

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

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): 05-10-300-002
	Street Address (or common location if no address is assigned): 41 W 594 Plank Rd, Hampshire, IL

2. Applicant Information:	Name Stason Ludwig	Phone 815 262 2136
	Address 45516 Flavene Rd.	Fax
	Big Rock, IL 60511	Email stasonoludwig@gmail.com

3. Owner of record information:	Name Gerhard Schiele	Phone
	Address 70 Briarwood Cir,	Fax
	Oak Brook, IL 60523	Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Resource Management Area

Current zoning of the property: F

Current use of the property: Rural Residential

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)

NONE

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (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 www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to 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.

[Signature]
Record Owner

7-7-2015
Date

[Signature]
Applicant or Authorized Agent

7-7-2015
Date



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 Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2015-4368 **Date** 10/26/2015

GENERAL INFORMATION

APPLICANT: STASON LUDWIG

4S516 FLORENCE ROAD
BIG ROCK 60511

PURPOSE: REZONE PORTION OF PROPERTY SO THE EXISTING HOME CAN BE SPLIT OFF FROM THE REMAINING FARMLAND

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: F-1 - RURAL RESIDENTIAL;

SIZE: 5.63 ACRES

LOCATION: ON THE NORTHEAST CORNER OF MARSHALL AND PLANK ROAD, SECTION 10, PLATO TOWNSHIP (41W594 PLANK ROAD) (05-10-300-002)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL; RESIDENTIAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	F - FARMING;	AGRICULTURAL;

EXISTING LAND USE: RESIDENTIAL; AGRICULTURAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGEMENT

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: SECTION 8.2 OF THE KANE COUNTY ORDINANCE

October 29, 2015

Gerhard Schiele
Rezoning from F to F-1

Special Information: The property contains a farmstead dating from 1909 containing a home and several barns. The property owners are requesting a rezoning to allow them to split off the existing farmstead from the farmland. They no longer live on the property and would sell the new residential parcel for estate purposes. The property owners would continue to rent out the farmland for agricultural use.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management. Under the 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.

Findings of Fact:

1. The rezoning would allow the residential portion of the property to be sold off separately.
2. The existing residential use would not intensify.
3. The existing farmland will remain in agricultural production.

Attachments: Location Map
Township Map

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.

Gerhard Scheile

Name of Development/Applicant

Date 8/27/15

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

Property will remain a residential farm house

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

F and F1

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, with the field being separated from the house and buildings the property will need to be rezoned to F1 in order to fulfill its zoning requirements

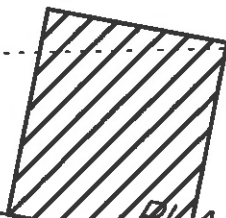
4. What is the trend of development, if any, in the general area of the property in question?

The property in question is in proposed open space and resource development area, so there is no development in the general area

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

Property will remain as a farm house with the surrounding field to remain in crop production. With the property being in a proposed open space area for the 2040 plan this change of zoning should not affect the plan

MARSHALL RD.



10

PLANK RD.

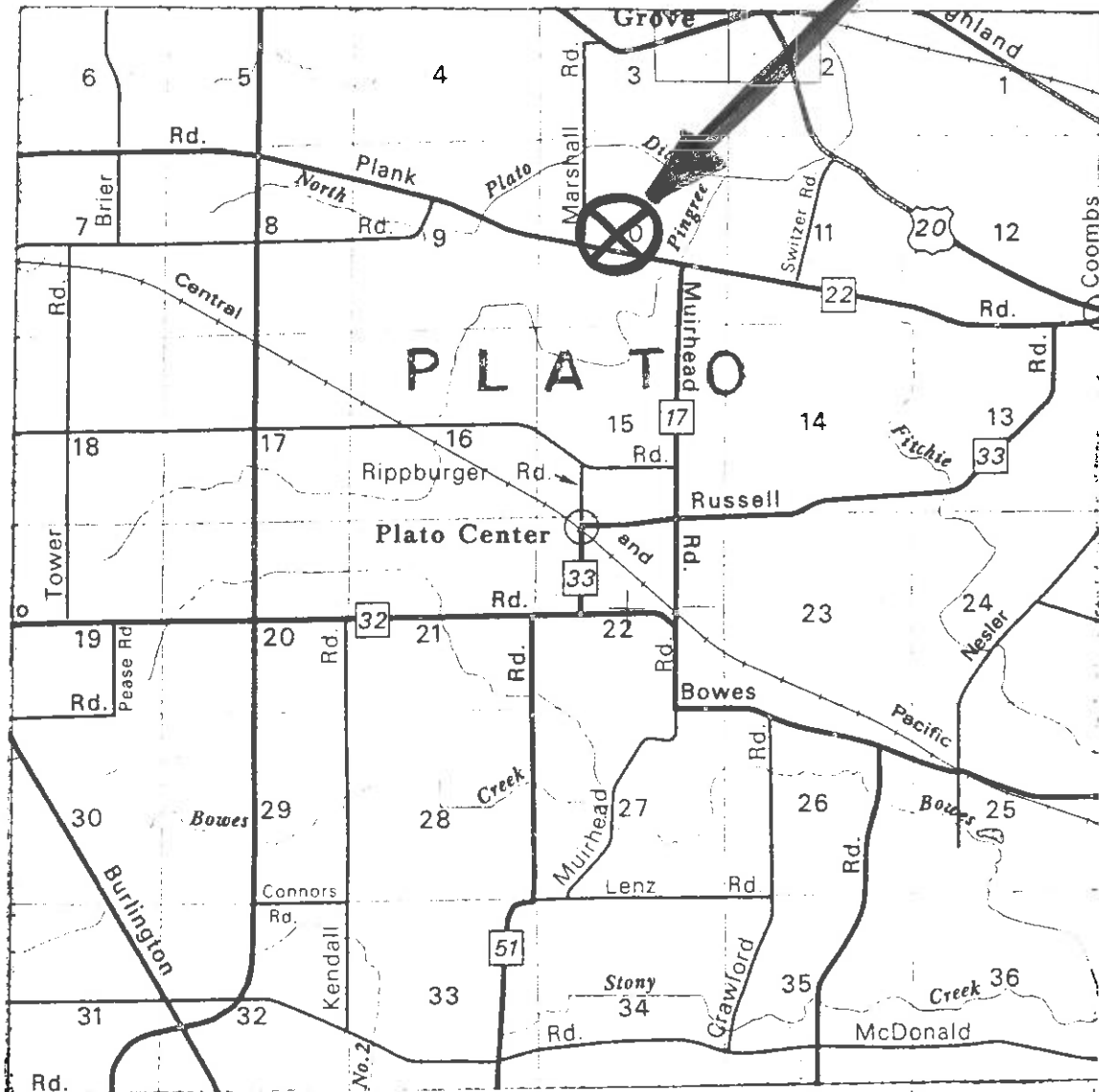
Pingree Creek

MUIRHEAD RD.

Gerard Schiele

PLATO twp.
T. 41N. - R. 7E

map 5



1" = MILE