

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**
Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3480
Fax: (630) 232-3411

This petition will be going before the Kane County Zoning Board of Appeals at its meeting on April 9, 2024. Please send any comments to our office by then to ensure they can be considered by the Zoning Board. This petition is tentatively scheduled to then go before the Kane County Development Committee on April 16, 2024 and the Kane County Board on May 14, 2024.

Thank you.

Hira Aamir
Kane County Development Department
Attn: Zoning
719 S. Batavia Avenue
Geneva, Illinois 60134
630-675-6044
AamirHira@KaneCountyIL.gov

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

Received Date

2/22/24

**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): 11-34-200-018
	Street Address (or common location if no address is assigned): 41W130 Norris Rd, Sugar Grove IL 60554

2. Applicant Information:	Name Not Just Grass Landscaping	Phone 630-253-7824
	Address 41W130 Norris Rd	Fax
	Sugar Grove IL 60554	Email greg@notjustgrass.com

3. Owner of record information:	Name Arthur 29 LLC	Phone
	Address 50 W734 Winters Rd	Fax
	Maple Park IL 60151	Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: F Zoning

Current zoning of the property: F

Current use of the property: Nursery and Retail

Proposed zoning of the property: F2

Proposed use of the property: Greenhouse, nursery, retail

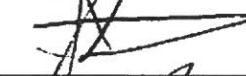
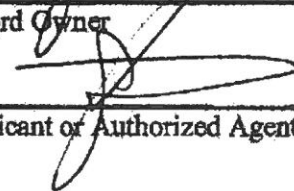
If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

The subject site is home to the Not Just Grass Landscaping Company. Proposed site improvements include a gravel drive and parking areas, greenhouses, and an irrigation reservoir/detention basin. See attached plan for reference.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the 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.

	<u>2-6-24</u>
Record Owner	Date
	<u>2-6-24</u>
Applicant or Authorized Agent	Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- *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.*

Not Just Grass

October 11, 2023

Name of Development/Applicant

Date

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

North and East of property is the Kane County Forest Preserve, to the West of Bliss Road and South of Norris Road is F Zoning. A residence is in the Southwest corner of site.

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

F Zoning and Forest Preserve.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

We require areas to grow and store plants for retail, parking and storage of equipment, and parking for customers and employees. These items are limited under existing F Zoning.

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

With KCFPD adjacent to this property, no development is anticipated.

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

Future use is to continue F Zoning (agriculture).

Findings of Fact Sheet – Special Use

October 11, 2023

Special Use Request

Date

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
 - *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board will not recommend a special use unless the following items are addressed:*
6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
To the best of our knowledge, there will be no use of any equipment or practices on the premises of 41W130 Norris Road that will be of harm or endangerment to the public, their health, safety, moral or comfort or welfare. The site maintenance and operation will be maintained at the highest level possible.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

The future use of the property will essentially be the same as the past. Currently, the site has no stormwater management properties. The development will bring the property into compliance with the Kane County Stormwater Ordinance. The historic nature of the home on site will be preserved. The development is primarily in the North and East portion of the property and is remote from the frontage to the South and West. The development was prepared with Tom Huddleston, who is the drainage consultant for KCFPD.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

Surrounding property is the KCFPD with whom we will be working with to address any drainage issues. Property across Bliss and Norris Roads should not be affected.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

Civil Engineering Services are being provided by ASM Consultants, Inc., to meet requirements of Kane County Codes. This includes drainage, detention, as well as access roads and other civil requirements.

10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

We are relocating the entrance away from the Bliss and Norris intersection. A sight-distance study was performed to demonstrate adequate sight distance.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Our request is for F2 Zoning, no special use.

FINAL ENGINEERING FOR:
NOT JUST GRASS INC.

BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS
 SITE, GRADING, STORMWATER MANAGEMENT,
 PAVING, DRAINAGE & EROSION CONTROL

2023

OWNER/DEVELOPER

NOT JUST GRASS INC.
 411W130 North Rd
 Sugar Grove, IL 60554
 (630) 253-7824

NOTES:

EXISTING BOUNDARY & TOPOGRAPHIC DATA PROVIDED BY TODD SURVEYING.
 FIELD WORK COMPLETED 11/2022.
 DRAWN FILE SHARES PROVIDED BY MADOLESTON H&B&B&E.

BENCHMARKS:

SOURCE BENCHMARK:
 CITY OF AURORA MONUMENT #5 S
 ELEVATION = 669.01 (NAVD08)

SITE BENCHMARKS:
SITE TBM #1
 SET MAG NAIL SOUTH EDGE OF
 HORNIS ROAD PAVEMENT, SEE SHEET 3
 ELEVATION = 736.86 (NAVD08)

SITE TBM #2
 MAG NAIL AT NW PROPERTY CORNER,
 ALONG CENTER LINE OF BUSS ROAD,
 SEE SHEET 3
 ELEVATION = 727.11 (NAVD08)



SITE LOCATION

LOCATION MAP
 NOT TO SCALE

FOR REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION



SHEET INDEX

- 1.) TITLE SHEET
- 2.) GENERAL NOTES & SPECIFICATIONS
- 3.) EXISTING CONDITIONS MAP
- 4.) SITE TOPOGRAPHIC MAP
- 5.) GENERAL PLAN VIEW DRAWING
- 6.) PRIVATE DRIVEWAY PLAN & PROFILE
- 7.) EROSION AND SEDIMENT CONTROL PLAN
- 8.) STORMWATER POLLUTION PREVENTION PLAN
- 9.) CONSTRUCTION DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATE

STATE OF ILLINOIS) S.S.
 COUNTY OF KANE)
 I, JOHN B. SREWATER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY
 CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF NOT JUST
 GRASS INC. AND THAT I AM A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS.
 THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF THE
 CONSTRUCTION WITH THE PROJECT SPECIFICATION AND CONTRACT DOCUMENTS.

DATED THIS 19th DAY OF September, A.D. 2023
 ILLINOIS LICENSED PROFESSIONAL ENGINEER No. 062-002151
 MY LICENSE EXPIRES ON NOVEMBER 30, 2023

Not Just Grass Inc.
 411W130 North Rd
 Sugar Grove, IL 60554
 (630) 253-7824

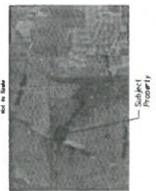
SILVER EDGE CONSULTANTS LLC
 1511 W. ILLINOIS STREET
 GENOA, IL 60134
 (630) 885-5575
 Illinois Professional Design Firm No. 184-005641
 COPYRIGHT © 2023, SILVER EDGE CONSULTANTS LLC

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION

FILE NAME: C:\Users\jbsre\OneDrive\Documents\2023\09\20230919\NOT JUST GRASS INC\PROJECTS

ALTA/NSPS LAND TITLE SURVEY

THE PARTS OF THE ABOVE-SUBJECT QUARTERS OF SECTION 14 AND PARTS OF THE ADJACENT QUARTERS OF SECTION 15, T40S, R24E, S14, 40M... TO BE... TO BE... TO BE... TO BE...



- LEGEND
- = bollard
 - = utility pole
 - ◊ = signpost
 - = overhead wires
 - ▭ = gravel
 - ▭ = concrete
 - ▭ = asphalt



- TABLE A - EXISTING UTILITIES AND FACILITIES
- ITEM 1 -... ITEM 2 -... ITEM 3 -... ITEM 4 -... ITEM 5 -... ITEM 6 -... ITEM 7 -... ITEM 8 -...

PROPERTY NOTES

1. THE LOCATION AND EXTENT OF ALL UTILITIES... THE LOCATION AND EXTENT OF ALL UTILITIES... THE LOCATION AND EXTENT OF ALL UTILITIES...
2. THE LOCATION AND EXTENT OF ALL UTILITIES... THE LOCATION AND EXTENT OF ALL UTILITIES... THE LOCATION AND EXTENT OF ALL UTILITIES...

TO: ALTA/NSPS INC. 2550 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202



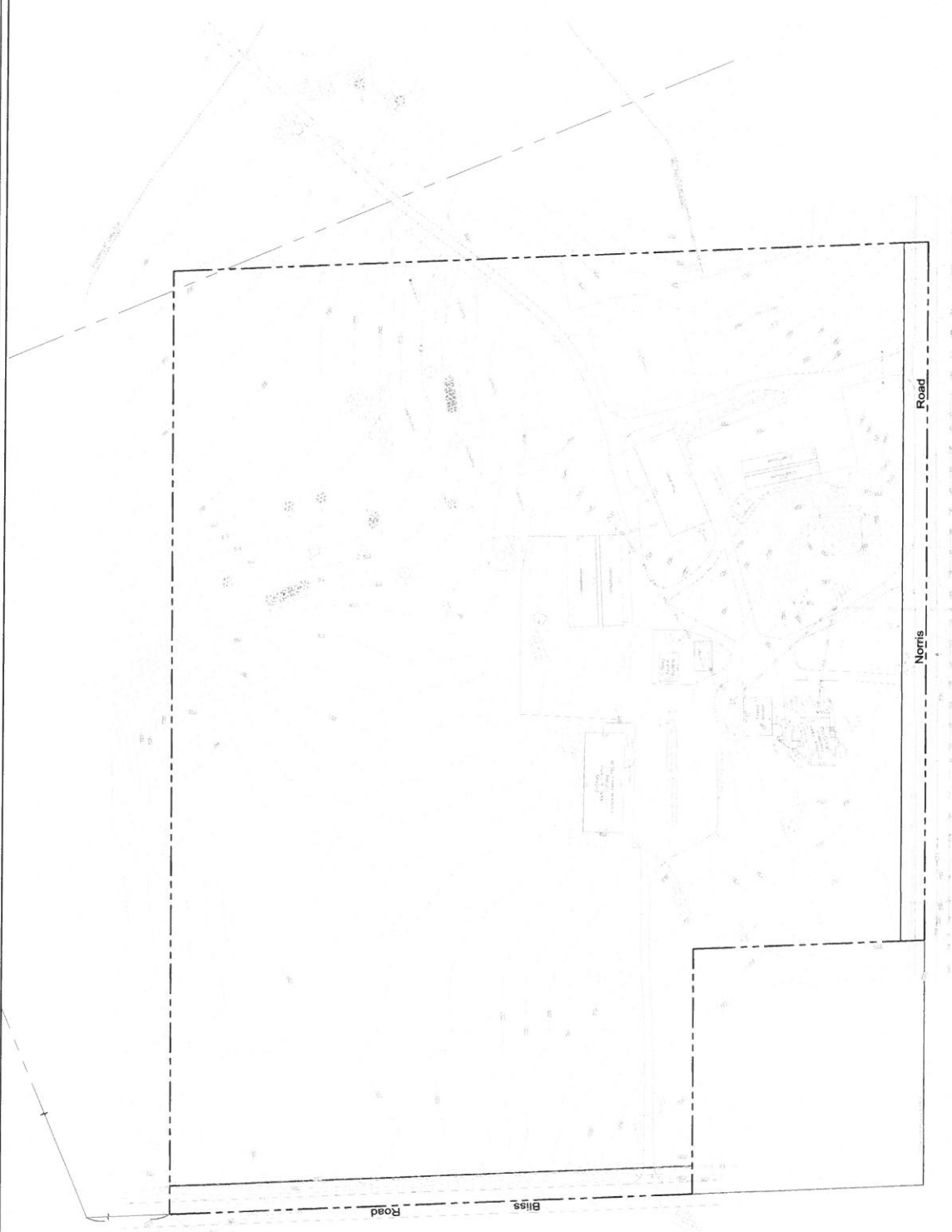
Todd Surveying
Professional Land Surveyors
11502024
1000 15th Avenue, Suite 100
Denver, CO 80202



LEGEND

EXISTING	
PROPOSED	
BOUNDARY LINE	
CONTOUR LINE	
STONE SETBACK	

- NOTES**
1. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY TDD SURVEYING.
 2. DRAIN TILES ARE SHOWN AS ASSUMED BUT PROBABLE LOCATIONS PER DRAIN TILE SURVEY PREPARED BY HUCKLETON MARRISE.
 3. PROPERTY PIN: 11-14-2002H.
 4. FIELD SURVEY WORK COMPLETED 1/09/2022.



PREPARED FOR NOT JUST GRASS INC. 11115 S. WINDY HILL SUGAR GROVE, IL 60554 (630) 253-7824	PREPARED BY SILVER EDGE CONSULTANTS LLC 2025 SILVER EDGE CONSULTANTS LLC GENEVA, ILLINOIS 60134 (630) 886-5575 COPYRIGHT © 2023, SILVER EDGE CONSULTANTS, LLC	PROJECT NO. 22-001	DATE 1/9/2023	DESCRIPTION EXISTING CONDITIONS MAP	REGION ILLINOIS	SHEET NO. 1 OF 4
		PROJECT TITLE NOT JUST GRASS INC. - EXISTING CONDITIONS MAP		CLIENT BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS		DRAWN BY TDD



LEGEND

EXISTING

BOUNDARY LINE

CONTOUR LINE

STONE BENCH

PROPOSED

6.00 FT

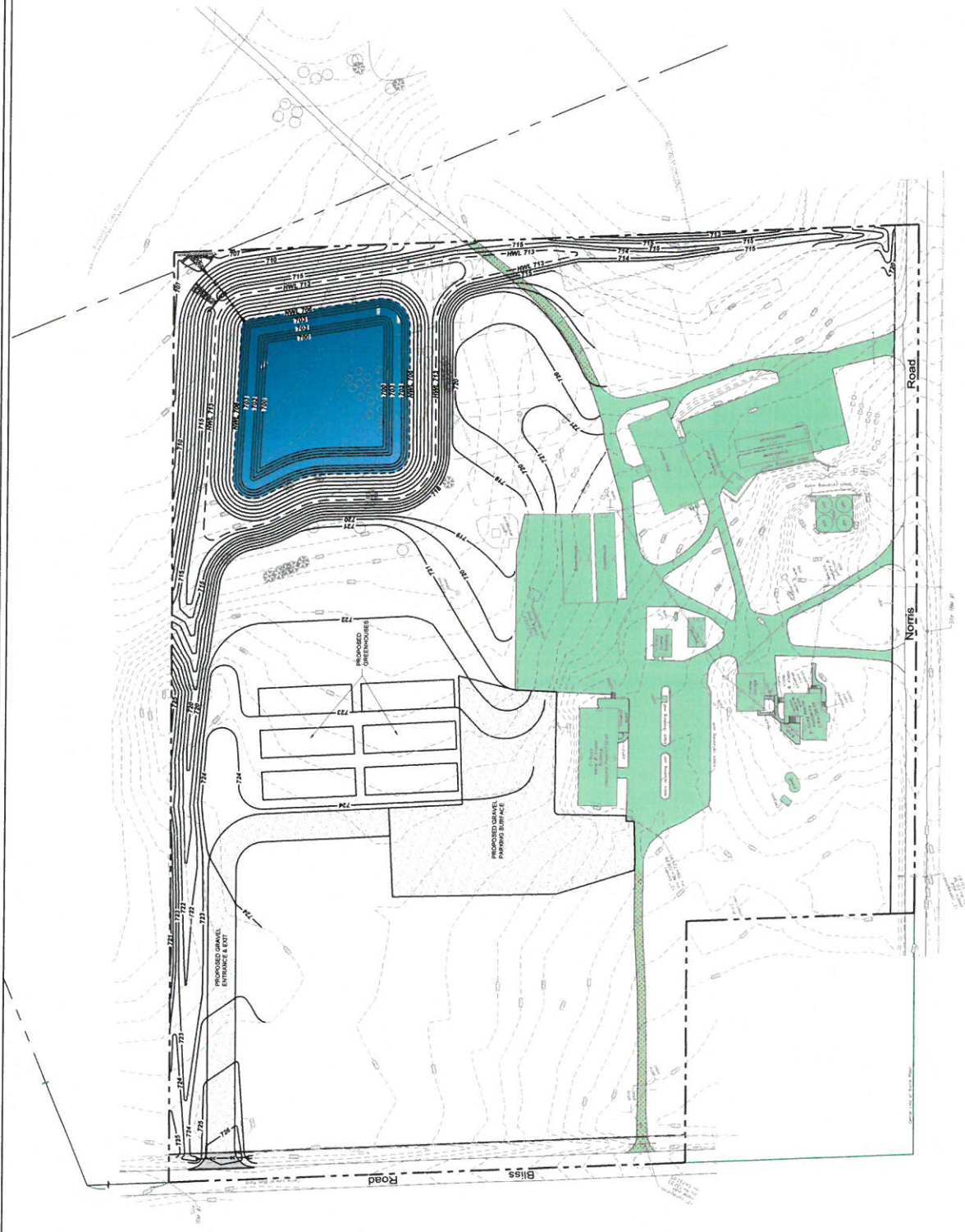
10.00 FT

15.00 FT

20.00 FT

IMPERVIOUS AREAS

- IMPERVIOUS AREA PRIOR TO JAN 1, 2002 6.00 FT
- NEW IMPERVIOUS AREA SINCE JAN 1, 2002 (CURBING) 10.00 FT
- PROPOSED IMPERVIOUS AREA 15.00 FT
- EXISTING IMPERVIOUS SURFACE TO BE REMOVED 20.00 FT
- NET IMPERVIOUS AREA 6.337 80 FT



PREPARED FOR
Not Just Grass Inc.
 215 FULTON STREET
 SIGHT GROVE, IL 60564
 (800) 253-7824

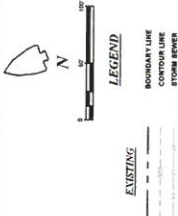
PREPARED BY
SILVER EDGE CONSULTANTS LLC
 215 FULTON STREET
 SIGHT GROVE, IL 60564
 (800) 253-7824
 COPYRIGHT © 2023, SILVER EDGE CONSULTANTS LLC

PROJECT NO.	DATE	SCALE	DATE	SCALE

NOT JUST GRASS INC. - SITE TOPOGRAPHIC MAP
 BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

DATE: 08/10/2023
 DRAWN BY: JES
 CHECKED BY: JES
 SCALE: AS SHOWN

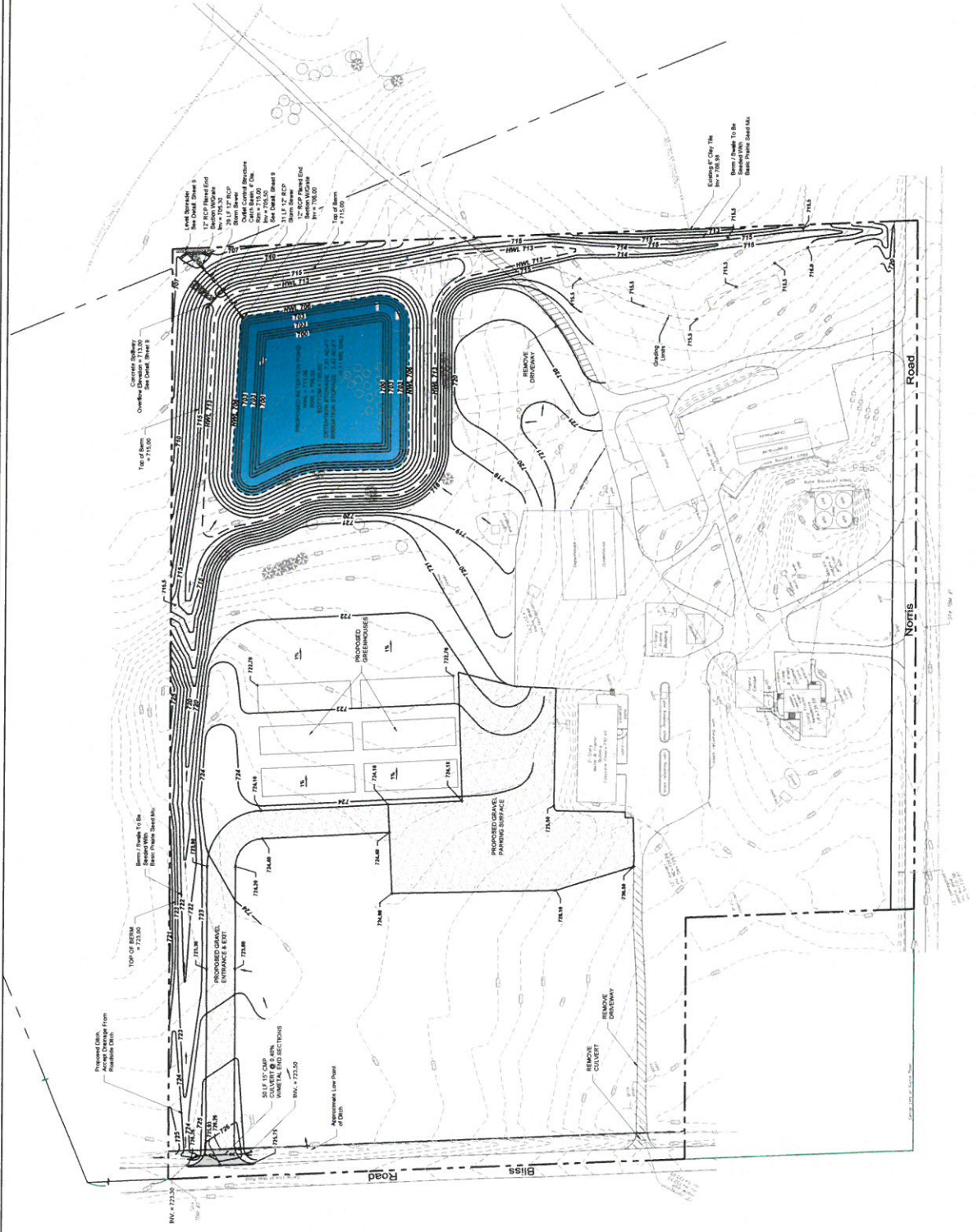
PROJECT NO.: 2023-001
 SHEET 1 OF 8

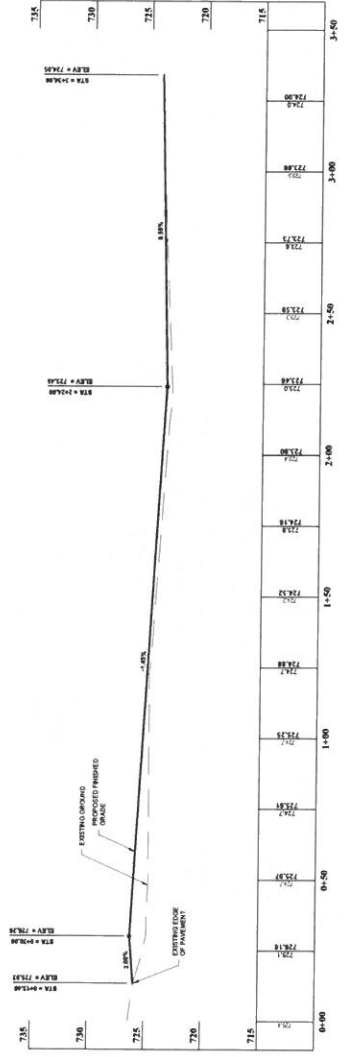
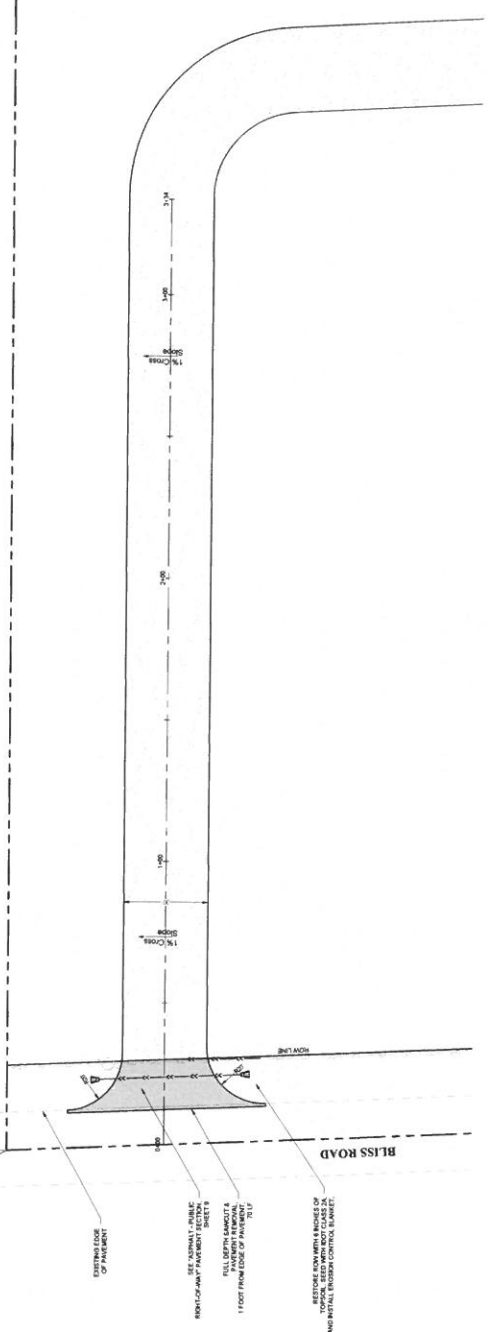
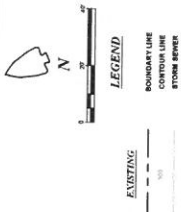


- GRADING NOTES**
1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE IN PLACE.
 2. A MINIMUM OF 2" OF TOPSOIL IS TO BE SPECIFIED ON ALL DISTURBED AREAS. THE PROPOSED ELEVATIONS ARE FINISHED GRADES. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISHED GRADE ELEVATION IS ACHIEVED.
 3. ALL SLOPES SHALL BE 3:1 HORIZONTAL VERTICAL MAXIMUM UNLESS NOTED OTHERWISE.

ADDED INCREMENTAL STORAGE VOLUME	
Elevation	Volume (ACFT)
729.000	0
728	1.52
727	2.85
726	4.28
725	5.80
724.000	7.31
723	8.82

Volume Provided: 23.31 ACFT



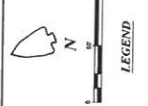


PREPARED FOR
Not Just Grass Inc.
 400 S. 15th St.
 Sugar Grove, IL 60254
 (830) 253-7824

PREPARED BY
SILVER EDGE CONSULTANTS LLC
 2110 N. ALTON STREET
 GENEA, IL 60134
 (830) 885-5575
 COPYRIGHT © 2023 SILVER EDGE CONSULTANTS LLC

NOT JUST GRASS INC. - PRIVATE DRIVEWAY PLAN & PROFILE
 BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PROJECT NO.	DATE	SHEET NO.	SHEET # OF #
23-001	11/15/23	6	6
CLIENT	PROJECT	DATE	SCALE
NOT JUST GRASS INC.	PRIVATE DRIVEWAY	11/15/23	AS SHOWN



EXISTENCE	PROPOSED
ROADWAY	ROADWAY
CONCRETE	CONCRETE
STONE	STONE
BLT FENCE	BLT FENCE
EROSION CONTROL BLANKET	EROSION CONTROL BLANKET
SEDIMENT LOG BENCH CHECK	SEDIMENT LOG BENCH CHECK
NATIVE VEGETATION	NATIVE VEGETATION
BASIC PRAIRIE BEEB MIX	BASIC PRAIRIE BEEB MIX



LIST OF MAINTENANCE TASKS FOR EROSION & SEDIMENTATION CONTROL PRACTICES

1. AT A MINIMUM, ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY OR AT LEAST ONE-HALF (1/2) OR GREATER RAINFALL EVENT OCCURRED. REPORT SHALL BE MADE TO KEEP THESE PRACTICES FUNCTIONAL, AS DESIGNED.
2. CONSTRUCTION ENTRANCE LOCATIONS WHERE VEHICLES EXIT THE SITE SHALL BE MAINTAINED. LOCATIONS WHERE VEHICLES ENTER THE SITE SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE LOCATIONS. EROSION CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. EROSION CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. EROSION CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
3. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT. TEARS TO BEE PORTS ARE PRIMARY IN THE GROUND. REMOVAL OF SILT FENCE SHALL BE REQUIRED WHEN THE SEDIMENT REACHES ONE THIRD THE HEIGHT OF THE FENCE. RE-ANCHORED.
4. MATERIAL STORAGE RESTRICTIONS: AREAS USED FOR STORAGE OF MATERIALS THAT ARE SUBJECT TO EROSION SHALL BE PROTECTED BY EROSION CONTROL PRACTICES. AREAS USED FOR STORAGE OF MATERIALS THAT ARE SUBJECT TO EROSION SHALL BE PROTECTED BY EROSION CONTROL PRACTICES.
5. SOIL STABILIZATION RESTRICTIONS: AREAS USED FOR STORAGE OF MATERIALS THAT ARE SUBJECT TO EROSION SHALL BE PROTECTED BY EROSION CONTROL PRACTICES. AREAS USED FOR STORAGE OF MATERIALS THAT ARE SUBJECT TO EROSION SHALL BE PROTECTED BY EROSION CONTROL PRACTICES.
6. PERIODIC RE-ANCHORING AND TOP DRESSING WITH ADDITIONAL STONE MAY BE NECESSARY. PERIODIC RE-ANCHORING AND TOP DRESSING WITH ADDITIONAL STONE MAY BE NECESSARY.
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SCHEDULE FOR MAINTENANCE & MAINTENANCE OF EROSION & SEDIMENTATION CONTROL PRACTICES & STABILIZATION

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN ON THE PLAN.
2. INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLAN. THE SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
3. BEGIN EARTHWORK AND GRADING OPERATIONS. STABILIZATION OF DISTURBED AREAS SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF GRADING. STABILIZATION OF DISTURBED AREAS SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF GRADING.
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PERSON RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL PRACTICES

NAME: _____
 ADDRESS: _____
 PHONE NUMBER: _____

NOT JUST GRASS INC. - EROSION & SEDIMENT CONTROL PLAN
 BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PROJECT NO: 2023-001
 DATE: 08/20/2023

REVISIONS: 01
 DATE: 08/20/2023

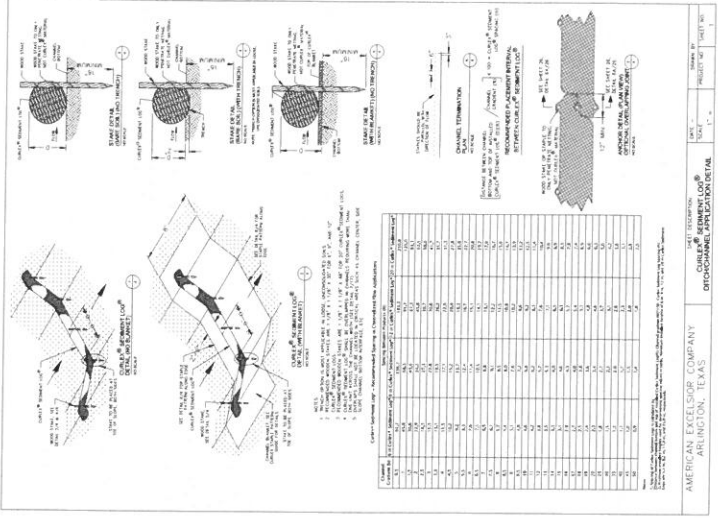
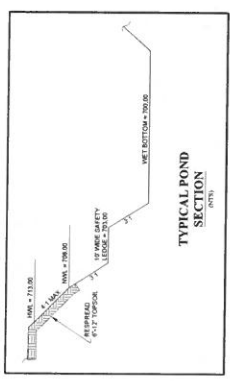
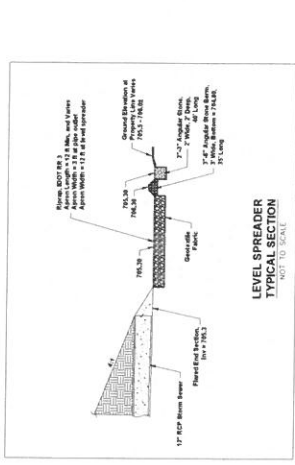
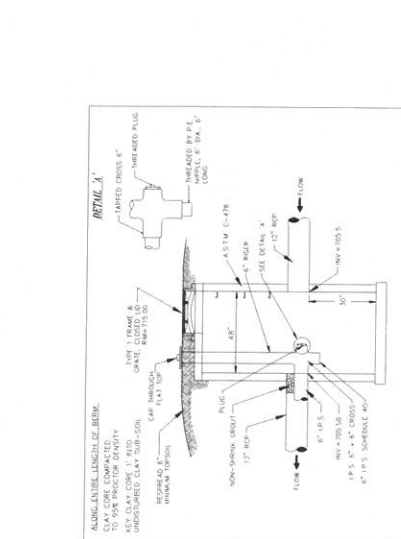
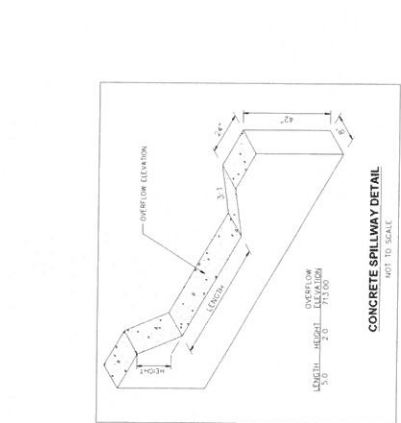
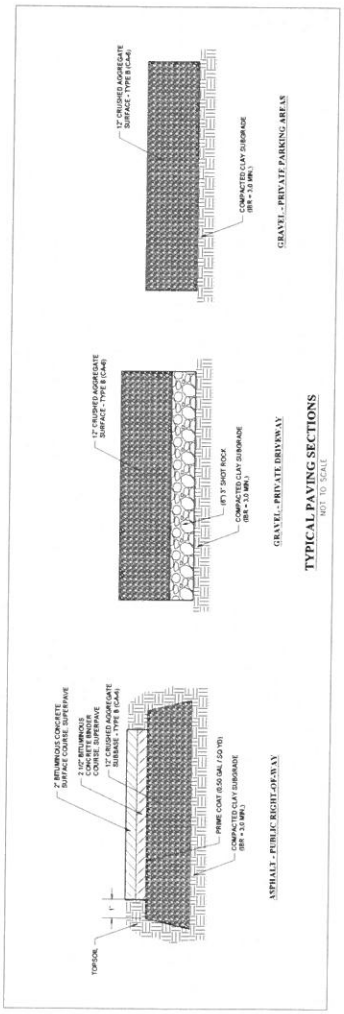
SCALE: AS SHOWN

SHEET 1 OF 1

SILVER EDGE CONSULTANTS LLC
 411W130 Morris Rd
 Sugar Grove, IL 60054
 (830) 255-7624

Prepared for:
Not Just Grass Inc.
 411W130 Morris Rd
 Sugar Grove, IL 60054
 (830) 255-7624

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NOT JUST GRASS INC. - CONSTRUCTION DETAILS
 BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

AMERICAN EXCELISOR COMPANY
 ARLINGTON, TEXAS
 DATE: 08/14/14
 PROJECT NO: 140101
 SHEET NO: 140101-1

REVISOR
 DATE
 DESCRIPTION
 QUANTITY
 UNIT

REVISIONS
 DATE
 DESCRIPTION
 QUANTITY
 UNIT

SHEET 9 OF 9

Applicant: Silver Edge Consultants LLC
Contact: John B. Spenader
Address: 17209 Chesterfield Airport Road, Box 205
Chesterfield, MO 63005

IDNR Project Number: 2402934
Date: 08/11/2023
Alternate Number: 923.002

Project: Not Just Grass Landscaping
Address: 41W130 Norris Rd, Sugar Grove

Description: Construction of gravel drive and parking areas, greenhouses, and an irrigation reservoir / detention basin.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kane

Township, Range, Section:

39N, 7E, 34

39N, 7E, 35



IL Department of Natural Resources

Contact

Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
Melissa Parrott
1021 North Grand Ave East
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.



Land Use Opinion Report (LUO) Application

Petitioner: Not Just Grass Inc.
 Contact person: Greg Veirin
 Address: 41W130 Norris Road
 City, State, Zip: Sugar Grove, IL 60554
 Phone Number: (630) 750-7824
 Email: greg@notjustgrass.com

Owner: Greg Veirin
 Address: 41W130 Norris Road
 City, State, Zip: Sugar Grove IL 60554
 Phone Number: (630) 750-7824
 Email: greg@notjustgrass.com

Please select: How would you like to receive a copy of the LUO Report? Email Mail

Site Location

Address: 41W130 Norris Road
 City, State, Zip: Sugar Grove IL 60554
 Township(s) 39 N Range(s) 7 E Section(s) 34 & 35
 Parcel Index Number(s): 11-34-200-018

Type of Request

- Change in Zoning from F to F2
- Subdivision or Planned Unit Development (PUD)
- Variance (Please describe fully on a separate sheet)
- Special Use Permit (Please describe on separate sheet)

Site Information

Permitting Unit of Government: Kane County Hearing Date: _____
 Project Name: Not Just Grass Total Acres: 16.5 Ac Area of Disturbance: 7.64 Ac
 Current Use of Site: Nursery and Retail Proposed Use: Greenhouse, nursery & retail

Proposed Improvements (Check all that apply)

- Dwellings with Basements
- Parking Lots
- Commercial Buildings
- Common Open Space
- Dwellings without Basements
- Roads and Streets
- Utility Structures
- Other Greenhouses

Stormwater Treatment

- Drainage Ditches or Swales
- Dry Detention Basins
- No Detention Facilities Proposed
- Storm Sewers
- Wet Detention Basins
- Other _____

Water Supply

- Individual Wells
- Community Water

Wastewater Treatment

- Septic System
- Sewers
- Other _____

Required: Include One Copy of Each of the Following (Processing will not begin until all items are received)

MAIL TO: 2315 DEAN ST. SUITE 100, ST. CHARLES, IL 60175

- Application (completed and signed)
- Fee (according to fee schedule on back)
- Make Checks payable to Kane-DuPage Soil and Water Conservation District
- Plat of Survey showing legal description, legal measurements
- Site Plan/Drawings showing lots, storm water detention areas, open areas, streets etc.
- Project Narrative with additional details on the proposed use, including total area of ground disturbance
- Location Map (if not on maps above) include distances from major roadways or tax parcel numbers

If Available- Not Required:

Any applicable surveys including wetland delineation, detailed soil survey, topographic survey etc.

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent [Signature] Date 2-6-24

FOR OFFICE USE ONLY

LUO # _____ Natural Resource Review Letter _____ Date Initially rec'd _____ Date all rec'd _____
 Date Due _____ Fee Due \$ _____ Refund Due _____ Check # _____

The opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Effective July 1, 2020

Not Just Grass Landscaping

Rezoning from F-District Farming to F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a request for a Special use for a Greenhouse, Nursery and retail..

Special Information: The petitioner is seeking a rezoning to bring the existing uses on the parcel into conformance with the Kane County Zoning Ordinance. The business plans to continue growing plant material on the farm and to sell in a retail and wholesale. The rezoning would allow them to update their business with a newer look and accommodate higher volume.

Analysis: The Kane County 2040 Land Use Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area.

Staff recommended findings of fact:

1. Approval of the rezoning would bring the existing uses into conformance with the Zoning Ordinance.