**Zoning Request Report**

County of Kane

TO:  Kane County Zoning Board Of Appeals  
Kane County Development Committee  
County Board Member District  
Janice Hill  
Petitioner  
Carl Schoedel  
Mark VanKerkhoff  
Monica Meyers

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<th>PETITION NUMBER</th>
<th>2015-4351</th>
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**GENERAL INFORMATION**

**APPLICANT:**  JOHN THORNHILL

44 WHITE OAK CIRCLE  
ST. CHARLES  
60174

**PURPOSE:**  TO REZONE A PORTION FOR THE EXISTING HOUSE AND ALLOW THE REMAINING FARMLAND TO BE SOLD OFF SEPARATELY

**EXISTING ZONING:**  F - FARMING;

**REQUESTED ACTION:**  F-1 - RURAL RESIDENTIAL;

**SIZE:**  3.47 ACRES

**LOCATION:**  ON THE SOUTHEAST CORNER OF BLITH AND FRANCIS ROAD, SECTION 26, VIRGIL TOWNSHIP (3N901 BEITH ROAD) (07-26-200-004)

**SURROUNDING ZONING USE**

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**EXISTING LAND USE:**  RESIDENTIAL;

**LAND USE PLAN DESIGNATION:**  AGRICULTURAL

**ZONING HISTORY:**  NO PREVIOUS REQUESTS FOR THIS PROPERTY

**APPLICABLE LAND USE REGULATION:**  ARTICLE VIII, SECTION 8.2 OF THE KANE COUNTY ZONING ORDINANCE
William Hanson Trust  
Rezoning from F to F-1 to allow an existing home to be split off from farmland

**Special Information:** The petitioner purchased this property in 2013. The subject of the rezoning would be 4 acres of the 16+ acre property. The remaining 12 acres would remain zoned F-District Farming and would continue to be farmed.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. 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.

**Findings of Fact:**
1. The existing residential use will not intensify.
2. The existing farmland will be kept 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.

William Hanson Rezoning
Name of Development/Applicant

April 11, 2015
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?  
There will be no changes that would be inconsistent with the present or surrounding land uses.

2. What are the zoning classifications of properties in the general area of the property in question?  
F District-Farming; F1-Rural Residential ½ mile to the south and to the east; F2 District-Agricultural related ½ mile to the east.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?  
The subject property is suitable for and is currently being used for residential and agriculture.

4. What is the trend of development, if any, in the general area of the property in question?  
There is no trend of development in the immediate area.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?  
The proposed re-classification to F1 District-Rural residential is consistent with the Kane County 2040 Plan since there is an existing residence on the subject property and the vacant portion will continue to accommodate agricultural use.
Plat of Boundary Survey of
Part of the Northeast Quarter of Section 26-40-6
Virgil Township Kane County Illinois

3.470 Acres • Net Area (exclusive of roads)

This is to certify that I, Thomas E. Egger, of Illinois, have surveyed and located the improvements on that part of the Northeast Quarter of Section 26, Township 40 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at the west line of the center line of Prairie Road with the northwest corner of Section 26, thence northwesterly along the north line of the center line of Prairie Road 500.00 feet to a point, thence northerly parallel with the center line of said Prairie Road forming an angle of 39° 17' 45" with the last described course described clockwise 125.10 feet to a line drawn parallel with and 300.00 feet southeasterly of the center line of Prairie Road described as right angles thereto, thence southeasterly parallel with the center line of Prairie Road as described as right angles thereto through a distance of 453.70 feet to the point of beginning, in Virgil Township, Kane County, Illinois and containing 3.470 acres as shown by the plat hereon which is a true representation of said survey.

Dated at Elgin, Illinois, September 4, 1984

J. Daniel}

Domanski and Thormählen, Inc.

Illinois Professional Land Surveyor No. 21635

410 Woodrow Road
Elgin, Illinois 60123
(630) 567-6557

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