

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

4574

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): 05-30-300-005
	Street Address (or common location if no address is assigned): 9N410 Burlington Rd. Hampshire, IL

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

3. Owner of record information:	Name Joe Ludwig, LLC	Phone 630-774-5887
	Address 1100 S. County Line Rd.	Fax
	Maple Park, IL 60151	Email rooster@mc.net

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F

Current use of the property: Rural Residential/Agriculture

Proposed zoning of the property: F1

Proposed use of the property: Rural Residential

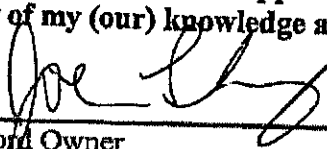
If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

No new construction or major improvements planned. The house will be separate from farm

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), 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.

 3/8/21
Record Owner Date

 3/2/21
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.*

Stason Ludwig
Name of Development/Applicant

3/1/2021
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 is already being used as a rural residence, changing the zoning from F to F1 will make the property be in compliance with the county ordinance.

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

The majority of the properties in the area are zoned F or F1 but it isn't far from being incorporated

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

As the property sits now it could be in violation of the ordinance for residential use, but it is suitable for residential use as it has its own PIN # and lot separate from the farm

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

The majority of the development in the area is single family homes or horse farms but it is also close to Plato Center and Compton Hills

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

The property will maintain the 2040 Farming Plan by preserving the surrounding field and and creating a conforming rural residence

March 26, 2021

Deeke Farm LLC (*Joe Ludwig, LLC*)

Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The petitioner is seeking a rezoning to allow the existing farmette to be sold off separately from the remaining farmland. No new homes are proposed as part of this rezoning.

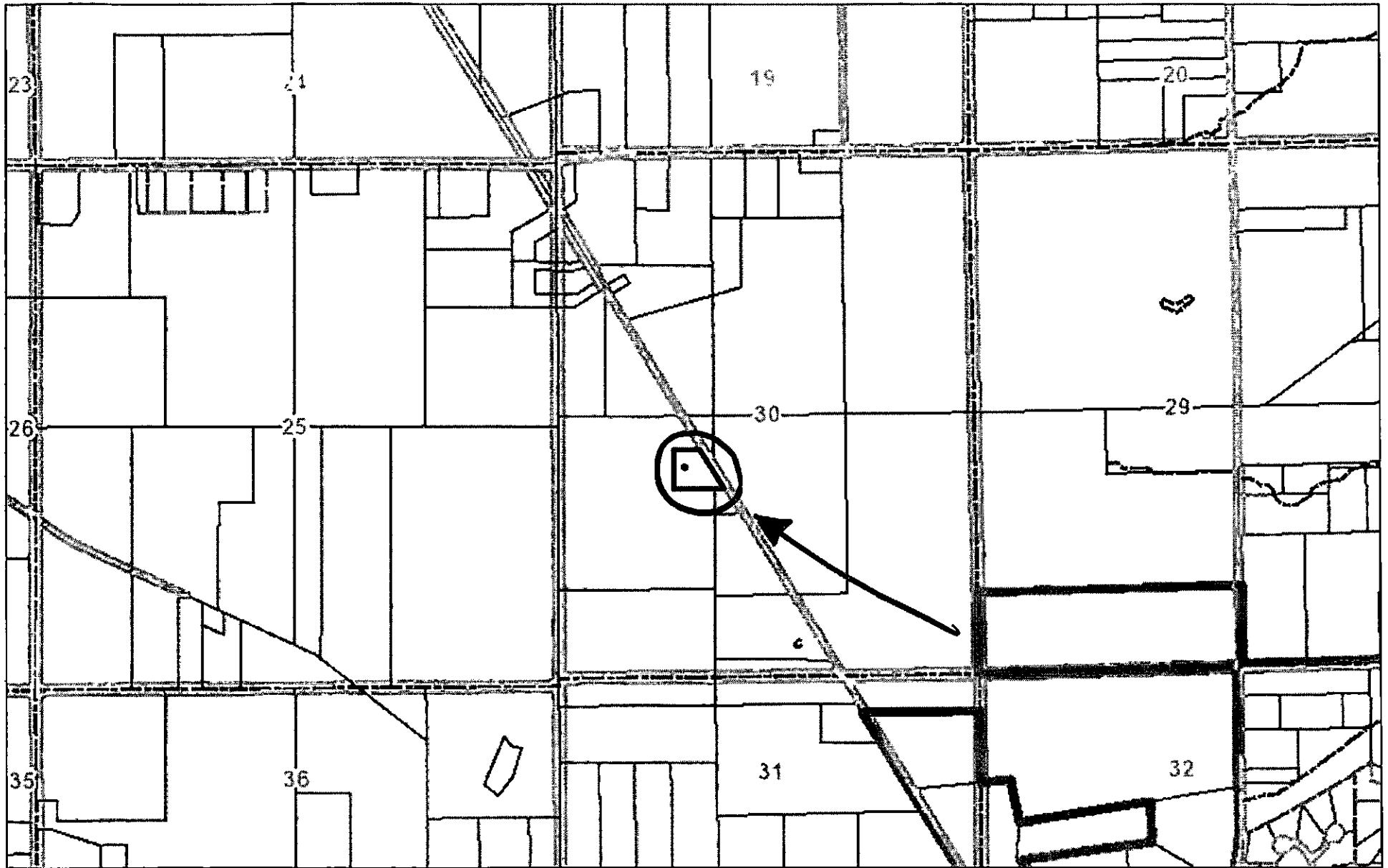
Analysis: The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County 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.

Findings of Fact:

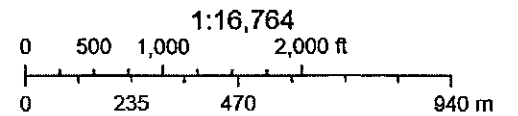
1. The rezoning would allow the existing farmette to be sold off separate from the remaining farmland.

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

Map Title



March 10, 2021



GIS-Technologies

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