain in agricultural production.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. A four acre minimum parcel size is preferred in this designation. However a four acre parcel would involve three acres of prime farmland with the requested residential parcel. In keeping with the overall intent of Kane County to preserve prime farmland, a smaller parcel size in the F-1 District has been determined to be acceptable.

Staff recommended Finding of Facts:

1. The rezoning will allow the existing home to be split off from the surrounding farmland.
2. The surrounding farmland will remain in agricultural production.

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



PRICE RD.

24

JERICHO RD.

Greg Klotz, et ux

35

RHODES ST.

MARY ST.

WESTON DR.

TIMBERVIEW DR.

CAREY DR.

50 ALKANDERHILL

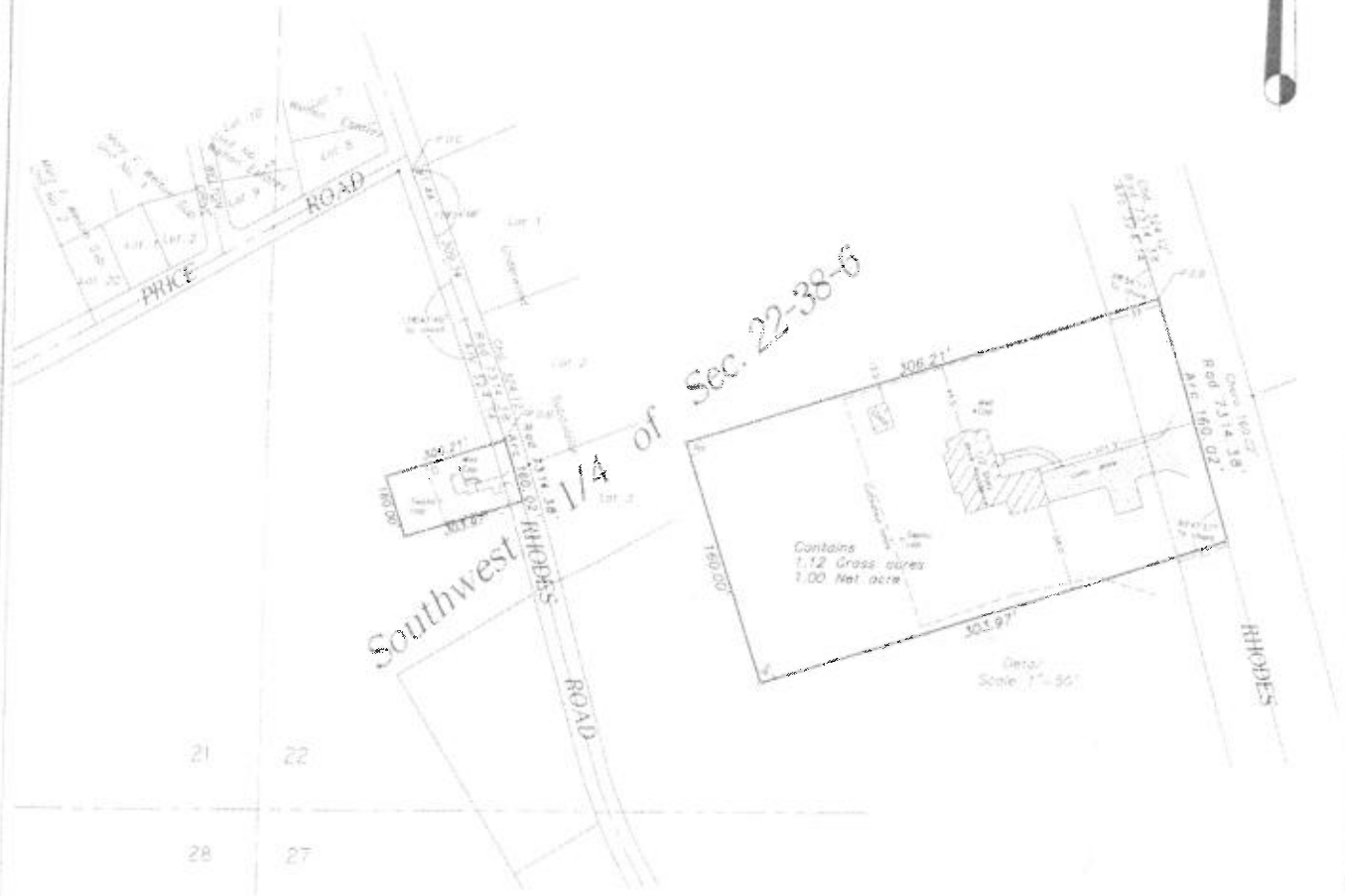
TIMBERVIEW DR.

PLAT AND CERTIFICATE OF SURVEY

DESCRIPTION OF PROPERTY SURVEYED

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF UNDERWOOD SUBDIVISION, THENCE SOUTHEASTERLY ALONG THE WESTERN LINE OF SAID SUBDIVISION, SAID WESTERN LINE BEING THE CENTER LINE OF RHODES ROAD 67.44 FEET, THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, AT AN ANGLE OF 179°34'28" MEASURED CLOCKWISE FROM THE LAST DESCRIBED, 308.21 FEET, THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, 324.74 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 7214.38 FEET, SAID ARC FORMING A CHORD THAT MEASURES 1384.43 FEET, COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE AND MEASURES 324.12 FEET TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY, AT AN ANGLE OF 89°54'11" MEASURED COUNTERCLOCKWISE FROM SAID CHORD, 306.21 FEET, THENCE SOUTHWESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 180.00 FEET, THENCE NORTHEASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 306.21 FEET TO SAID CENTER LINE, THENCE NORTHEASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 306.21 FEET TO SAID CENTER LINE, THENCE NORTHEASTERLY ALONG SAID CENTER LINE, 180.00 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7214.38 FEET, SAID ARC FORMING A CHORD THAT MEASURES 180.00 FEET, COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE AND MEASURES 180.00 FEET TO THE POINT OF BEGINNING, ALL IN 200 ROAD TOWNSHIP, HANE COUNTY, ILLINOIS.

Scale 1"=200'



LEGEND
 --- Boundary of property surveyed
 --- Historic road right-of-way
 --- Historic set apart and sale
 --- Indefinite fence line

SITE OF LANDS }
 COUNTY OF DEKALB }

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 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 2ND, 2015. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 8TH DAY OF JUNE, 2015. REVISED JULY 2ND, 2015.

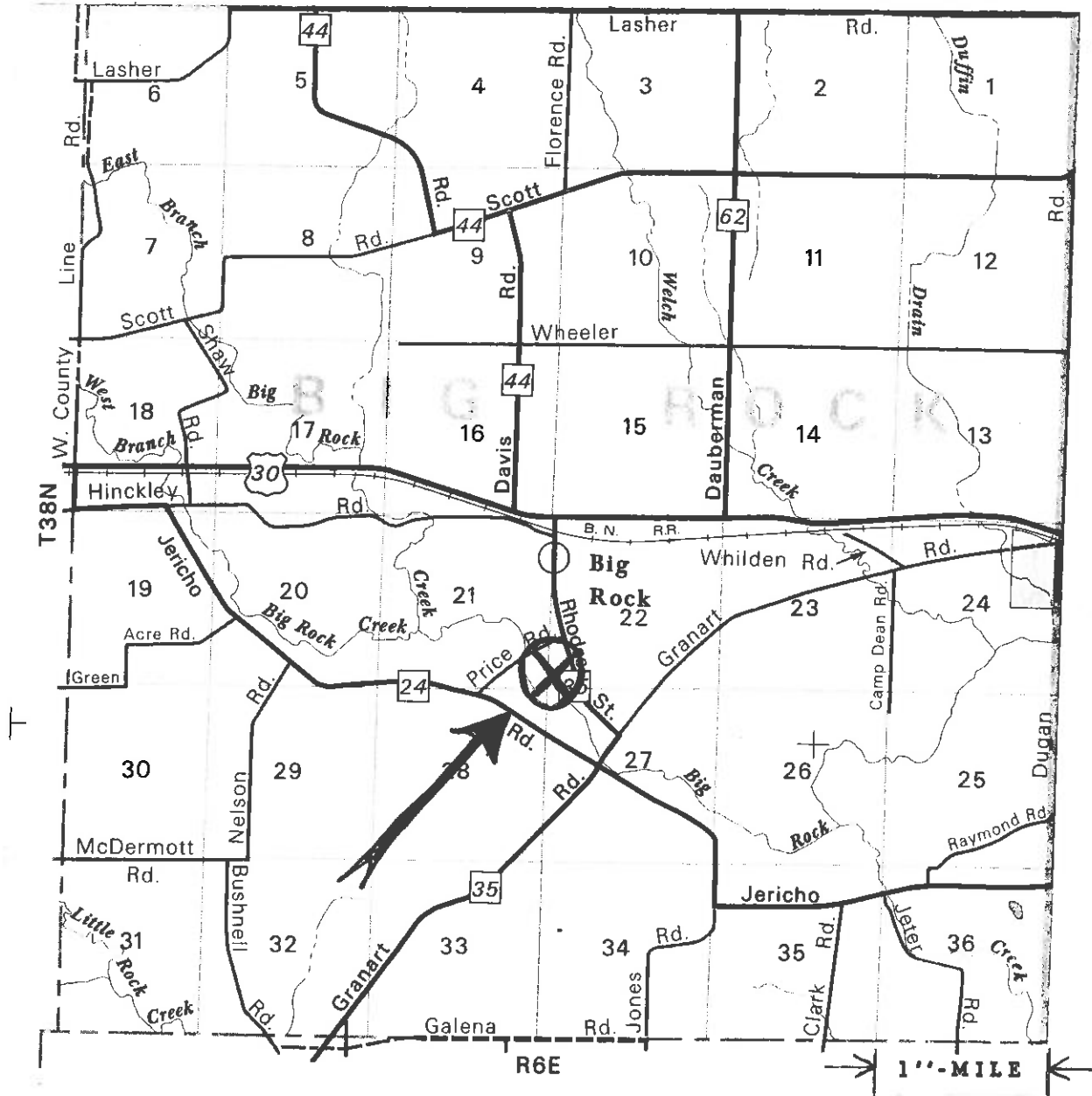
Prepared by
 Wilson C. Hahn, Surveyor
 License No. 1842807
 308 Pine Street
 Seneca, Illinois 60115
 (815) 754-2189
 Fax 748-2522
 info@hahnsurveyors.com

FORM 100 (REVISED 12/01/2015)

SMITH R. WYNNAMER
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2410
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2015

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

map 13



Berkhout, Keith

From: Hawk, Simona Monica
Sent: Wednesday, July 22, 2015 3:35 PM
To: Berkhout, Keith
Subject: Zoning Petitions - Gregory Klotz, LM Judd and Philip Nickels

Klotz – 13-05-200-001
Judd – 13-22-351-006
Nickels – 14-05-200-040

Keith,

I do not have any comments on any of these 3 petitions.

S.M. "Monica" Hawk, P.E., CFM
Water Resources Engineer

*Kane County – Division of Environmental & Water Resources
719 Batavia Avenue, Building A, 1st Floor, Geneva, IL 60134
Direct: (630) 232-3496 | Office: (630) 232-3497 | Fax: (630) 208-3837*