

## Kane County

## **Legislation Text**

File #: TMP-24-2422, Version: 1

Petition #: 4633

Committee Flow: Development Committee

Contact: Keith Berkhout 630-232-3495

Petitioner: Weathered Ways Farm, LLC

Location: 1N053 Brundige Road (11-01-400-014 & 017), Blackberry Township

Proposed: Rezoning from PUD-Planned Unit Development to F-2 District - Agricultural related sales,

service, processing, research, warehouse and marketing with a Special Use for a winery

2040 Plan: Resource Management

Objectors: None

Recommendations:

Regional Planning Comm.: N/A

Zoning Board: Approval with the recommended stipulations:

- 1. A traffic impact study of all existing and proposed land uses will be required in advance of any future changes in land use and/or requests for zoning changes.
- 2. Based on the anticipated traffic, the existing driveway must be widened to 24 feet to accommodate two-way traffic. The widening should extend a minimum of 100 feet from the east pavement edge of Brundige Rd onto private property. Widening of driveway access will require a permit from Blackberry Township.
- 3. The petitioner will fulfill the parcels' current zoning stipulation that was required through approval of Petition #4232 (County Board Meeting on January 12, 2010): "Per the KDOT Permit Manual, the site shall donate 60' from the centerline of Keslinger Road and 40' from the centerline of Brundige Road, with a 50' x 50' ROW corner clip at the intersection. In addition, outside of and adjacent to the proposed ROW, a 15' utility easement along Keslinger Road and a 10' utility easement along Brundige Road is to be granted." This dedication shall be recorded within 3 months of approval of the current petition.
- 4. The existing agricultural access and culvert along Keslinger Road shall be removed and the ditch restored to allow for positive drainage.
- 5. Winery would need food plan review and food permit and would be subject to commercial foodservice requirements; this also requires a septic system that is suitable for the scale and scope of the operation (work with licensed contractor and obtain necessary permits); only well we have records for is an irrigation well (we are missing the well construction report, I assume well is non-

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potable) the winery would need to be supported with a well that is potable and potentially a non-community well subject to EPA requirements for testing.

Development Committee: Approval with the recommended stipulations

## **Summary:**

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