

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 232-3492 Fax: (630) 232-3411

<i>Received Date</i>

ZONING MAP AMENDMENT APPLICATION

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): 14-24-300-029
	Street Address (or common location if no address is assigned): 7s876 Barnes Rd. Aurora IL, 60506

2. Applicant Information:	Name: Stason Ludwig	Phone: 815 762 2136
	Address: 4s516 Florence Rd. Big Rock, IL 60511	Fax:
		Email: stasonoludwig@gmail.com

3. Owner of record information:	Name: Jerry and Barbra Youngren	Phone:
	Address: 559 Kingsway Dr. Aurora, IL 60506	Fax:
		Email:

January 29, 2018

Jerry Youngren, et ux
Rezoning from F-District Farming to E-1 District Estate Residential

Special Information: The petitioners are interested in selling the property, which has an existing farmette surrounded by roughly 27 acres are farmland. The petitioners are requesting a rezoning on 8 acres of the property, which would include the existing home. They already have a buyer for this 8 acres. The rezoning would allow the 8 acres to be split off and sold separately from the surrounding farmland.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land. There is also a small band of Proposed Open Space along the southern side of the railroad tracks.

Staff recommended Findings of Fact:

1. The rezoning will allow the existing farmette to be split off from the remaining farmland.
2. The residential use will not be intensified by the rezoning.

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.

Stason Ludwig
Name of Development/Applicant

October 16, 2017
Date

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

Property will continue to be used for the same purpose of a rural residential homestead

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

Residential, Agricultural, Commercial

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 but needs to be converted from F to E1 for the house and buildings to be separate from the farm field and to meet county standards.

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

Development in this area has been continuing to grow for years and is minutes away from major roads, businesses, and subdivisions.

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

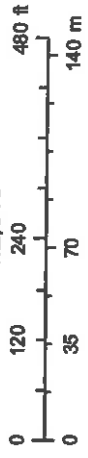
The projected use for this property according to the 2040 plan is municipality and will continue to be used for residential use and agriculture.

Map Title



January 30, 2018

1:2,643



These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

