



KANE COUNTY

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

COUNTY DEVELOPMENT COMMITTEE SPECIAL MEETING

WEDNESDAY, OCTOBER 3, 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 #4468

ELGIN TOWNSHIP

Petitioner:

Jeff Crittenden

Location:

13N199 Wedgewood Drive, Section 6, Elgin Township (06-06-328-041 & 06-06-328-042)

Proposed:

Rezoning from F-District Farming to E-1 District Estate Residential

2040 Plan:

Rural Residential

Objectors:

None

Recommendations:

Regional Planning Comm.: N/A

Zoning Board of Appeals: Approval noting unique access issues

Development Committee: To be determined

Petition #4469

BLACKBERRY TOWNSHIP

Petitioner:

Ronald Wozniak, et ux

Location:

40W254 Tanner Road, Section 35, Blackberry Township (11-35-451-018)

Proposed:

Rezoning from F-1 District Rural Residential to F-2 District – Agricultural related sales, service processing, research, warehouse and marketing with a Special Use for a tree nursery and landscaping services business

2040 Plan:

Existing Public Open Space

Objectors:

Neighboring property owner

Recommendations:

Regional Planning Comm.: N/A

Zoning Board: Approval

Development Committee: To be determined

B. Discussion: Zoning Ordinance Text Amendment for Community Solar Projects

4. Adjournment



ZONING PETITION EXECUTIVE SUMMARY

PETITION NO. 4468: Jeff Crittenden

Committee Flow: County Development Committee, County Board

Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4468

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

ELGIN TOWNSHIP

Jeff Crittenden

13N199 Wedgewood Drive, Section 6, Elgin Township (06-06-328-041 & 06-06-328-042)

Rezoning from F-District Farming to E-1 District Estate Residential

Rural Residential

None

Regional Planning Comm.: N/A

Zoning Board of Appeals: Approval noting unique access issues

Development Committee: To be determined

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STATE OF ILLINOIS

COUNTY OF KANE

PETITION NO. 4468
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 E-1 District Estate Residential:

North Parcel: That part of the Southwest Fractional Quarter of Section 6, Township 41 North, Range 8 East of the 3rd Principal Meridian described as follows: Commencing at the Northeast corner of the South half of said Southwest Fractional Quarter also being a Southeasterly corner of Wildwood Valley Subdivision; thence South 89°25'23" West along the North line of the South half of said Fractional Quarter also being a Southerly line of Wildwood Valley Subdivision, a distance of 549.78 feet (8.33 chains) to the point of beginning; thence South 00°05'00" East along on Easterly line of Wildwood Valley Subdivision and Southerly extension thereof, a distance of 723.5 feet; thence North 45°30'14" East, a distance of 418.02 feet to the Southwest corner of Deed exception in Parcel One from Document 2011K029712; thence North 15°30'08" East along the West line of said exception, a distance of 450.99 feet to a point in the North line of the South half of said Southwest Fractional Quarter being 130.00 feet Westerly of the Northeast corner of the South half of said Southwest Fractional Quarter; thence South 89°25'23" West along said North line a distance of 419.78 feet to the point of beginning, Elgin Township, Kane County, Illinois. South Parcel: That part of the Southwest Fractional Quarter of Section 6, Township 41 North, Range 8 East of the 3rd Principal Meridian described as follows: Commencing at the Northeast corner of the South half of said Southwest Fractional Quarter also being a Southeasterly corner of Wildwood Valley Subdivision; thence South 89°25'23" West along the North line of the South half of said Fractional Quarter also being a Southerly line of Wildwood Valley Subdivision, a distance of 549.78 feet (8.33 chains); thence South 00°05'00" East along a Easterly line of Wildwood Valley Subdivision and the Southerly extension thereof, a distance of 794.09 feet, to the Northerly right-of-way line of the Soo Line Railroad, formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, for a point of beginning; thence Southeasterly along said Northerly right-of-way line, an arc distance of 613.13 feet to the East line of said Southwest Fractional Quarter to a point being South 00°06'08" East along said East line, a distance of 1067.06 feet from the point of commencement; thence North 00°06'08" West along said East line, a distance of 484.76 feet to the Southeast corner of Deed Exception in Parcel One from document 2011K029712; thence North 59°47'49" West along the Southerly line of said Exception to the Southwest corner thereof, a distance of 291.00 feet; thence South 45°30'14" West, a distance of 418.02 feet to an Easterly line of Wildwood Valley Subdivision; thence South 00°05'00" East along an Easterly line of Wildwood Valley Subdivision and the Southerly extension thereof, 70.59 feet to the point of beginning, Elgin Township, Kane County, Illinois. The property is located at 13N199 Wedgewood Drive.

- 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 October 9, 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. 4469: Ronald Wozniak, et ux

Committee Flow: County Development Committee, County Board

Contact: Keith Berkhout, 630.232.3495, Zoning Planner, Development Department

Summary:

Petition #4469

Petitioner:

Location:

Proposed:

2040 Plan:

Objectors:

Recommendations:

BLACKBERRY TOWNSHIP

Ronald Wozniak, et ux

40W254 Tanner Road, Section 35, Blackberry Township (11-35-451-018)

Rezoning from F-1 District Rural Residential to F-2 District – Agricultural related sales, service processing, research, warehouse and marketing with a Special Use for a tree nursery and landscaping services business

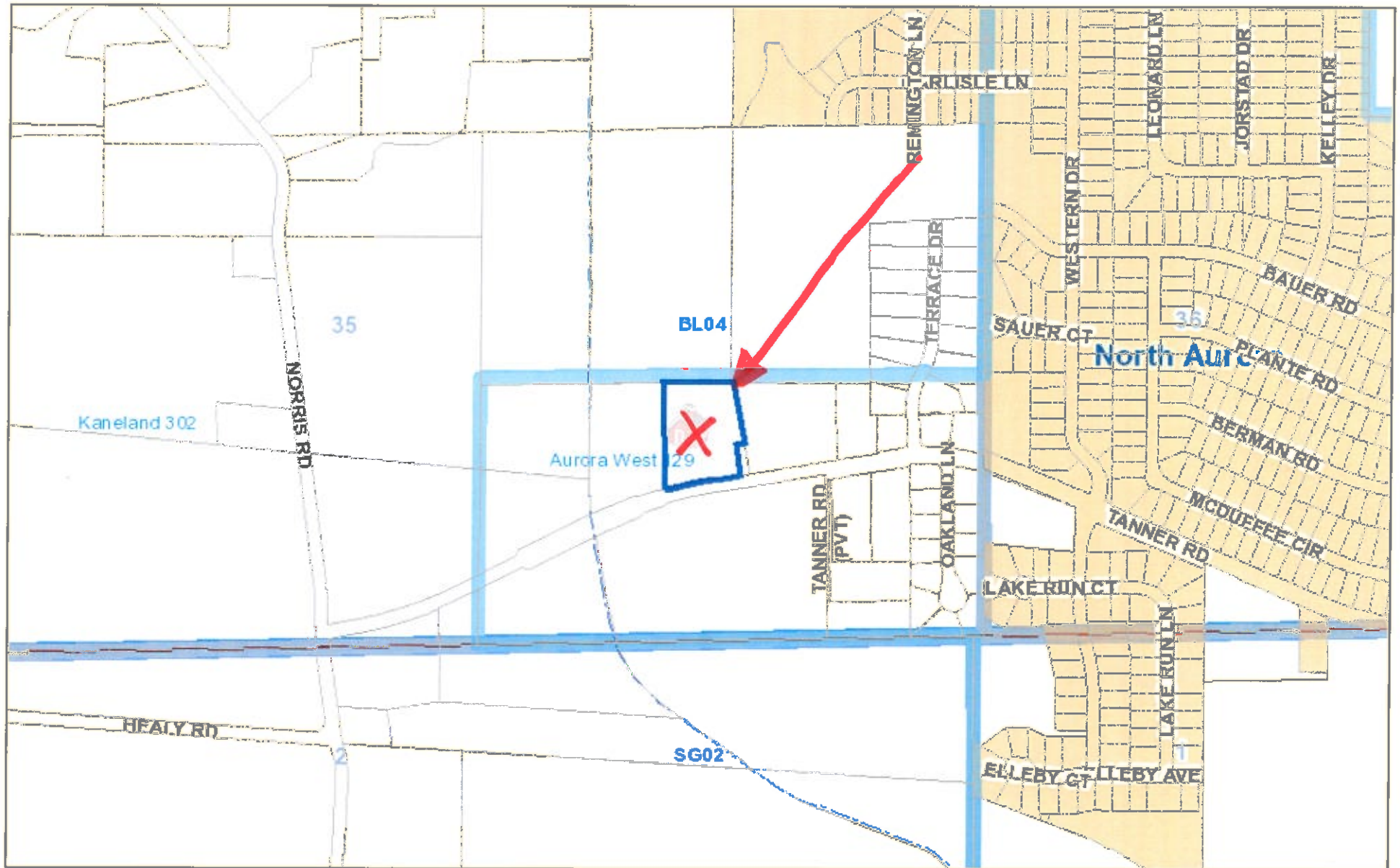
Existing Public Open Space

Neighboring property owner

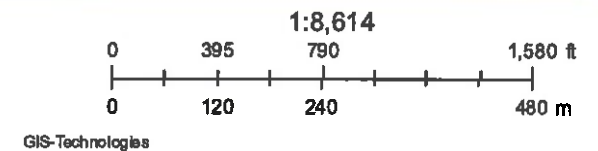
Regional Planning Comm.: N/A

Zoning Board: Approval

Development Committee: To be determined



September 14, 2018



STATE OF ILLINOIS

COUNTY OF KANE

PETITION NO. 4469
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-2 District – Agricultural related sales, service, processing, research, warehouse and marketing; with a Special Use for a tree nursery and landscape services business on the following described property:

That part of the South half of the Southeast Quarter of Section 35, Township 39 North, Range 7 East of the 3rd Principal Meridian described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Southeast Quarter; thence Easterly along the North line of said South half of the Southeast Quarter 25.27 feet to the point of beginning; thence Southeasterly, at an angle of 100°30'34", measured counterclockwise from the last described course, 316.40 feet; thence Westerly at an angle of 88°07'45", measured counterclockwise from the last described course, 60.46 feet; thence Southeasterly at an angle of 90°53'16", measured clockwise from the last described course, 200.00 feet to a point on the centerline of Tanner Road that is 448.00 feet West of, as measured along said centerline, the Northerly extension of the West line of Konen Woods subdivision; thence Southwesterly along said centerline at an angle of 90°53'16", measured counterclockwise from the last described course, 183.63 feet; thence continuing Southwesterly along said centerline 215.50 feet on the arc of a curve to the Left, having a radius of 2043.93 feet; said arc forming a chord that measures 176°58'47", measured clockwise from the last described course; thence Northerly at an angle of 80°02'30", measured counterclockwise from said chord, 589.71 feet to said North line; thence Easterly along said North line at an angle of 88°17'57", measured counterclockwise from the last described course, 385.09 feet to the point of beginning, containing 5.04 acres, all in Blackberry Township, Kane County, Illinois to be rezoned to F-2 for an agriculturally related tree nursery and landscape services Special Use except for that portion of Parcel One consisting of a 1.05 acre parcel of 45,900 square feet measuring 170.00 feet by 270.00 feet as identified on the submitted site plan which shall be zoned F-1 District Rural Residential. The property is located at 40W254 Tanner 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 October 9, 2018.

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

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