



RESOLUTION / ORDINANCE EXECUTIVE SUMMARY ADDENDUM

Title

Petition 4688

Committee Flow:

Development Committee, Executive Committee, County Board

Contact:

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Budget Information:

Was this item budgeted? N/A	Appropriation Amount: \$N/A
If not budgeted, explain funding source: N/A	
Was this item passed through the appropriate committee? N/A	

Summary:

Recommend approval of Zoning Petition No. 4688, by Neal Mejdrich Firm Foundations Farms LLC, requesting 1) Rezoning approximately 1.25 acres from F-Farming District to F1-Rural Residential District and 2) Rezoning approximately 8.75 acres from F-Farming District to F-2 Agricultural Related Business District with a Special Use Permit to establish a dual-component Agribusiness and Rural Hardscape/Structural Support Logistics Hub on property located at 44W680 Beith Rd, Maple Park, Campton Township, unincorporated Kane County, IL (PIN 08-19-300-004), including the Zoning Application Submittal Documents and with the recommended Stipulations of Approval.

Recommended Stipulations of Approval:

1. (Environmental Health) The septic inspection report provides information about the function of a septic system and does not indicate the location or components/design; KCHD will require a site plan to indicate what is connected to any existing septic system and determine if evaluation for the sizing of that system is required. The location of any water well(s) and/or buildings they service should also be identified on the site plan.
2. (KDOT) The existing driveway must be widened to a minimum of 20 feet to accommodate two-way traffic. The widening to extend a minimum of 100 feet from the north pavement edge of Beith Road onto private property. The Petitioner shall obtain a minimum use access permit from Kane County Division of Transportation.
3. (Fire District) The requirements for a storage occupancy in the barn at the north end of the property shall be as follows: Fire Alarm, Fire Extinguishers, Exit Signs, Emergency Lights. In addition, structural changes will need to be made for outward swing doors for egress, and an adequate access road capable of a turn-around will be required.
4. (Water Resources) A Stormwater Permit is required for the removal of portions of the drive connecting this parcel to the property to the west and the east. The permit application shall be submitted to the Kane County Environmental and Water Resources Department by September 30, 2026.
5. (Zoning) The existing farm residence shall be rehabilitated or demolished within one (1) year of the date of petition approval.
6. (Subdivision) Prior to the sale or transfer of the newly created F-1 Rural Residential property as a separate parcel, the property owner shall obtain approval through the County's Minor Subdivision process.