



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 2015-4351 **Date** 05/26/2015

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 BEITH AND FRANCIS ROAD, SECTION 26, VIRGIL TOWNSHIP (3N901 BEITH ROAD) (07-26-200-004)

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

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

May 26, 2015

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?

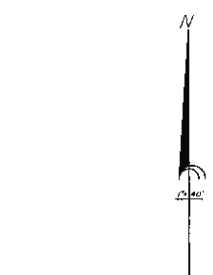
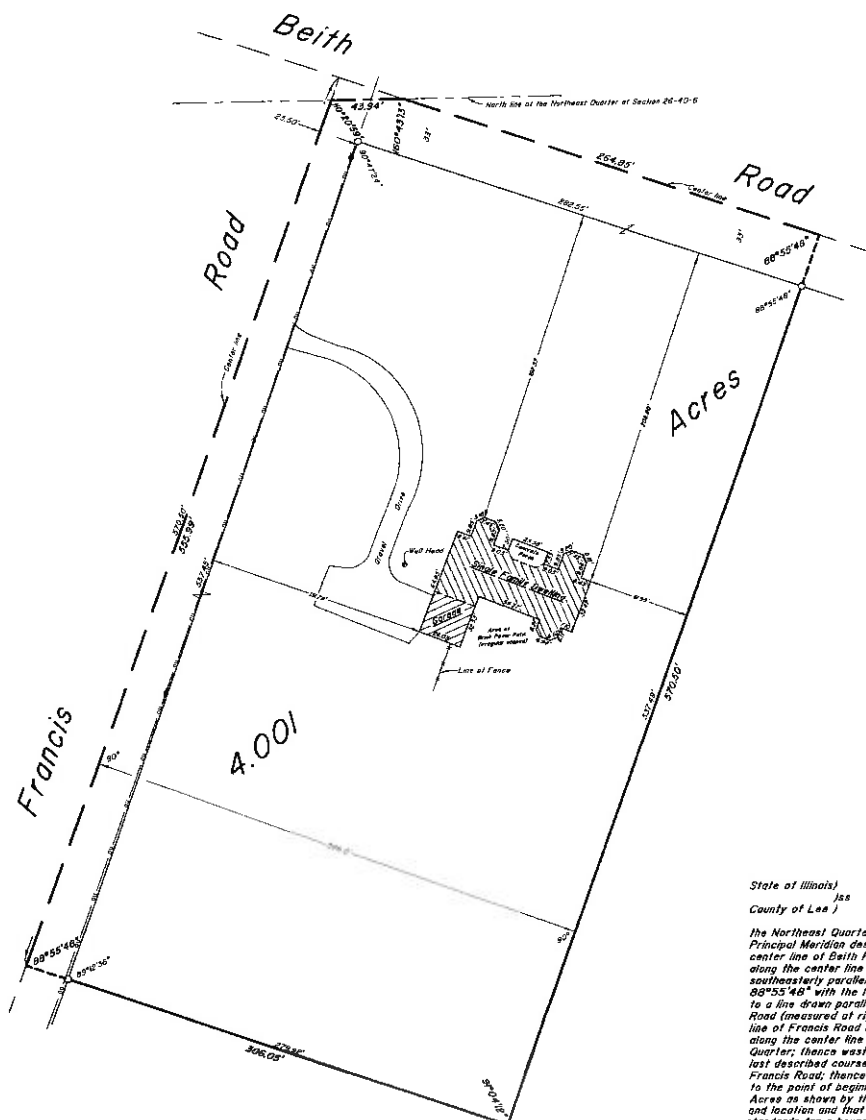
The subject property is suitable for and is currently being used for residential and agriculture.

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.

Plot of Boundary Survey of
 Part of the Northeast Quarter of Section 26-40-6
 Virgil Township Kane County Illinois



○ indicates set 3/4" diameter x 24" length iron pipe
 ——— indicates utility pole with overhead wires
 Field work was completed on December 4, 2014
 3.470 Acres = Net Area (exclusive of roads)

State of Illinois)
) ss This is to certify that I, Thomas E. Egger, an Illinois
 County of Lee) Professional Land Surveyor of Danabue and Thornhill, Inc.,
 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: Commencing at the point of intersection of the
 center line of Beith Road with the center line of Francis Road; thence southwesterly
 along the center line of Francis Road 570.50 feet for the point of beginning; thence
 southeasterly parallel with the center line of said Beith Road forming an angle of
 88°55'46" with the last described course (measured clockwise therefrom) 306.05 feet
 to a line drawn parallel with and 306.0 feet southeasterly of the center line of Francis
 Road (measured at right angles thereto); thence northeasterly parallel with the center
 line of Francis Road 570.0 feet to the center line of Beith Road; thence northwesterly
 along the center line of Beith Road 254.25 feet to the north line of said Northeast
 Quarter; thence westerly along said north line forming an angle of 160°43'13" with the
 last described course (measured clockwise therefrom) 43.94 feet to the center line of
 Francis Road; thence southwesterly along the center line of Francis Road 353.99 feet
 to the point of beginning, in Virgil Township, Kane County, Illinois and containing 4.001
 Acres as shown by the plot hereon drawn which is a correct representation of said survey
 and location and that this professional service conforms to the current Illinois minimum
 standards for a boundary survey. All distances are given in feet and decimal parts thereof.

Dated at Lee, Illinois, December 4, 2014

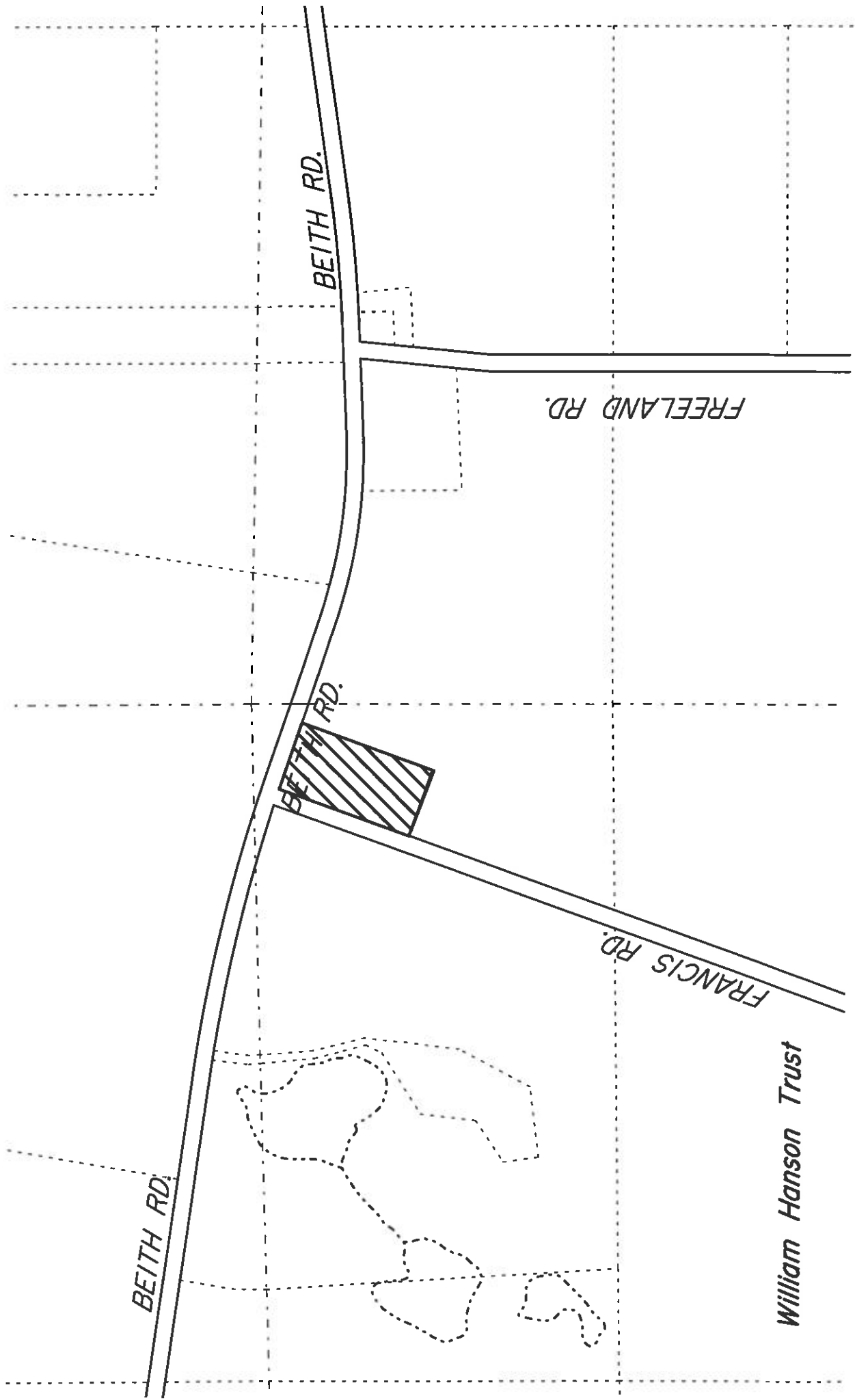
Thomas E. Egger
 Illinois Professional Land Surveyor No. 2471

DOMAHUE and THORNHILL, INC.
 (Illinois Professional Design Firm No. 2713)

1321 Woodlawn Road
 Lee, Illinois, 60530
 (630) 561-1567



License Renewal/Date of
 Expiration = 11/30/2016



William Hanson Trust

VIRGIL twp.
T.40N - R.6E

map 7

