



KANE COUNTY

KOJZAREK, Martin, Auger, Barreiro, Ford, Lenert, Smith & ex-officio Frasz
and Kenyon

COUNTY DEVELOPMENT COMMITTEE SPECIAL MEETING

THURSDAY, JULY 5, 2018

County Board Room

Agenda

10:00 AM

Kane County Government Center, 719 S. Batavia Ave., Bldg. A, Geneva, IL 60134

1. Call to Order
2. Public Comment
3. Building & Zoning Division

A. Zoning Petitions

Petition #4453

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

BLACKBERRY TOWNSHIP

Ferg Lane, LLC

40W020 Hughes Road, Section 14, Blackberry Township (11-14-200-018)

Rezoning from F-District Farming to F-1 District Rural Residential for an existing home and F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for a drone pilot training center

Agricultural

None

Regional Planning Comm.: N/A

Zoning Board: Approval

Development Committee: To be determined

Petition #4454

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

VIRGIL TOWNSHIP

John Dolder

49W921 Beith Road, Section 29, Virgil Township (07-29-100-003)

Rezoning from F-District Farming to F-1 District Rural Residential

Agricultural

None

Regional Planning Comm.: N/A

Zoning Board: Approval

Development Committee: To be determined

Petition #4455

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

AURORA TOWNSHIP

Richard Zifko

790 Schomer Road, Section 11, Aurora Township (15-11-126-026)

Rezoning from F-District Farming to R-3 District One Family Residential

Urban Neighborhoods/Mixed Use Infill

None

Recommendations: Regional Planning Comm.: N/A
 Zoning Board: Approval
 Development Committee: To be determined

Petition #4456

KANEVILLE TOWNSHIP

Petitioner: Alexander/Johnson
Location: 47W831 Route 38, Section 3, Kaneville Township (10-03100-006)

Proposed: Rezoning from F-District Farming to F-1 District Rural Residential

2040 Plan: Agricultural
Objectors: None
Recommendations: Regional Planning Comm.: N/A
 Zoning Board: Approval
 Development Committee: To be determined

4. Adjournment



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4453: Ferg Lane, LLC

Committee Flow: County Development Committee, County Board
Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4453

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

BLACKBERRY TOWNSHIP

Ferg Lane, LLC

40W020 Hughes Road, Section 14, Blackberry Township (11-14-200-018)

Rezoning from F-District Farming to F-1 District Rural Residential for an existing home and F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for a drone pilot training center

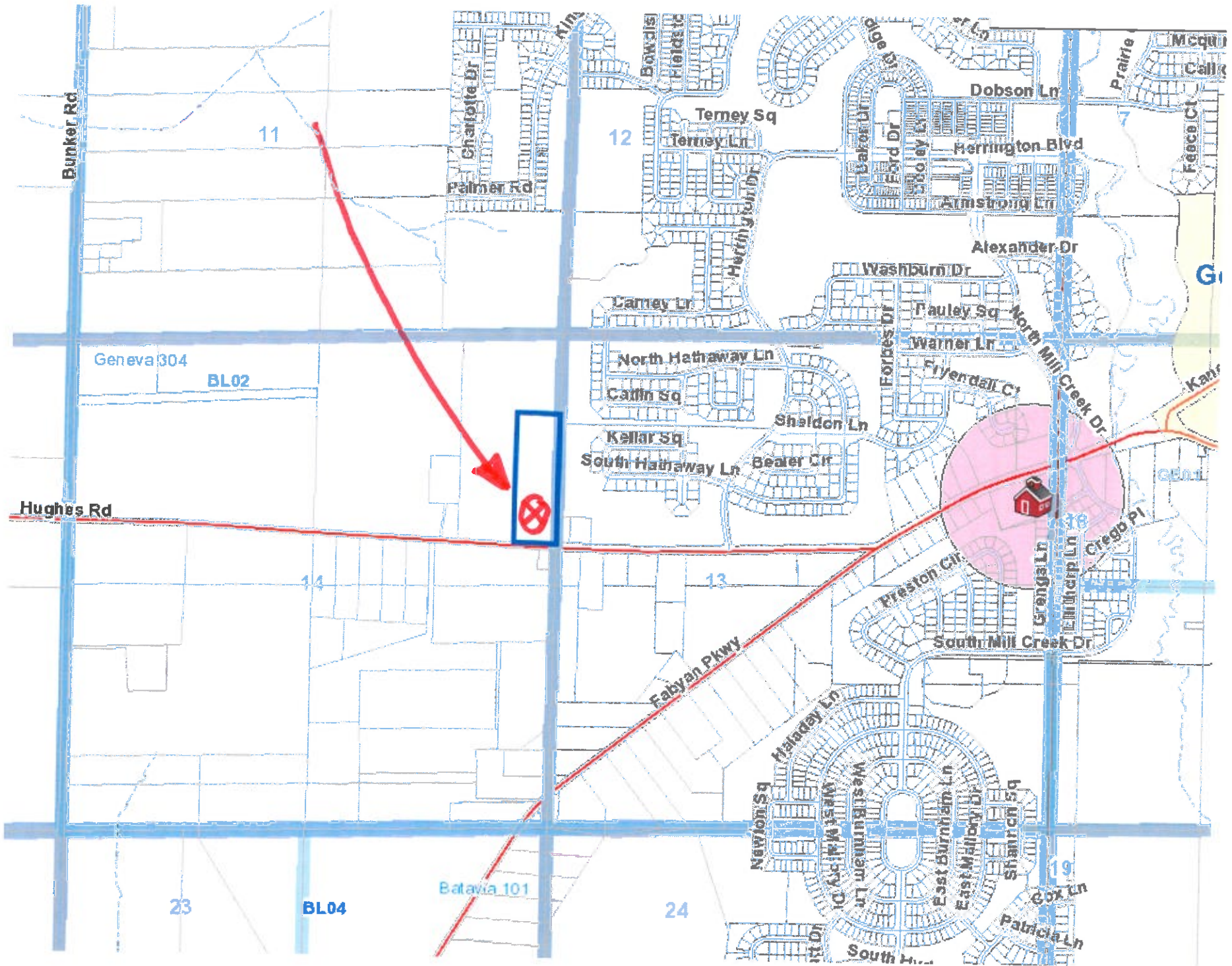
Agricultural

None

Regional Planning Comm.: N/A

Zoning Board: Approval

Development Committee: To be determined



STATE OF ILLINOIS

COUNTY OF KANE

PETITION NO. 4453
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That the following described property is hereby rezoned and reclassified from F-District Farming to F-1 District Rural Residential for an existing home and F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for a drone pilot training center:

F1 District-Rural Residential: That part of the Northeast Quarter of Section 14, Township 39 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the point of intersection of the east line of said Northeast Quarter with the center line of Hughes Road; thence North 88°08'13" West along said center line 113.0 feet for a point of beginning; thence North 0°01'47" East parallel with said east line 208.43 feet; thence westerly parallel with said center line 210.0 feet; thence southerly parallel with said east line 208.43 feet to said center line; thence easterly along said center line 210.0 feet to the point of beginning, in Blackberry Township, Kane County, Illinois. F2 District-Agricultural related sales, service, etc.: That part of the Northeast Quarter of Section 14, Township 39 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the point of intersection of the east line of said Northeast Quarter with the center line of Hughes Road; thence North 0°01'47" East along said east line 304.13 feet; thence westerly at right angles to said east line 20.49 feet for a point of beginning; thence easterly along the last described course 20.49 feet to said east line; thence southerly along said east line 304.13 feet to said center line; thence North 88°08'13" West along said center line 113.0 feet; thence northerly parallel with said east line 208.43 feet; thence northeasterly 130.48 to the point of beginning, in Blackberry Township, Kane County, Illinois. The property is located at 40W020 Hughes Road.

- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on July 10, 2018.

John A. Cunningham
Clerk, County Board
Kane County, Illinois
Vote:

Christopher J. Lauzen
Chairman, County Board
Kane County, Illinois



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4454: John Dolder

Committee Flow: County Development Committee, County Board
Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4454

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

VIRGIL TOWNSHIP

John Dolder

49W921 Beith Road, Section 29, Virgil Township (07-29-100-003)

Rezoning from F-District Farming to F-1 District Rural Residential

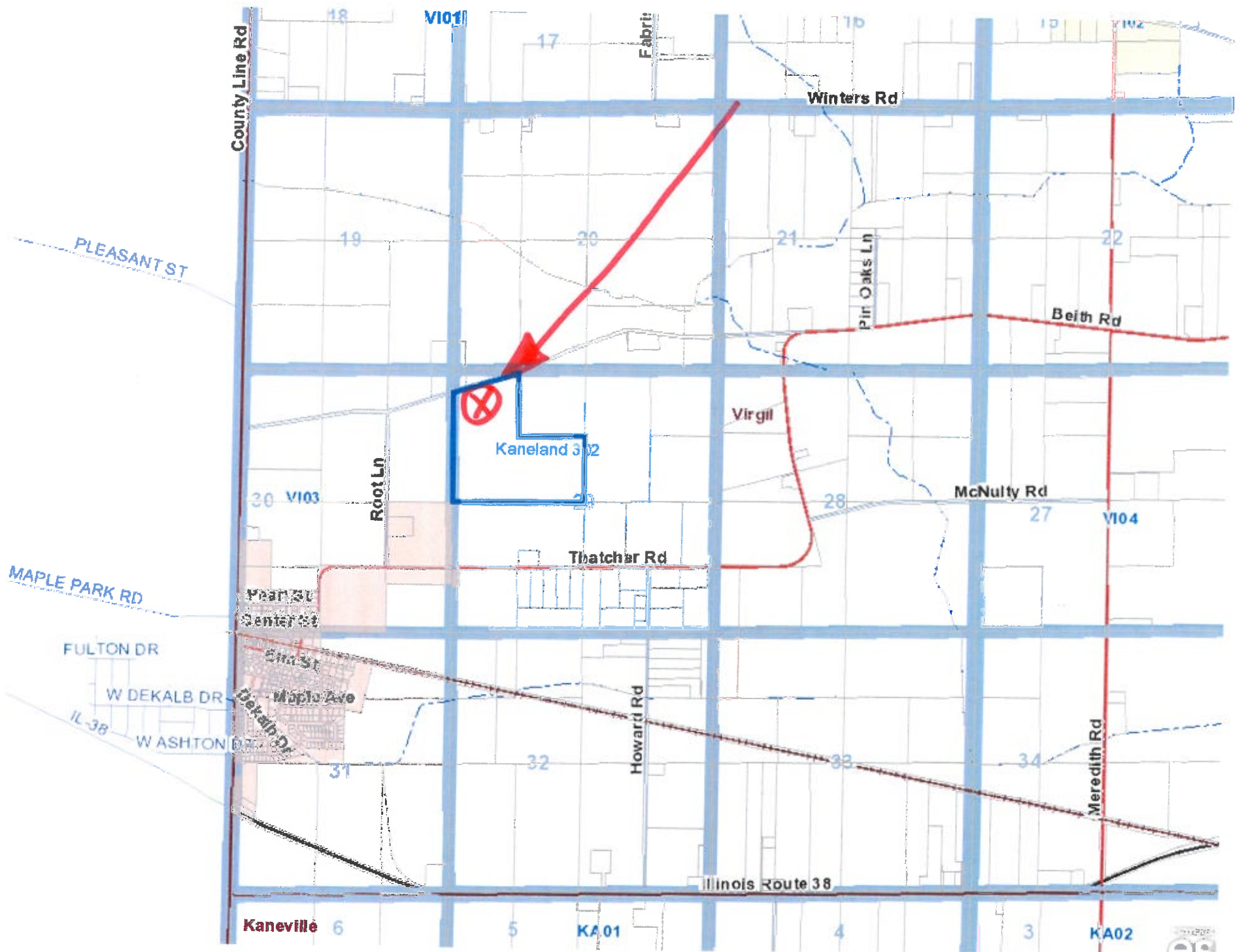
Agricultural

None

Regional Planning Comm.: N/A

Zoning Board: Approval

Development Committee: To be determined



STATE OF ILLINOIS

COUNTY OF KANE

PETITION NO. 4454
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That the following described property is hereby rezoned and reclassified from F-District Farming to F-1 District Rural Residential:

That part of the Northwest Quarter of Section 29, Township 40 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Northwest Quarter; thence South along the West Line of said Northwest Quarter, 397.08 feet to the center line of Beith Road; thence Northeast along said center line which forms an angle of 72°39'44" with the last described course (measured clockwise therefrom), 340.0 feet for the point of beginning; thence Southerly parallel with said West Line, 410.0 feet; thence Easterly perpendicular to the last described course, 486.0 feet; thence Northerly parallel with said West Line, 551.68 feet to said center line of Beith Road; thence Southwesterly along said center line which forms an angle of 74°04'10" with the last described course (measured clockwise therefrom), 390.50 feet to an angle point in said center line; thence Southwesterly along said center line which forms an angle of 178°35'34" with the last described course (measured clockwise therefrom), 115.76 feet to the point of beginning in Virgil Township, Kane County, Illinois. The property is located at 49W921 Beith Road.

- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on July 10, 2018.

John A. Cunningham
Clerk, County Board
Kane County, Illinois
Vote:

Christopher J. Lauzen
Chairman, County Board
Kane County, Illinois



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4455: Richard Zifko

Committee Flow: County Development Committee, County Board
Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4455

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

AURORA TOWNSHIP

Richard Zifko

790 Schomer Road, Section 11, Aurora Township (15-11-126-026)

Rezoning from F-District Farming to R-3 District One Family Residential

Urban Neighborhoods/Mixed Use Infill

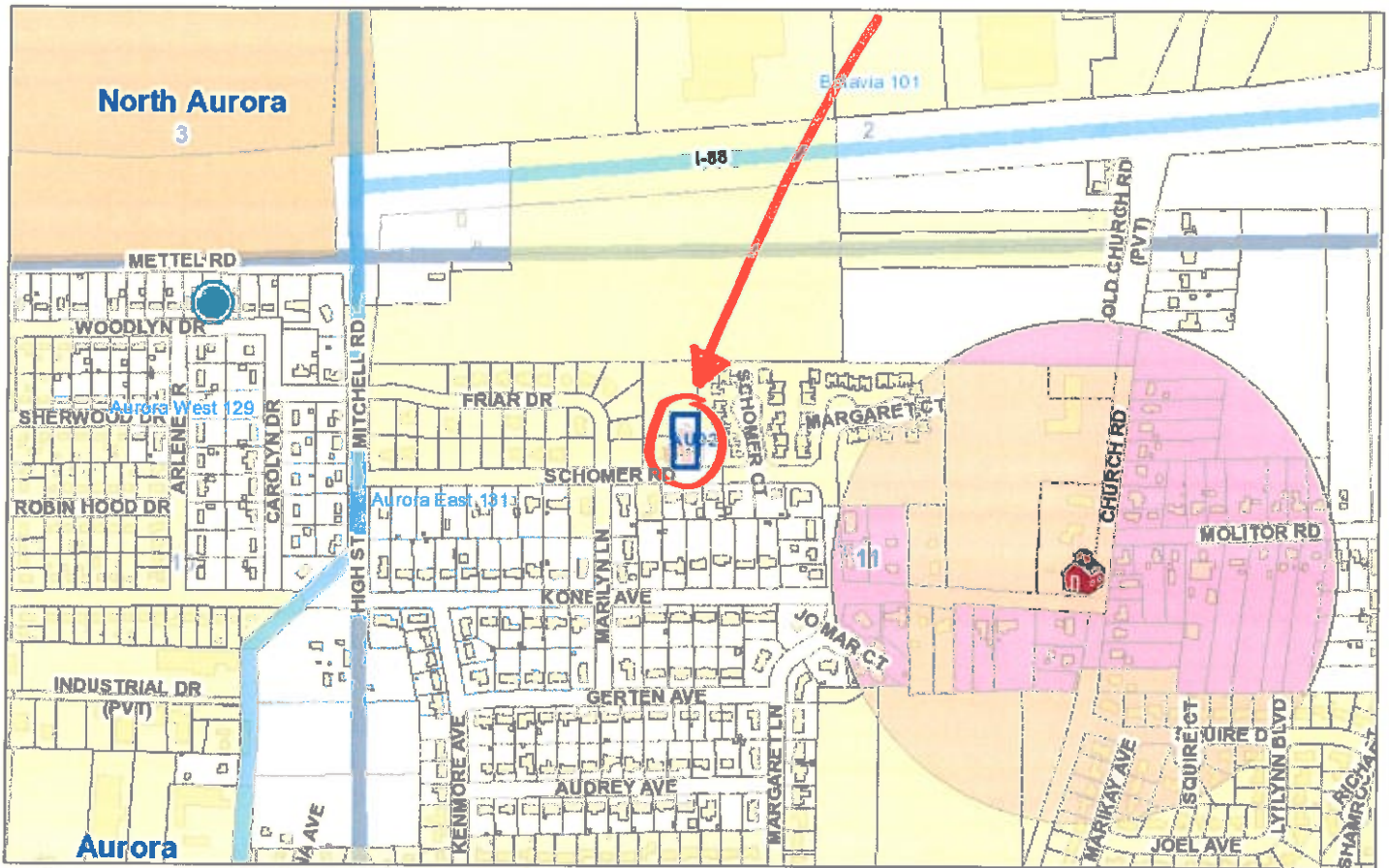
None

Regional Planning Comm.: N/A

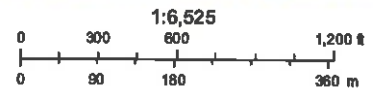
Zoning Board: Approval

Development Committee: To be determined

Map Title



May 15, 2018



Source : GIS-Technologies
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kano County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kano County Illinois

STATE OF ILLINOIS

COUNTY OF KANE

PETITION NO. 4455
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That the following described property is hereby rezoned and reclassified from F-District Farming to R-3 District One Family Residential:

That part of the Northwest Quarter of Section 11, Township 38 North, Range 8 East of the 3rd Principal Meridian, described as follows: commencing at a point on the West line of said Quarter Section 425 feet South of the Northwest corner of said Quarter Section, thence East along an old claim line for the distance of 1338.5 feet for a point of beginning, thence South along an old claim line 454.1 feet to the center of the highway, thence West along the center of said highway for a distance of 100 feet, thence parallel with the said old claim line last above referred to, to the point of intersection with the old claim line first above referred to, thence East along the said old claim line first above referred to for a distance of approximately 100 feet to the point of beginning; in the Township of Aurora, Kane County, Illinois. Excepting therefrom, the North 208 feet (as measured along the East and West lines thereof) previously conveyed to Twin Buildings, Inc., and Illinois Corporation, by deed dated March 7, 2003 and recorded as document no. 2003K053447. The property is located at 790 Schomer Road

- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on July 10, 2018.

John A. Cunningham
Clerk, County Board
Kane County, Illinois
Vote:

Christopher J. Lauzen
Chairman, County Board
Kane County, Illinois



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4456: Alexander/Johnson

Committee Flow: County Development Committee, County Board
Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4456

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

KANEVILLE TOWNSHIP

Alexander/Johnson

47W831 Route 38, Section 3, Kaneville Township (10-03100-006)

Rezoning from F-District Farming to F-1 District Rural Residential

Agricultural

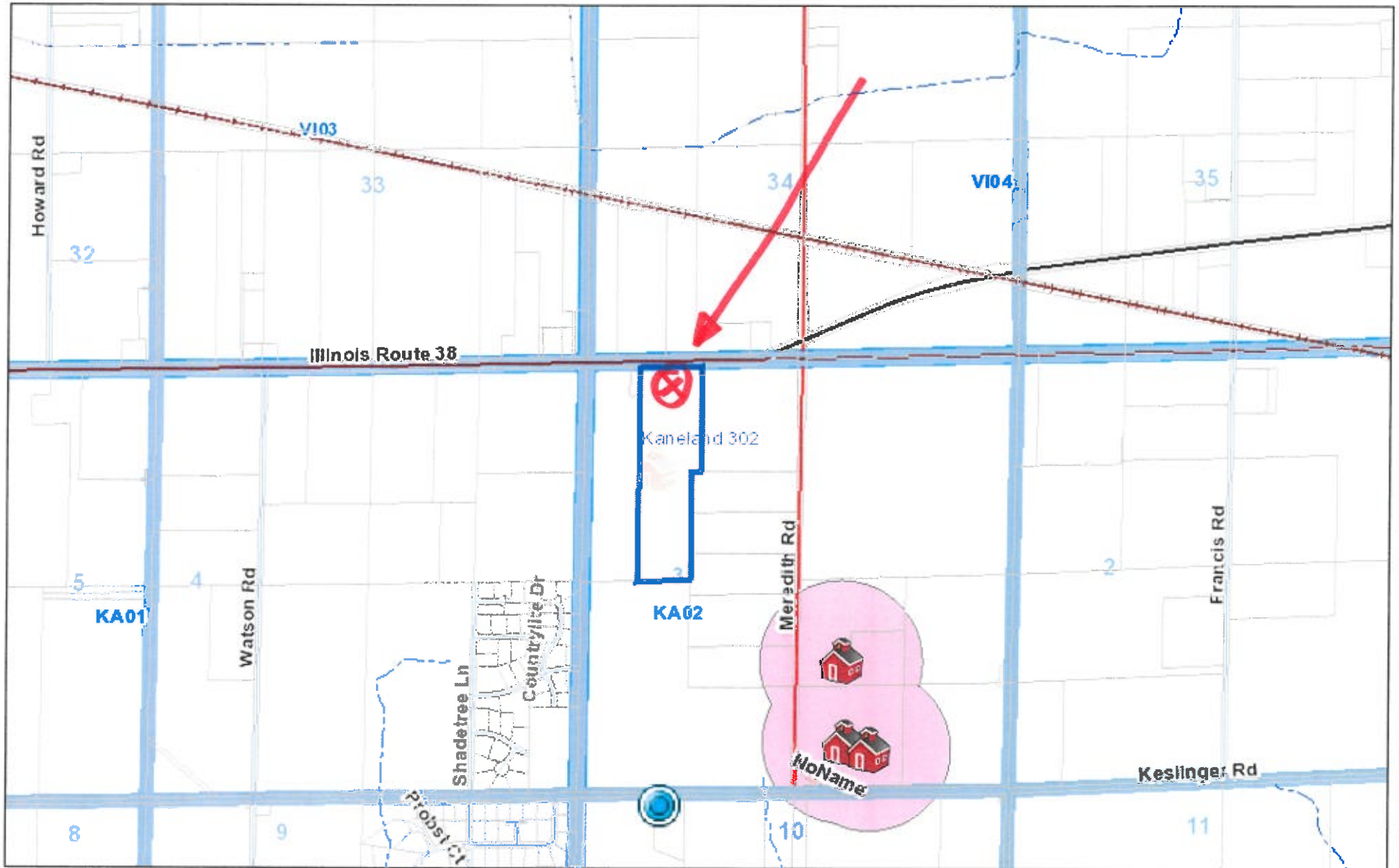
None

Regional Planning Comm.: N/A

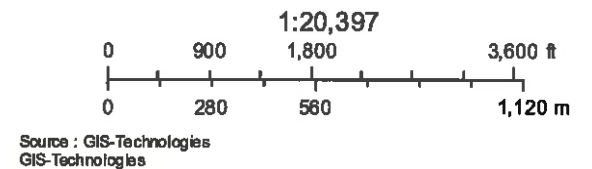
Zoning Board: Approval

Development Committee: To be determined

Map Title



May 11, 2018



These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

STATE OF ILLINOIS

COUNTY OF KANE

PETITION NO. 4456
ORDINANCE AMENDING THE
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That the following described property is hereby rezoned and reclassified from F-District Farming to F-1 District Rural Residential:
THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER 1334.26 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT NO. 1 OF SAID QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1322.83 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG THE LAST DESCRIBED COURSE 90 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 88°08'03" WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 1301.81 FEET TO A LINE DRAWN PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF ILLINOIS STATE ROUTE NO. 38; THENCE WESTERLY ALONG SAID PARALLEL LINE FORMING AN ANGLE OF 87°48'12" WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 761.74 FEET TO THE WEST LINE OF THE EAST THREE-FOURTHS OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE SOUTHERLY ALONG SAID WEST LINE 2637.51 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER 666.12 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 92°14'01" WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 1338.38 FEET TO THE POINT OF BEGINNING, IN KANEVILLE TOWNSHIP, KANE COUNTY, ILLINOIS. The property is located at 47W831 Route 38.
- 2) That the zoning maps of Kane County, Illinois be amended accordingly.
- 3) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

Passed by the Kane County Board on July 10, 2018.

John A. Cunningham
Clerk, County Board
Kane County, Illinois
Vote:

Christopher J. Lauzen
Chairman, County Board
Kane County, Illinois