

4559

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

*Received Date*  
  
JUL 29 2020  
  
Kane Co. Dev. Dept.  
Zoning Division

**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.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b>  13-11-400-005 & 13-11-400-006
	<b>Street Address (or common location if no address is assigned):</b> 46W428 Wheeler Road Sugar Grove, IL (Includes farm buildings) 46W250 Wheeler Road Sugar Grove, IL (Includes a residence)

<b>2. Applicant Information:</b>	<b>Name</b> Stason Ludwig	<b>Phone</b> (815) 762-2136
	<b>Address</b> 1100 S. County Line Rd.	<b>Fax</b>
	Maple Park, IL 60151	<b>Email</b> stason@roosterag.com

<b>3. Owner of record information:</b>	<b>Name</b> Thomas & Joan Patterman	<b>Phone</b>
	<b>Address</b> 46W250 Wheeler Rd.	<b>Fax</b>
	Sugar Grove, IL 60554	<b>Email</b>

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F zone

Current use of the property: Rural Residential and Farming

Proposed zoning of the property: F1 Rural Resideintail

Proposed use of the property: Rural Residential and Farming

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

There is currently no new improvements or construction planned. The proposed zoning will bring the property into compliance with county regulations and eliminate seperation of house and buildings

**Attachment Checklist**


- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (Available in pdf form at [www.kanedupageswed.org/luo.pdf](http://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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (\* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the 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.



Record Owner

7/14/20  
Date

  
Applicant or Authorized Agent

7/14/2020  
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.*

Thomas Pattermann C/O Stason Ludwig  
Name of Development/Applicant

7/14/2020  
Date

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

The proposed use of the property will not alter from the existing use of the property or the general area which is predominantly farm land and rural residential houses.

2. What are the zoning classifications of properties in the general area of the property in question? In general the zoning classifications in the area are F and F1.

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

The existing zoning classification allows for an F zoned property to be considered buildable if it has 40 acres or more. The subject properties each have atleast 40 acres, one of which houses a farm building site and the other houses a residential home. The proposed rezoning will bring the house and buildings onto the same property and allow said property to be in compliance with F1 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 the general area of the property.

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

The projected use of the property will allign with the 2040 Plan of Agriculture becuase it will be used for Rural Residential and Farming.

September 25, 2020

Thomas & Joan Patterman  
Rezoning from F-District Farming to F-1 District Rural Residential

**Special Information:** The petitioner is seeking a rezoning in order to reconfigure the property. The subject of the rezoning is the farmette on the southwest portion of the farm and comprising 20 acres. This would allow the farmette to be sold off from the remaining farmland which will remain in agricultural production.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

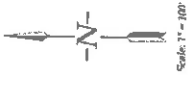
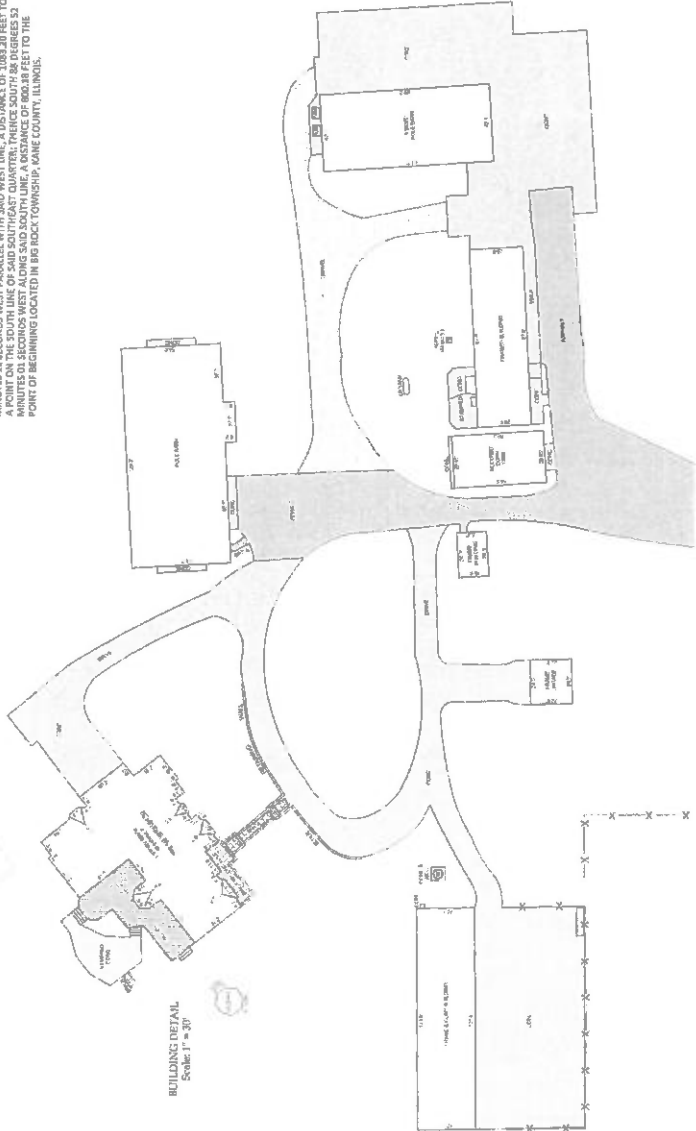
**Staff recommended Findings of Fact:**

1. The existing residential use will not be intensified by the rezoning.

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

# BOUNDARY SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 6 EAST COUNTY OF JEFFERSON, ILLINOIS BEING DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 88 DEGREES 55 MINUTES 46 SECONDS EAST AT A DISTANCE OF 1100.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 46 SECONDS EAST AT AN ANGLE OF 100 DEGREES 00 MINUTES 00 SECONDS TO THE POINT OF BEGINNING TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 88 DEGREES 55 MINUTES 46 SECONDS WEST PARALLEL WITH SAID WEST LINE TO THE POINT OF BEGINNING TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 88 DEGREES 55 MINUTES 46 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 800.88 FEET TO THE POINT OF BEGINNING LOCATED IN 195 ROCK TOWNSHIP, IONE COUNTY, ILLINOIS.



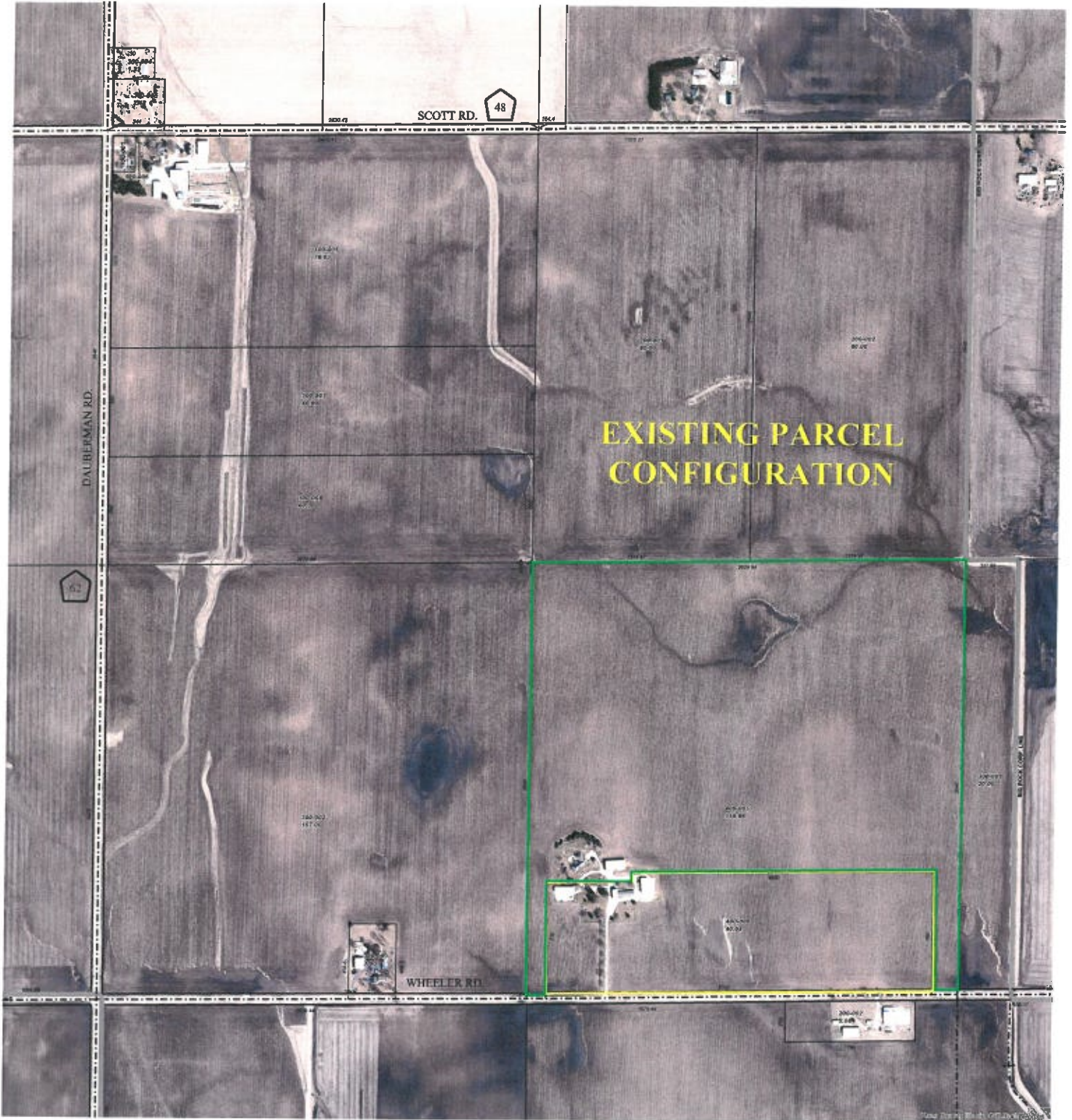
WHEELER ROAD

AREA = 20.0477 ACRES

SUBDIVISION CERTIFICATE  
STATE OF ILLINOIS  
COUNTY OF JEFFERSON

THIS IS TO CERTIFY TO THE CLIENT, THOMAS PATTERMAN, THAT I, RICHARD O. BAUER, AN ILLINOIS PROFESSIONAL SURVEYOR, HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A PARTIAL BOUNDARY SURVEY ON THE GROUNDS OF THE PROPERTY HEREIN DESCRIBED AND HAVE FOUND THAT THE PROFESSIONAL SERVICE COMPARES TO THE CURRENT ILLINOIS ANNUAL SURVEYING REGULATIONS. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF AUGUST, 2007.  
GIVEN UNDER MY HAND AND SEAL, AT PEKING, ILLINOIS, THIS 17TH DAY OF AUGUST, 2007 A.D.  
Richard O. Bauer  
Professional Surveyor  
No. 115-00000000  
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RB & ASSOCIATES  
CONSULTING, INC.  
DESIGN FIRM #  
184-00475  
PLANO, IL 60545  
(800) 552-7439  
www.rb-associates.net




 Kane County  
 GIS-Technologies  
 719 Batavia Ave  
 Geneva, IL 60134  
 gistechn@co.kane.il.us

PLOT DATE  
 1/13/2020  


**BIG ROCK TWP.**  
**SEC. 11 T.38N. R.6E.**

Scale: 1"=400'  
  
**13-11**

**MAP PAGE LOCKFOR**  


THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DERIVED HEREIN, EITHER EXPRESSED OR IMPLIED BY KANE COUNTY OR ITS EMPLOYEES.  
 THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDING DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

# Aerial Map



Map Center: 41° 46' 58.17, -88° 30' 48.33



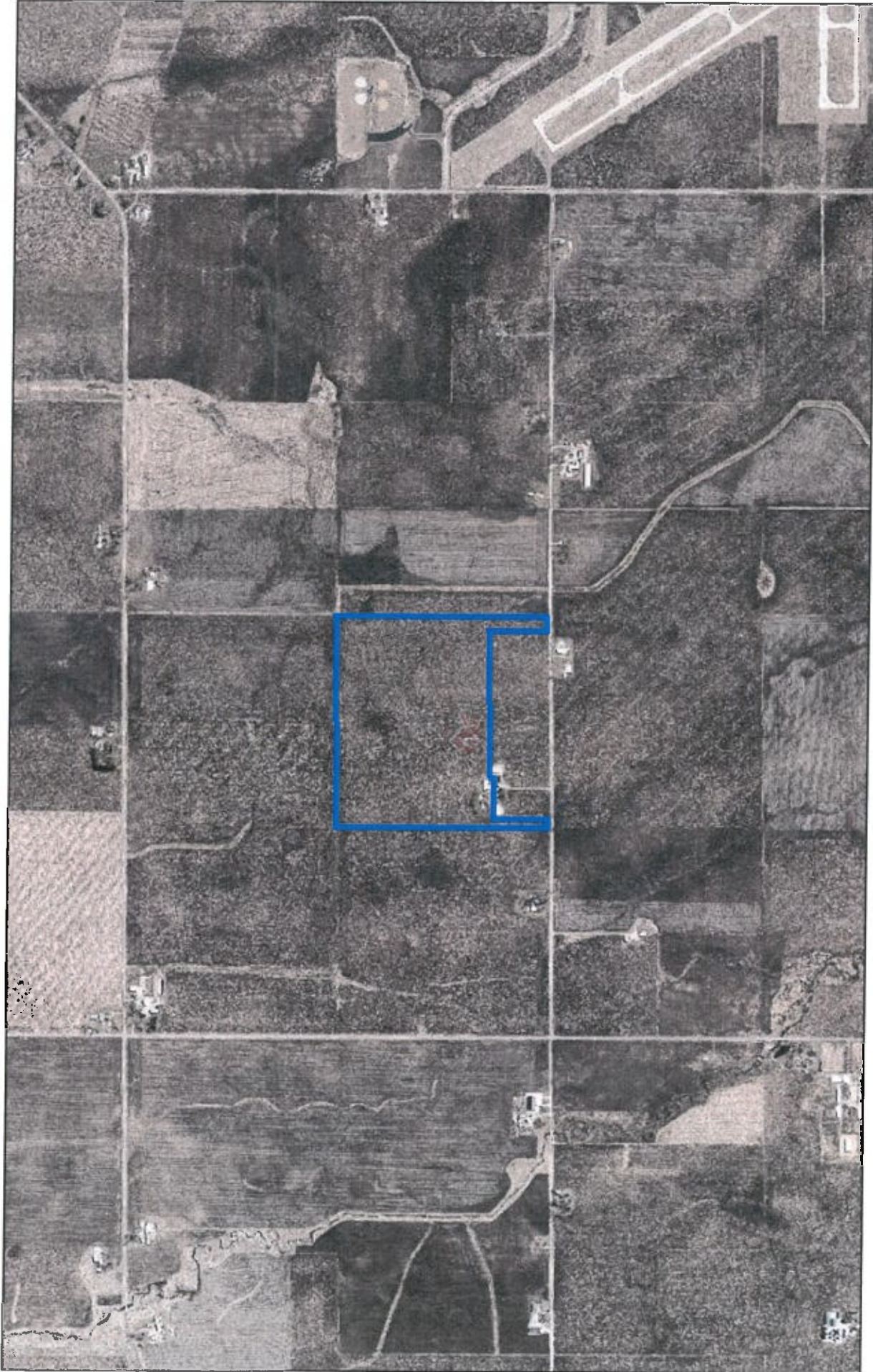
11-38N-6E  
Kane County  
Illinois



7/14/2020

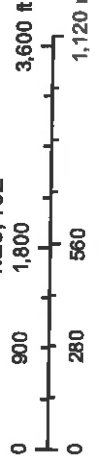
Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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# Map Title



July 31, 2020

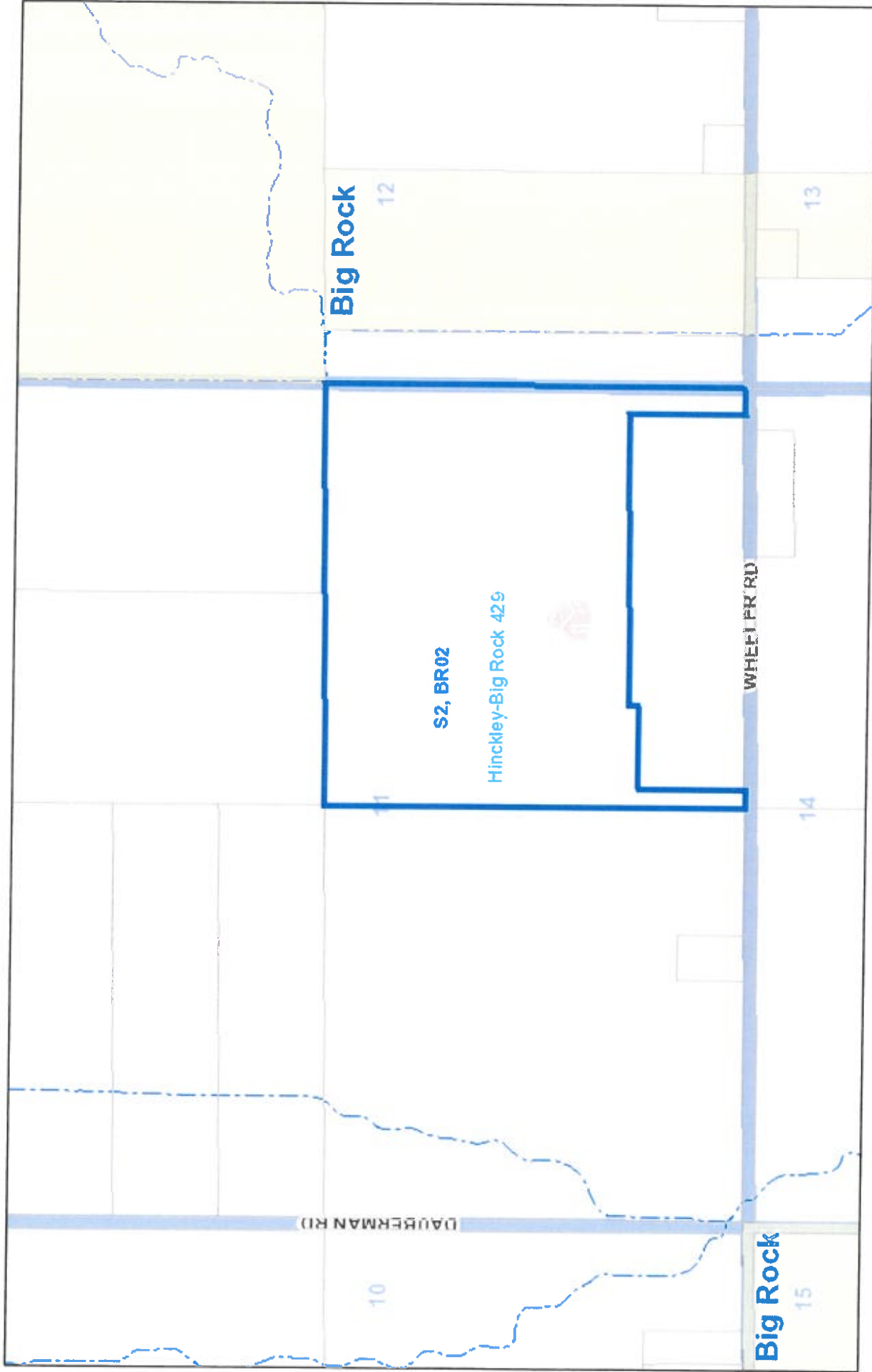
1:20,492



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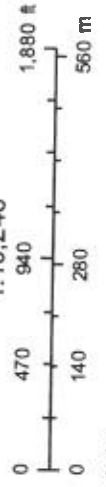


# Map Title



July 31, 2020

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GIS-Technologies

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GIS-Technologies  
Kane County Illinois

## Berkhout, Keith

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**From:** Stason Ludwig <stason@roosterag.com>  
**Sent:** Monday, July 27, 2020 12:03 PM  
**To:** Berkhout, Keith  
**Subject:** EX: Pattermann Rezoning

Keith,

Thank you for your time this morning in the Staff Meeting. I have prepared all the applications and am planning on dropping them off this afternoon along with the associated fees.

I have received the below email from Nathan Grider of the IDNR regarding the Endangered Species Consultation Agency Action Report which I submitted a paper report through the mail. It is his belief that this zoning change should be exempt from this report because of the non-urban classification. Please let me know if this email will suffice as response to the report and I can save my client the \$125 fee.

Sincerely,



**Stason Ludwig | CEO**  
**Rooster Ag' | Northern Illinois Ag' Center**  
**T: 815-762-2136**  
**E: [stason@roosterag.com](mailto:stason@roosterag.com) | W: [www.roosterag.com](http://www.roosterag.com)**  
**1100 S. County Line Rd., P.O. BOX 297**  
**Maple Park, IL 60151**



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**From:** Grider, Nathan <Nathan.Grider@Illinois.gov>  
**Sent:** Monday, July 27, 2020 11:51 AM  
**To:** stason@roosterag.com  
**Cc:** Rawe, Adam <Adam.Rawe@illinois.gov>  
**Subject:** Endangered Species Consultation - Pattermann Rezoning

Hello Stason,

As discussed on the phone today, the Department has an online tool to complete consultations called EcoCAT. A link is below:

<https://www2.illinois.gov/dnr/programs/EcoCAT/Pages/default.aspx>