

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

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.

Daniel 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 intensions 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.

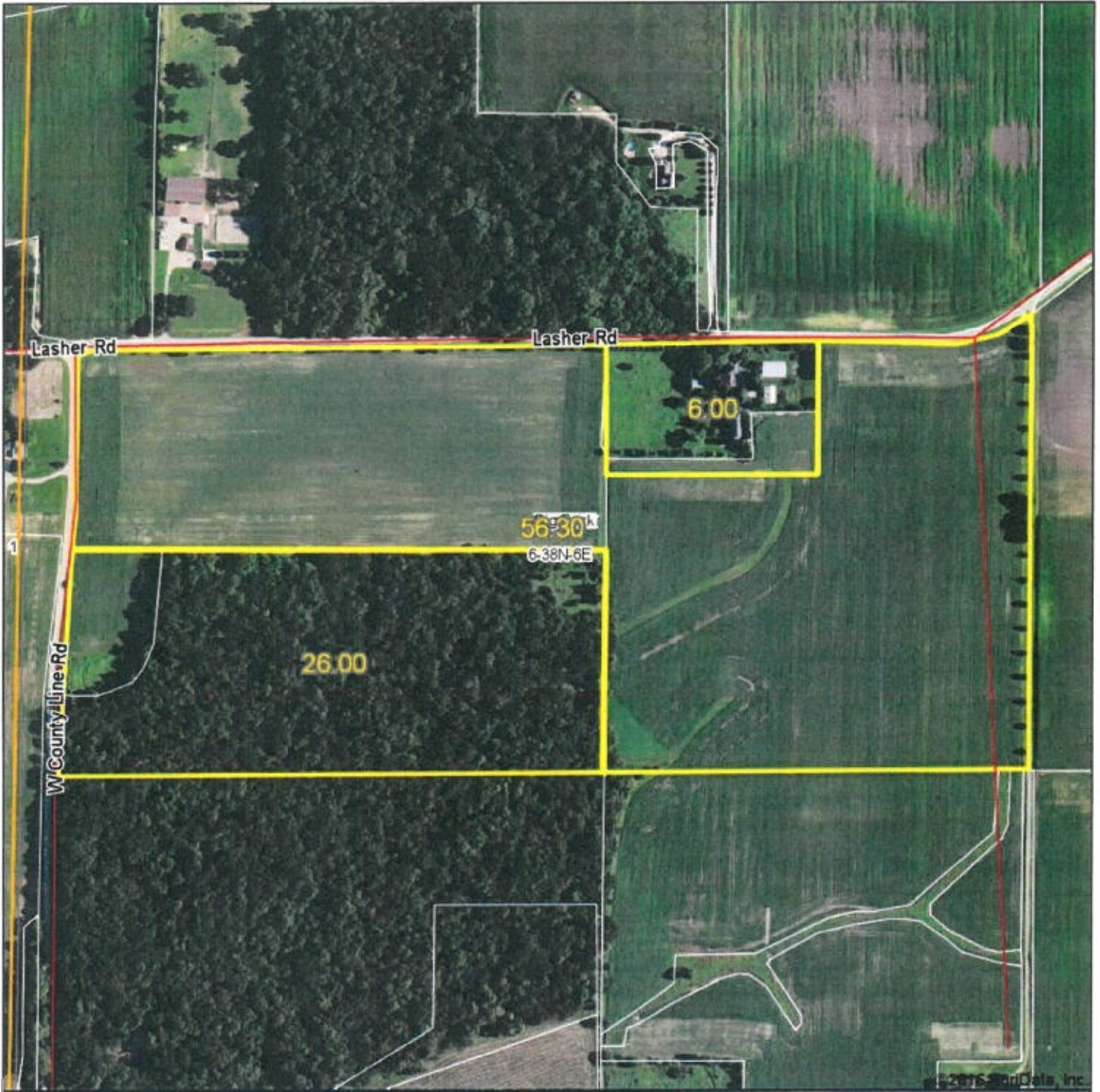
4. What is the trend of development, if any, in the general area of the property in question?

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.

Aerial Map

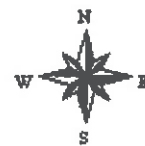


map center: 41° 47' 53.69, 88° 35' 47.2



Maps Provided By:
surety
© AgriData, Inc. 2016 www.AgrDataInc.com

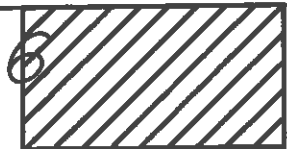
6-38N-6E
Kane County
Illinois



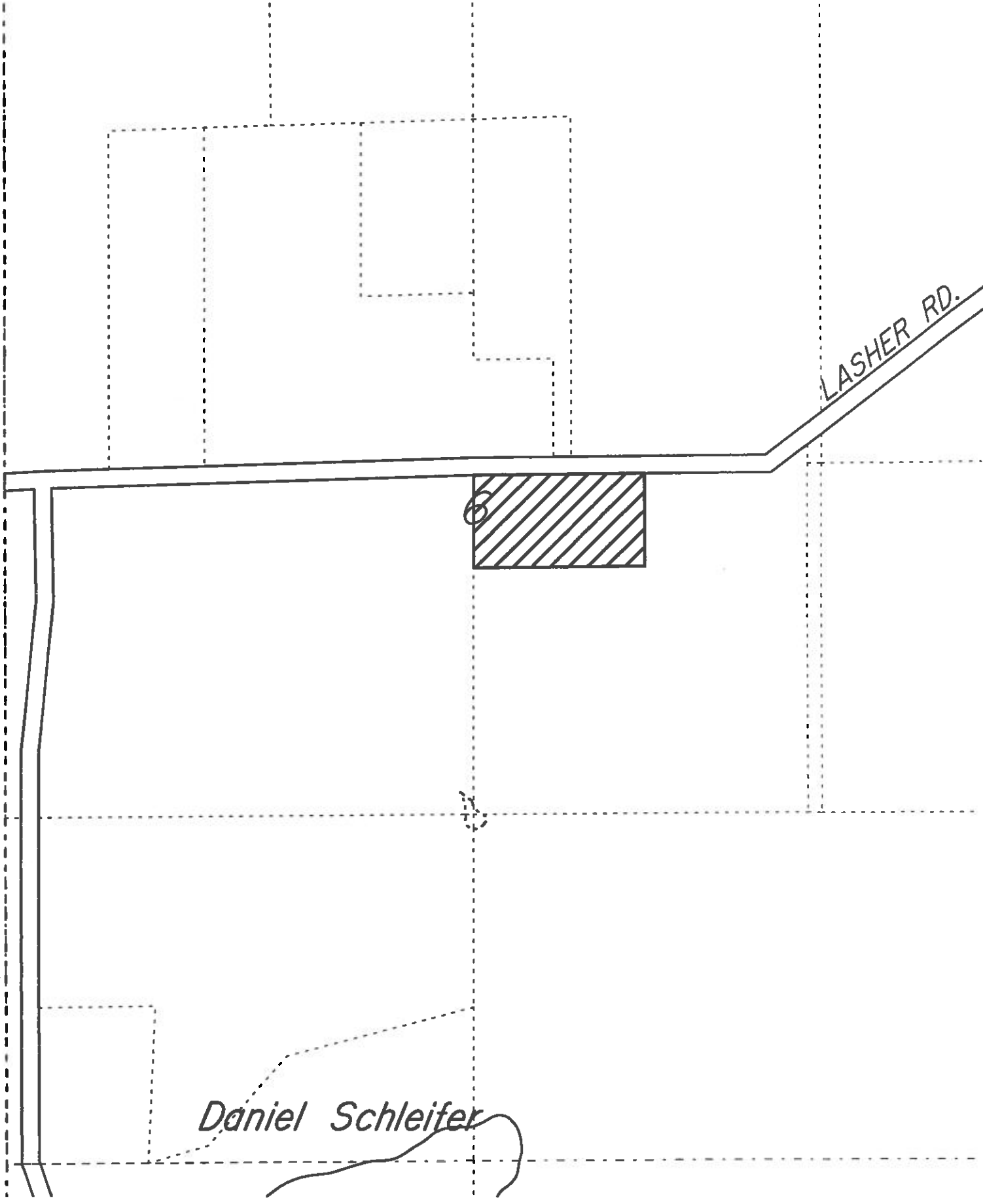
4/8/2016

W. COUNTY LINE RD.

LASHER RD.

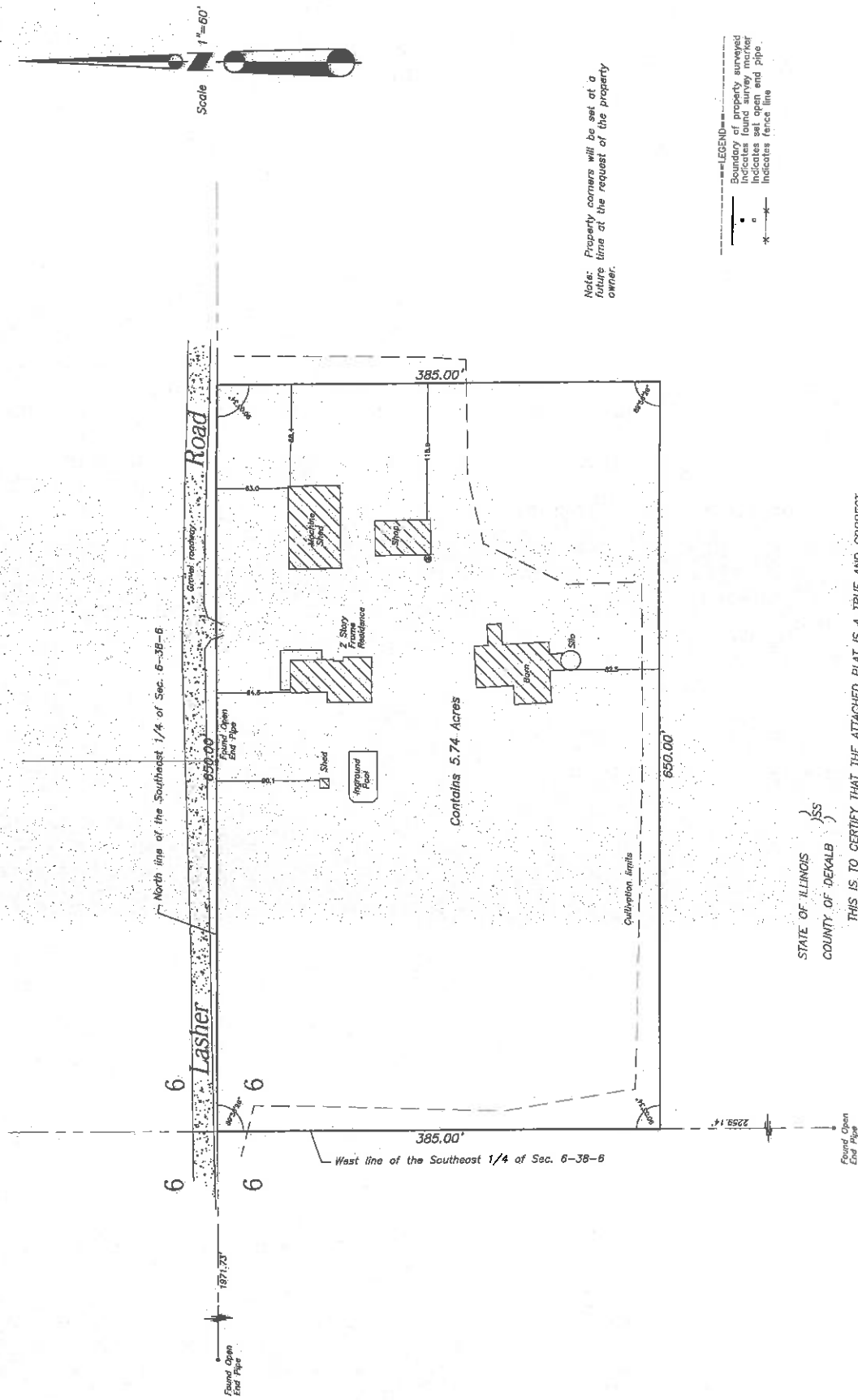


Daniel Schleifer



PLAT AND CERTIFICATE OF SURVEY

THE NORTH 385.00 FEET OF THE WEST 650.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS



STATE OF ILLINOIS }
 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 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 JULY 8TH, 2016. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 12TH DAY OF JULY, 2016.
 Shawn R. Vorkampfen
 SHAWN R. VORKAMPFEN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2016

Prepared by:
 William E. Hanna Surveyors
 License No. 7842807
 504 Prairie Street
 DeKalb, Illinois 60115
 (815) 756-2189
 Fax 748-7532
 info@hannasurveyors.com

FOR: ROOSTER AG. (DANIAL SCHLEIFER)
 JOB NO. WES 13685

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

map 13

