



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 2017-4413

Date 01/31/2017

GENERAL INFORMATION

APPLICANT: STASON LUDWIG

45516 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 WHEELER 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
Name of Development/Applicant

October 14, 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 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.

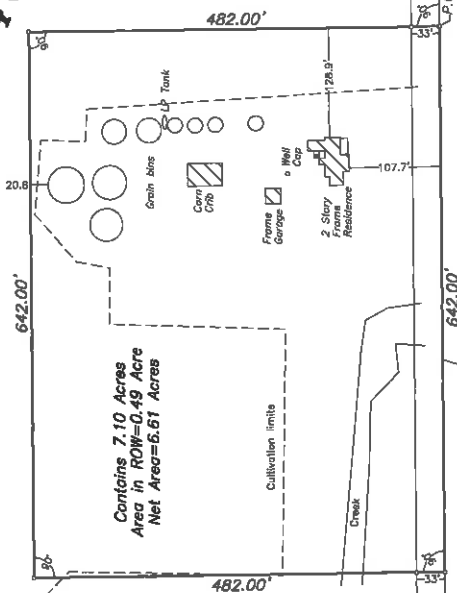
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

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, 855.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY, ALONG SAID SOUTH LINE, 642.00 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 482.00 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL 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=0.49 Acre
Net Area=6.61 Acres

- Boundary of property surveyed
- Indicates road survey marker
- o Indicates set open end pipe
- * Indicates fence line

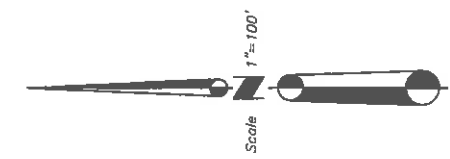
STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

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 NOVEMBER 2, 2016. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 2 DAY OF NOVEMBER, 2016.

FOR: ROOSTER AG REALTY (DAVIS FARM LP)
JOB NO. WES 13667

SHAWN R. VONKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2018

Prepared by:
William E. Hanea, Surveyors
License No. 1842807
508 Pine Street
DeKalb, Illinois 60115
(815) 756-2189
Fax 748-2532
info@haneasurveyors.com



Dauberman Rd.
East line of the Southeast 1/4 of Sec. 10-38-6

P.O.C.
Found Rebar

11
14
10
15

Wheeler Road

P.O.B.

South line of the Southeast 1/4 of Sec. 10-38-6

655.00'

642.00'

482.00'

482.00'

20.6

128.5

107.7

Creek

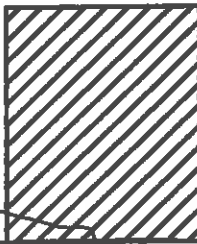
48 SCOTT RD.

62

DAUBERMAN RD.

10

WHEELER RD.

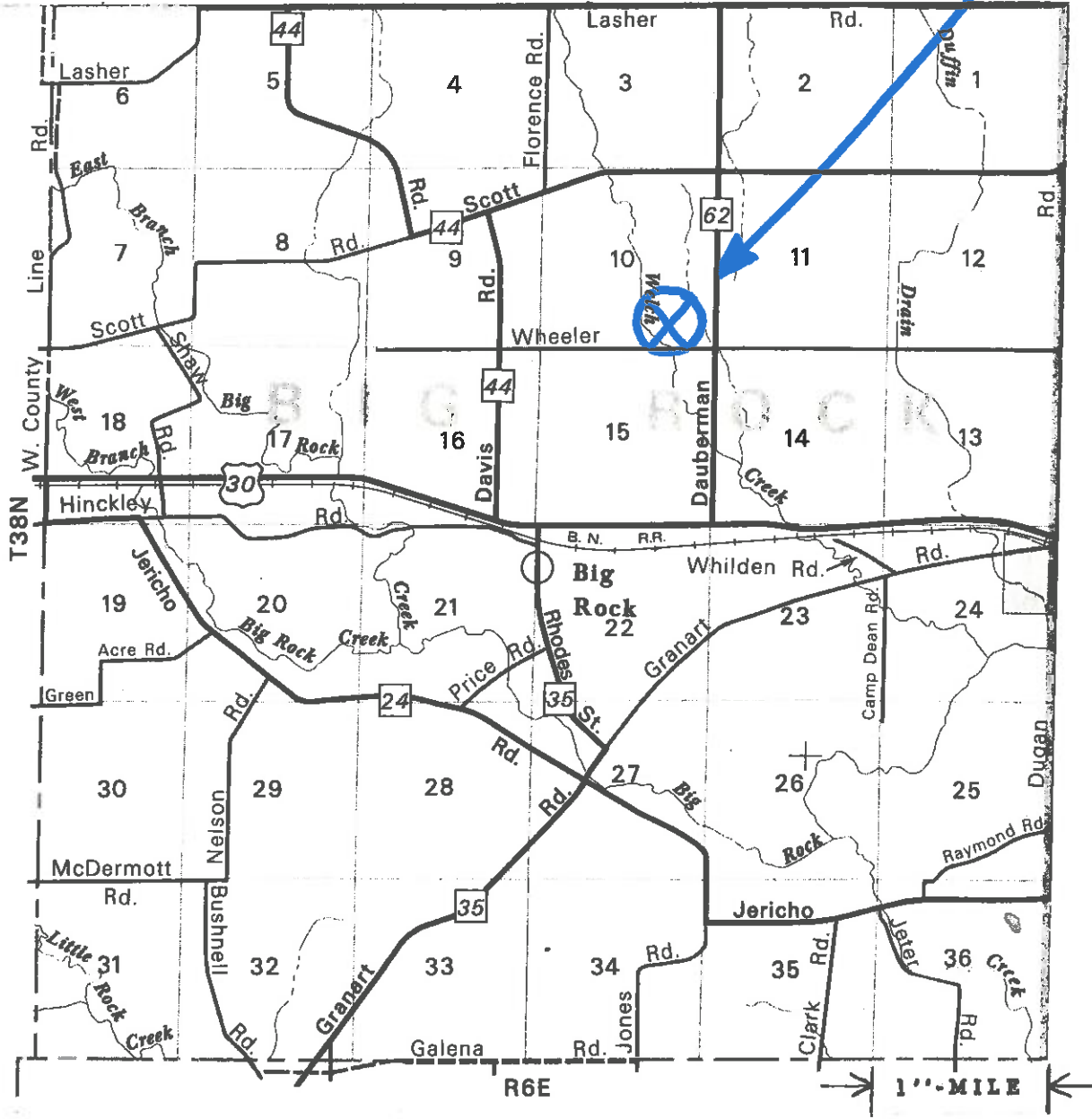


Davis Farm Limited Partnership

Welch

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

map 13



1" = MILE