

Kane County Regional Planning Commission

Glenn Morgenroth, Chair
Sue Harney, Vice Chair
Steve Arnold
Joseph Slawek
Ian Lamp
Steve Persinger
Tom Armstrong
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County Government Center
Geneva, Illinois 60134

REGULAR MEETING

Wednesday, July 10, 2019 – 7:00 p.m.

Government Center, Building A
4th Floor Conference Room
719 S. Batavia Ave.
Geneva, IL

AGENDA

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes: April 10, 2019 (attached)
4. Getzelman Petition for Land Use Reclassification (report attached)
5. Regional Update (as needed)
6. Kane County Planning Cooperative Updates
 - a. Historic Kane County Farms (Development)
 - b. Kane County Division of Transportation Updates (Transportation)
 - c. Bike Share Project (Transportation)
 - d. Health Department Updates (as needed)
7. Conceptual Land Use Strategy – Review of Maps (update of impacting policies attached)
8. Other Business (as needed)
9. Planning Division Monthly Report (attached)
10. Public Comment
11. Adjournment

**Minutes of the
Kane County Regional Planning Commission Meeting**

**Kane County Government Center
719 S. Batavia Avenue, Building A
Fourth Floor Conference Room, 7:00 p.m.
Geneva, Illinois 60134**

April 10, 2019

The Kane County Regional Planning Commission held a meeting on Wednesday, April 10, 2019, at 7:00 p.m., in the Kane County Government Center, Building A, Fourth Floor Conference Room.

Regional Planning Commissioners in attendance:

Chairman Glenn Morgenroth, Vice Chairman Sue Harney, Commissioners Steve Arnold, Steve Persinger, Tom Armstrong, Joe White, Esther Steel

Commissioners absent:

Commissioners Joseph Slawek, Ian Lamp

Development and Community Services staff attendees:

Mark VanKerkhoff, Director
Janice Hill, Executive Planner
Karen Miller, Executive Planner
Matt Tansley, Planner
Chris Toth, Planner

Health Department staff attendees:

N/A

Transportation Division staff attendees:

Jackie Forbes, Planning and Programming Chief

Guest / Public Attendees:

Fred Morelli
John Martin
Ray Fugiel

1. Call Meeting to Order

Chairman Morgenroth called the meeting to order at 7:01 PM.

2. Roll Call

The roll was called and a quorum was established with seven (7) voting members.

3. Approval of Minutes: January 9, 2019

The January 2019 minutes were approved on a motion by Commissioner Armstrong, seconded by Commissioner Steel. The motion carried unanimously by voice vote.

4. Public Comment

Chairman Morgenroth noted that Public Comment would be moved up as the next item of business on the agenda allowing two residents to make comment.

Fred Morelli introduced himself as a resident of unincorporated Sugar Grove. He lives near a proposed development on land recently annexed by the Village of Sugar Grove. Fred attended the meeting to find out if the County took a position on the development and to see if the County had designated the area for a particular use in any of its land use maps. He noted that the development in question proposes nearly 4 million square feet of warehousing on 750 acres of land.

Director Mark VanKerkhoff referenced the county's future land use map, which illustrated that the site area in question had already been annexed into the Village of Sugar Grove at the time the map was published. He noted an earlier iteration of the county land use plan would need to be reviewed to determine if the proposed development area was planned for a different use prior to its annexation by the Village. Mr. Morelli expressed concern about issues of stormwater on and near the site of the proposed development. VanKerkhoff noted that the County has adopted a stormwater management plan which all municipalities are subject to abide by. He added that an updated version of the County's stormwater management ordinance was expected to be approved during the next meeting of the County Board.

Morgenroth invited the other guests attending the meeting to introduce themselves which included John Martin, Chairman of the County Board Development Committee, and Ray Fugiel. Mr. Fugiel lives near the proposed development area and expressed concern about the flooding of property, particularly for homes in close proximity to Blackberry Creek. VanKerkhoff mentioned that there is a watershed plan for Blackberry Creek, which the County could share which might provide guidance to residents of the area in continuing conversations with the Village of Sugar Grove.

5. Regional Update (as needed)

Morgenroth inquired if there were any regional updates to report on. VanKerkhoff noted that the recent elections of a new Governor and Mayor of Chicago could affect regional dynamics to some extent. He added the Chicago Metropolitan Agency for Planning is also transitioning to focus on the implementation of the ON TO 2050 Plan, which includes a batch of Local Technical Assistance (LTA) projects that are moving through the approvals process. Some Kane County projects include an update for the Village of Burlington's Comprehensive Plan as well as some assistance for the City of Geneva's east side corridor plan.

6. Kane County Planning Cooperative Updates

a. 2050 Long Range Transportation Plan Updates

Planning and Programming Chief, Jackie Forbes, proceeded to update the commissioners on the Kane County Division of Transportation's Long Range Transportation Plan. To date the plan had incorporated some transportation data released by CMAP in 2015 as an update to the GO TO 2040 Plan. However, since new data would be released with the publication of CMAP's ON TO 2050 Plan, KDOT decided to pursue grant funding to pay for some additional modeling using the newer dataset. KDOT was able to secure funding for this purpose from the Illinois Department of Transportation. Forbes highlighted some of the changes between the two datasets. CMAP's 2040 projection for the number of households in Kane County was 265,763 and the 2050 projection is 298,205. The population projection for 2050 is 781,538 residents in Kane County, whereas the projection for 2040 had been 789,280. Lastly, CMAP projected the 2050 employment level in Kane County at 301,019 jobs, a 12% decrease from the 2040 projection of 340,482. KDOT's consultants will use the updated figures to determine where there might be deficiencies in the county's roadways and transportation systems. The analysis of this data will guide decisions about which projects should be prioritized in the Long Range Transportation Plan. Forbes mentioned that KDOT would also be using grant funds from IDOT to create a new website for the Long Range Transportation Plan.

Forbes transitioned to highlight some of the major ongoing roadway construction projects in the county. The intersection of Kirk Road and Fabyan will have added turn lanes, through lanes, and upgraded signals intended to address persistent backups. A smaller project will include improvements to Silver Glen Rd. bridge crossing Otter Creek to the west of Randall Rd. KDOT has funding left over from a the Stearns Road bridge project that will be used to make improvements at the Randall Rd. and Stearns Rd. intersection. KDOT will also be adding new on-ramps to Route 20 for north and southbound traffic on Randall Rd.

Forbes touched on the Signal Interconnect Projects where KDOT looks to improve how traffic signals can work together to improve traffic flows. KDOT has focused on some projects in the central part of the county and is now focused on areas along Randall Rd. at the north end of the county. Traffic alerts are posted on the KDOT website which can be found by following a link on the homepage.

b. Health Department Updates (as needed)

Planner Matt Tansley highlighted a special recognition that was forwarded by Stacy Zeng with the Health Department. In a report published by the Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute, Kane County moved up in ranking as the 6th healthiest county in the state. This ranking reflects an upward trend for the county which had moved from 13th place in 2016, to 12th in 2017, and to 7th in 2018. Within the metro area there are three counties ranked higher than Kane including DuPage (#2), Kendall (#3), and McHenry (#5). However, Kane County ranked above Lake (#9), Will County (#12), and Cook (#52).

7. Conceptual Land Use Strategy – Programs/Policies Since 2010

VanKerkhoff recalled that commissioners had discussed the 25th anniversary of the Conceptual Land Use Strategy during the last Regional Planning Commission meeting. He referenced a handout developed by staff illustrating the evolution of the CLUS with an explanation of the current map corridors. This was made available to the members at the last County Board meeting during which a resolution was passed acknowledging and affirming the soundness of the CLUS. This was

determined to be an appropriate time to begin evaluating the current strategy and developing an updated version. VanKerkhoff said that it would be appropriate to use the meeting to discuss some of the significant programs, policies, and issues that have come to the forefront since the 2010 version of the CLUS that are impacting land uses within the plan's three corridors. VanKerkhoff referenced a list of recent topics on display for the commissioners to consider. The topics were also printed on cards that the commissioners and staff would use to indicate on a poster which CLUS corridors could be affected by each item. He highlighted the formation of FARM Illinois in recent years and its focus on food and agricultural policy in the state as an example item.

Staff proceeded to review the list of items and invited the commissioners to recommend which corridors might be affected by them.

Executive Planner Karen Miller provided an overview of the first item, the Kane County Energy Plan, adopted in 2011. The plan was funded by federal stimulus dollars and promotes the use of renewable energy sources and energy efficiency. The county worked with Elevate Energy to create data and mapping resources indicating levels of energy usage across the county. Commissioner Joe White asked if it was known how many homes are currently utilizing smart meters. VanKerkhoff noted that staff could follow-up on the question. Miller added that there would be an upcoming article in Kane County Connects addressing energy efficiency, including the many incentive programs offered by ComEd for residents and businesses. The plan was determined to be impactful across all three CLUS corridors.

The Kane County Green Infrastructure Plan, funded by Boeing, included an assessment of current and future open space areas, and considered other factors such as climate change. VanKerkhoff added that the plan map has also been a useful tool in evaluating farms eligible to receive protective easements. The plan also is used by the Forest Preserve in evaluating lands for acquisition. The plan impacts all CLUS corridors.

Executive Planner Janice Hill discussed the Growing for Kane Health Impact Assessment and Ordinance. The HIA allowed the county to evaluate the public health implications of the county's Farmland Protection Program. The report made several determinations including that the accessibility of fresh local produce corresponds with rates of consumption. The Growing for Kane Ordinance includes a provision that term or permanent easements of any size could be created within any area of the county. Commissioner White asked if there were many agricultural areas left in the county's urban corridor. Hill mentioned that staff had recently mapped existing agricultural areas within the urban corridor, which represents a significant amount of acreage; including both incorporated and unincorporated areas. The Growing for Kane HIA and ordinance impact all CLUS corridors.

In 2013 the Village of Elburn adopted a new comprehensive plan. VanKerkhoff noted the village falls within the Critical Growth Corridor of the CLUS map. In the first iteration of the CLUS map, Elburn fell within the Food, Farm, & Small Town Area. With the addition of the Metra station, the village was brought into the Critical Growth Corridor in the 2030 version of the CLUS map. The plan was determined to have an impact on both the Critical Growth Corridor and the Food, Farm, & Small Town Area.

The Homes for a Changing Region plans were cooperative projects conducted through CMAP's Local Technical Assistance program. There were two plans completed, one for Elgin,

Carpentersville, and East & West Dundee and another for North Aurora, Batavia, Geneva, and St. Charles. Most of the communities reside within the Sustainable Urban Corridor, but some spill over into the Critical Growth Corridor, therefore the plans were determined to impact both corridors.

Hill addressed the Farmland Protection Program, which was amended by the Growing for Kane ordinance to expand the scope of land areas that could be considered for protective easements. Under the Farmland Protection Program the county has the authority to purchase land for easements outright, although to date it has not exercised that authority. Hill estimated the current total of protected agricultural land to be around 6,000 to 6,500 acres. White asked if there were any protective easements established outside of the agricultural corridor. Hill noted that all easements are currently in the agricultural area, although there have been inquiries made by agricultural land owners in the Critical Growth Corridor. The Farmland Protection Program impacts all CLUS corridors.

Miller provided an overview of the Oak Ecosystem Recovery Plan and partnerships. The planning effort was led by Chicago Wilderness and the Morton Arboretum through the Arboretum Chicago Region Trees Initiative. Pre-settlement maps and subsequent aerial maps were used to plot areas where oak woodlands had grown. Oak trees provide an important habitat for over 400 different species. The plan working group is currently focused on addressing priority areas across the region. This includes educating property owners with oak woodlands on the value of these trees to the ecosystem. The group is also looking to offer technical assistance on practices for managing and improving these woodlands. The program partners include the Forest Preserve District, the Conservation Foundation, the Forest Service, the Soil and Water Conservation District, and several families in the Big Rock area with oaks on their properties. Kane and Kendall County have both chosen to focus on Big Rock Creek, which will allow the counties to coordinate their efforts. The Oak Ecosystem Recovery Plan impacts all CLUS corridors.

Tansley discussed the Food Hub Feasibility Study and Market Assessment that was completed in 2016. The study was a recommendation of the Growing for Kane HIA, which outlined a set of strategies for incentivizing more local food production. The county recruited a consultant to conduct the feasibility study and determine the potential market opportunity for a business or other operator to run a food hub in the county. Following the completion of the feasibility study the county facilitated a selective application process by which qualified food hub operators were screened as potential partners for the county to work with. The county ultimately partnered with Dream Hub, based in Elgin, which completed its first year pilot program in 2018. The food hub project impacts all CLUS corridors.

Forbes addressed the development and utilization of Kane County's Community Health Assessments. The assessments are conducted every three years in partnership with the county's hospitals. Based on the data gathered through each assessment a list of priorities is generated which goes into the Community Health Improvement Plan with actions and strategies. The strategy areas from the most recent plan include chronic disease, income and education, and behavioral health. Each strategy area has an action team assigned to address these priorities by working with other county agencies and partners. The county's five hospitals are important partners in the county's health planning efforts.

Hill described the county's participation in the Food:Land:Opportunity initiative and Food to Market Catalyst. The initial phase of the county's participation involved a pitch competition.

Although the county and its partners did not win the competition, the exposure elevated the profile of the county's work in agriculture and food systems planning. As a result of the competition the county was well positioned for and was awarded subsequent grants to continue active food and agricultural projects. The Food:Land:Opportunity initiative impacts all CLUS corridors.

Forbes addressed the publication of the Kane County Bicycle and Pedestrian Plan. The plan hasn't been updated recently, however this year the Division of Transportation's Bicycle and Pedestrian Planner prepared a Bike Report. The report included several strategies for different communities with an interest in increasing active transportation among residents. The report was completed in late 2018 / early 2019. Forbes noted that the Bicycle and Pedestrian Plan did call for updates to signage along the Fox River Trail. The new signs should be fully installed by the partnering communities and park districts this summer. The Forest Preserve District would be installing most of the signs. While most of the signage improvements are taking place in the Urban Corridor, the Bicycle and Pedestrian Plan applies to the county as a whole and therefore all CLUS corridors. Commissioner White asked how the Bicycle and Pedestrian Plan applied to the rural areas of the county. Forbes noted that the plan issued recommendations for any community, including the rural ones, looking to improve safety conditions and awareness for cyclists. White asked if KDOT encourages cyclists to use rural roads in the western areas of the county. Forbes responded that the county doesn't necessarily encourage it but recognizes that some cyclists do ride in the area. In some circumstances KDOT will include wider shoulders in roadway designs to more safely accommodate cyclists.

VanKerkhoff highlighted the SolSmart initiative which recognizes communities for their commitment to promoting solar energy. Kane County was among several communities in the region to receive a SolSmart designation and was recognized at the bronze level. The scoring system considered several factors including Kane County's Energy Plan, zoning policies, and building permitting. The SolSmart initiative impacts all CLUS corridors.

The Future Energy Jobs Act of Illinois has created incentive for businesses to support community solar projects of less than 20 acres VanKerkhoff explained. Under the initiative solar proposals would enter a lottery to determine which projects would be executed. There were multiple proposals from Kane County that were submitted for the lottery, but the winners have not been selected yet. The program includes incentives for residential solar energy projects as well as job training. The Future Energy Jobs Act impacts all CLUS corridors.

Miller discussed some of the recent updates to the Fabulous Fox Water Trail project including finalized brochures and the launch of a website for the initiative. The website provides information about the different amenities available at the various access sites along the river will be updated with segment descriptions. The working group will hold a series of open houses over the summer and will be developing a management plan with the eventual goal of applying for the National Park Service's National Water Trail designation. The Fabulous Fox Water Trail project impacts the county's Sustainable Urban Area.

Tansley described the Fresh and Local Rx program which was a pilot and implementation phase of the food hub project initiated in 2018. The program ran from June through October which provided a regular disbursement of produce to patients of Rush Copley Medical Center being treated for one or more chronic illnesses. This was the food hub's first opportunity to work with farmers and coordinate the collection and distribution of their food products. The Fresh and Local Rx program

impacts all CLUS corridors. Commissioner Steele asked if the program would be continued. Tansley noted that the food hub would be implementing a variation of the program, likely with a local government entity as opposed to a hospital. All of the data and analysis generated from the program would be retained in the event that funding could be secured to renew the program with a hospital partner at a later date.

Commissioner Armstrong shared some comments on the new Elgin Comprehensive Plan. The new plan extends a little further west than the 2005 edition of the plan and does touch each of the county's three planning corridors. Many of the boundary agreements that Elgin has with surrounding communities carried over from the earlier plan to the new one. The growth strategy calls for compact and contiguous growth to preserve agricultural lands within the planning area to the extent allowed by market conditions. VanKerkhoff added that the Elgin Plan incorporated both the Kane County 2040 Plan and Conceptual Land Use Strategy.

Hill outlined some of the key elements of Kane County's Farm to School Program at the Juvenile Justice Center. The USDA-funded Farm to School Program was preceded by a pilot project funded by a Making Kane County Fit for Kids grant in 2017. Part of the inspiration for the program was drawn from a visit to a juvenile detention facility near Champaign which has managed a garden and curriculum program for several years. Key goals of the program include building a strategy for the JJC to procure local foods and developing a guidebook that other juvenile detention centers can use to design their own Farm to School Programs. VanKerkhoff mentioned that the USDA grant allowed for the county to hire contract staff to help manage the implementation of the program. He added that the county recently learned that the U-46 School District expressed an interest in sourcing local produce. Tansley described a meet-the-buyer event hosted at U-46's food distribution center with a group of farmers to discuss opportunities for meeting some of the district's food service needs.

Tansley discussed the farmer training opportunities sponsored by the county and its partners in support of the Fresh & Local Rx program. The trainings were delivered by FamilyFarmed, an organization specializing in building farmer capacity to serve wholesale markets. The county has received funding to host another training workshop this year. But staff would like to review the results of an ongoing farmer needs assessment to help guide the design of future trainings. The farmer trainings will be impactful primarily for the Agricultural and Critical Growth areas.

VanKerkhoff addressed the attention to agriculture provided through both of CMAP's most recent plans, GO TO 2040 and ON TO 2050. The county and CMAP are close to finalizing the scope of a Local Technical Assistance program on the Transfer of Development Rights. This project could be impactful of land uses in all of the county's CLUS corridors.

Miller provided background information on the Greenest Region Compact, a project initiated by the Metropolitan Mayor's Caucus Environment Committee. The committee reviewed all sustainability plans developed and implemented across the Chicago metro region to develop a list of nearly 200 core sustainability strategies across 10 different topic areas. Kane County recently became the first county in the region to sign on to the Greenest Region Compact. This creates an opportunity for the county to promote sustainability achievements made thus far and to pursue new strategies for implementation.

VanKerkhoff asked if any of the Commissioners were involved in updating the county's recently completed Stormwater Ordinance. Commissioner Arnold participated in a few meetings of the Agricultural Technical Committee for the ordinance and noted that most, if not all, of the group's recommendations were incorporated into the ordinance. VanKerkhoff added that the ordinance does align with the county's 2040 Plan, especially as it relates to urban infill development and protection of the agricultural area. The original ordinance, adopted in 1998, was then partially aligned with the county's 2020 Plan. The updated Stormwater Ordinance will be impactful in all of the county's CLUS corridors.

VanKerkhoff invited the Commissioners to share any additional issues or topics that could affect land uses in Kane County.

Commissioner Arnold noted that the addition of a new Route 47 interchange and proposed Metra rail line expansion would likely have an impact on land use patterns in the Critical Growth and Agricultural areas.

Commissioner Armstrong added that Metra is building parallel bridges for its rail line over the Fox River in Elgin which will improve efficiencies for commuters traveling to Union Station. The improvements will also allow Amtrak to extend service to Rockford and Dubuque.

Commissioner Steele noted that the widening of Route 47 south of Sugar Grove suggested increased traffic flows into Kane County. Forbes added that the Phase I engineering for the project has been completed, but funding for the construction improvements has not yet been secured. It is anticipated that the planned improvements will alleviate congestion issues on Route 47 near Sugar Grove, as completed improvements further south have already achieved.

Vice Chair Harney mentioned the increasing prevalence of electric automobiles and need for charging stations. There are a variety of battery and charging technologies under development that could affect the demand for and use of renewable energy vehicles.

Commissioner Armstrong observed a growing opportunity for bicycle tourism as trail systems achieve greater levels of connectivity. Private companies are capitalizing on this growing interest and offer various tour options utilizing the Fox River Trail, Prairie Path, and other trail networks around the region. There is a program called Trail Towns implemented in several states which could be an opportunity for promoting bike infrastructure. Commissioner White added that agri-tourism is an opportunity pursued by an increasing number of farm businesses in the region. Population growth would provide continued economic opportunity for this sector in the agricultural areas of the county.

VanKerkhoff touched on the formation of the Chicagoland Food and Beverage Network, intended to support economic opportunities across all sectors of the food and beverage industry in the Chicago area.

VanKerkhoff included the creation of an urban agricultural designation through state legislation intended to make it easier for urban growers to operate farm businesses successfully.

Hemp policy was raised as an issue that could shape the agricultural landscape. Commissioner White mentioned that he had heard of some hemp growing activities planned in McHenry County, but was not aware of any in Kane.

VanKerkhoff added that the development of a Kane County fiber optic network will become an increasingly important utility for companies looking to locate in Urban Area and parts of the Critical Growth Area of the county.

VanKerkhoff noted that Fermilab recently broke ground on a \$600 mil. expansion. This will be an impactful presence in the Sustainable Urban Area, but will have implications for jobs and communities in all areas of the county.

VanKerkhoff mentioned that that 2017 Agriculture Census would be released soon. Hill added that the 2020 US Census would also be a critical dataset once it becomes available.

Commissioner Armstrong and Miller also touched on changing policies affecting how and where certain products, including electronics, could be recycled.

Miller noted a growing awareness and movement to plant more pollinators, particularly a strategy to collocate pollinators with new solar farms.

VanKerkhoff wrapped up discussion of the CLUS issues and topics list noting that staff and commissioners should consider any themes that begin to emerge which would ultimately shape an update to the CLUS Map and companion report.

8. Planning Division Monthly Report

There were no questions on the Planning Division Staff Report. VanKerkhoff announced that a proposed ordinance revision which would allow for two alternate members to serve on the Zoning Board of Appeals. The idea is that temporary absences or vacancies would not leave the ZBA shorthanded.

9. Adjournment

Commissioner Steel issued a motion to adjourn the meeting, which was seconded by Commissioner Persinger. The motion carried unanimously by a voice vote and the meeting adjourned at 8:39 PM.

STAFF REPORT

TO: Kane County Regional Planning Commission

FROM: Mark VanKerkhoff, AIA, Director of Development & Community Services

DATE: July 10, 2019

RE: Getzelman Properties Land Use Reclassification –
PIN: 01-33-400-010, 01-33-400-011, and 01-33-400-012; Hampshire Township

Overview

The subject of this staff report is the proposed land use reclassification of three contiguous parcels in Hampshire Township with a combined area of 15 acres. The subject properties are located on Getzelman Road, immediately northwest of the intersection with Lenschow Road ([see Attachment 1 – Site Area Map](#)). The properties lie just beyond the Village of Burlington’s northernmost corporate boundary and less than one mile south of Hampshire’s corporate boundary. The property owners, Thomas and Brenda Getzelman, and acting petitioner, John Thornhill, have submitted a zoning map amendment application requesting that the properties be rezoned from F District Farming to E1 District Estate ([see Attachment 2 – Zoning Ordinance](#)). The owner is proposing the construction of two single family homes, one on each of the two currently unimproved parcels. No additional improvements are proposed for the parcel with an existing single-family residence. The rezoning petition will be considered by the Zoning Board of Appeals at a later date. The petitioner is also seeking a land use reclassification of the properties to be reflected in Kane County’s future land use plan and map.

The Regional Planning Commission has been asked to review the proposed land use change for consistency with the Kane County 2040 Plan and Land Use Map. The following Staff Report, prepared by Kane County Development and Community Services Department staff, provides the Regional Planning Commissioners with relevant background information, including the context of the subject area and the county’s applicable long-range planning policies.

Background

PURPOSE: Change in land use designation of the subject properties from Agriculture to Countryside Estate Residential.

LOCATION: The subject area is located on the west side of Getzelman Road within the Southeast Quarter of the Southeast Quarter of Section 33, Township 42 North, Range 6 East (Hampshire Township).

ACREAGE: 15

EXISTING LAND USE: The existing land use of the site area includes residential and agricultural uses. Two of the three parcels comprising the subject area are entirely farmland. The third parcel includes a home site dwelling with the remaining area in farmland. All three parcels are zoned F District Farming ([see Attachment 3 – Area Zoning Map](#)).

FUTURE LAND USE: The 2040 Land Use Map indicates that the site area is to remain as Agriculture ([see Attachment 4 – Area Land Use Map](#)).

SURROUNDING LAND USES: Adjoining properties to the east, west, and north are Agricultural in use (zoned F District Farming). Adjoining properties to the south, within Burlington's corporate boundary, are currently in use as Agriculture and is zoned for a multi-family residential planned development.

Staff Review

KANE COUNTY 2040 PLAN

The Kane County 2040 Plan identifies the subject area as an Agricultural land use. These areas traditionally include priority farmland or farmland of statewide importance as recognized by the Illinois Department of Agriculture. The Plan elevates strategies that protect productive farmland and discourage the conversion of agricultural lands to non-agricultural uses. The 2040 Plan recognizes that some agricultural lands might not be well-suited for agricultural activities due to soil composition, topography and other factors, in which case other uses might be more suitable. Further, the Plan recognizes that many farmers and agricultural landowners may wish to create an additional lot or erect a dwelling unit for a family member on a portion of their land which is indicated as agricultural. Any new lot would be subject to review according to the F-1 Rural Residential criteria of Section 8.2-3 and the factors of Section 8.2-4 (see zoning ordinance attachment).

Additionally, the subject property falls within the westernmost corridor of the County's Conceptual Land Use Strategy Map: the Agricultural / Food, Farm and Small Town Area ([see Attachment 5 – CLUS Map](#)). The adopted Strategy recognizes the need for preventing the premature conversion of farmland within this corridor to other uses.

The following objectives from applicable chapters of the 2040 Plan should be considered in issuing a recommendation for the subject property:

Land Use and Built Environment:

Objective 1: To encourage compact, mixed-use, multi-modal development that will increase travel options within existing urbanized areas, employment centers, and along transit nodes and corridors as a means to accommodate new population growth, reduce land consumption, preserve valuable open space, conserve ecosystem functions, protect water quality, and improve community health.

Objective 3: To promote reinvestment in underutilized vacant properties, opportunities for compact, mixed-use development, and possibilities for suburban retrofits as preferred alternatives to new development that consumes more farmland and open space.

Objective 6: To promote complete, walkable neighborhoods that provides proximity to daily goods and services in order to decrease automobile dependence, and enhance livability and build community cohesion.

Objective 7: To capitalize on existing investments in infrastructure by encouraging development in areas where infrastructure is being underutilized or planned for expansion without straining fiscal budgets or creating new environmental impacts.

Housing:

Objective 4: To maintain and create a diverse and affordable housing stock in communities that have existing or planned infrastructure.

Objective 7: To prioritize housing in locations that offer infill and redevelopment opportunities, encourages compact, mixed-use, multi-modal development, and enhances community livability, increases walkability and decreases auto dependence.

Agriculture: Food and Farm:

Objective 1: To protect farmland as a valuable natural resource and economically productive land use through land use policy in both municipal and county land use and transportation decisions.

Objective 2: To discourage projects that will have a detrimental impact on the preservation of agricultural lands and discourage the use of public funds for such projects.

Open Space and Green Infrastructure:

Objective 1: To preserve and protect Kane County open space and green infrastructure as the cornerstone of natural resource protection and community well-being.

HAMPSHIRE LAND USE AND COMPREHENSIVE PLAN

The subject area falls within the Village of Hampshire's 1½ mile of extra-territorial planning jurisdiction (see [Attachment 6 – Hampshire Future Planning Area Map](#)). The village's Future Land Use Map identifies the subject properties as within the Agriculture land use area. The Village's Comprehensive Plan notes that much of these areas consist of prime farmland and that new residential developments should include landscaped buffers and setbacks to minimize potential conflicts between homes and agricultural activities. The plan also calls for maintaining estate and large-lot residential densities in areas beyond the village's corporate boundaries; this type of use can minimize impacts on natural resources and function as a transitional use to farmed areas.

The subject area is adjacent to the Village of Burlington's northern corporate boundary, but falls within Hampshire's jurisdictional planning area per a boundary agreement between the two municipalities in effect since 2003 (see [Attachment 7 – Hampshire-Burlington Boundary Agreement](#)).

BURLINGTON AREA LAND USE

Although the subject area does not fall within the Village of Burlington's corporate limits or planning jurisdiction, the village's future land use and zoning maps provide context for future development activity to the immediate south of the subject properties. The Village of Burlington's Future Land Use Map identifies the area south of the subject properties as Medium Density Residential (gross density of 2.5 units/acre and 40% minimum open space) and Low Density Residential (gross density of 1.75 units/acre and 25% minimum open space) (see [Attachment 8 – Burlington Future Land Use Map](#)). The village's zoning map indicates that the parcels along the subject area's southern border are zoned R-3 Special Use – Planned Development (see [Attachment 9 – Burlington Zoning Map](#)). According to the village's zoning ordinance, the R-3 district provides for medium-density multi-family development that is compatible in scale with single-family homes, in areas served by public sewer and water. According to village officials there are no current development proposals under consideration for the Planned Development area near Lenschow Rd. and French Rd. The Planned Development zoning district was created in anticipation of duplex and single-family home development proposals.

KANE COUNTY 2040 GREEN INFRASTRUCTURE PLAN

Kane County's Green Infrastructure Plan establishes priorities and recommendations for protecting the County's natural resources, and includes a detailed inventory of resources incorporated into the County's Green Infrastructure Map (see [Attachment 10 – Green Infrastructure Map](#)). According to the Green Infrastructure Map the subject area is bordered by an Environmental Resource Area along its southern perimeter. The Green Infrastructure Plan

includes references for landowners and developers on appropriate courses of action when considering site improvements that may disturb high quality resource areas.

Regional Planning Commission Actions

Option 1 – Approval

The Kane County 2040 Plan identifies the subject area as an Agricultural land use, with adjoining areas planned for agriculture and low density residential development. The subject properties reside in a transitional area where farmland converges with public open space and scattered estate-type development to the east. Although the subject area falls within the Agricultural / Food, Farm, Small Town Area of the Conceptual Land Use Strategy, it also resides less than 1 mile from the Critical Growth Area boundary. According to the Kane County Green Infrastructure Map, there are few if any areas of overlap between the subject area and vital natural resource areas identified in the map

The Village of Burlington's current zoning map and future land use map anticipates medium density residential uses, including single-family and duplex developments, for the area immediately south of the subject properties. There are at least 7 parcels (unincorporated) within 1 mile of the subject area that are currently zoned E1 District Estate totaling about 49 acres; including multiple parcels on the west side of French Rd, and one parcel just 500 feet west of the subject site. The E1 District properties west of French Rd. are encompassed by a larger planned area for Countryside Estate Residential as indicated in the 2040 Land Use Map. Per the 2040 Plan this type of low-intensity residential use is recommended to preserve the character, wildlife base, and natural features.

The petitioner's proposed modification to the current and future land use of the subject area is consistent with the existing transition of uses around the neighboring Forest Preserve District (Hampshire South Forest Preserve) acreage. The proposed use would also function as an appropriate buffer for agricultural areas to the north and east of the site as the area transitions to planned medium density residential developments within the Village of Burlington's planning area and corporate limits.

For the reasons stated, the Kane County Regional Planning Commission recommends approval of the petitioner's request for a land use change and inclusion of said change in the subsequent iteration of the county's future land use map.

Option 2 – Denial

The Kane County 2040 Land Use Plan establishes that the subject area and surrounding (unincorporated) parcels shall remain as an Agriculture land use. More broadly, the 2040 Plan reinforces the County's established strategy of preventing the conversion of productive farmland to non-agricultural uses and maintaining at least 50% of the county's land base for agricultural

use. The site also falls within the Agricultural / Food, Farm, Small Town Area of the Conceptual Land Use Strategy Map which emphasizes the preservation of agricultural lands within this corridor.

The petitioner is seeking to alter the property's current land use, Agriculture, to a use fitting of the county's Countryside Estate Residential classification. This land use category correlates to the Estate Zoning District category, including the E1 District–Estate, which is the district proposed for rezoning by the petitioner. According to the 2040 Plan, areas that fall within the Countryside Estate Residential land use are characterized by “rolling moraine hills separated by wetlands or small creeks and with large areas of woodlands and other native vegetation.” This classification recognizes areas of land that predominantly consist of natural features and open spaces, yet may or may not include lands that have been cultivated or otherwise used for agricultural purposes.

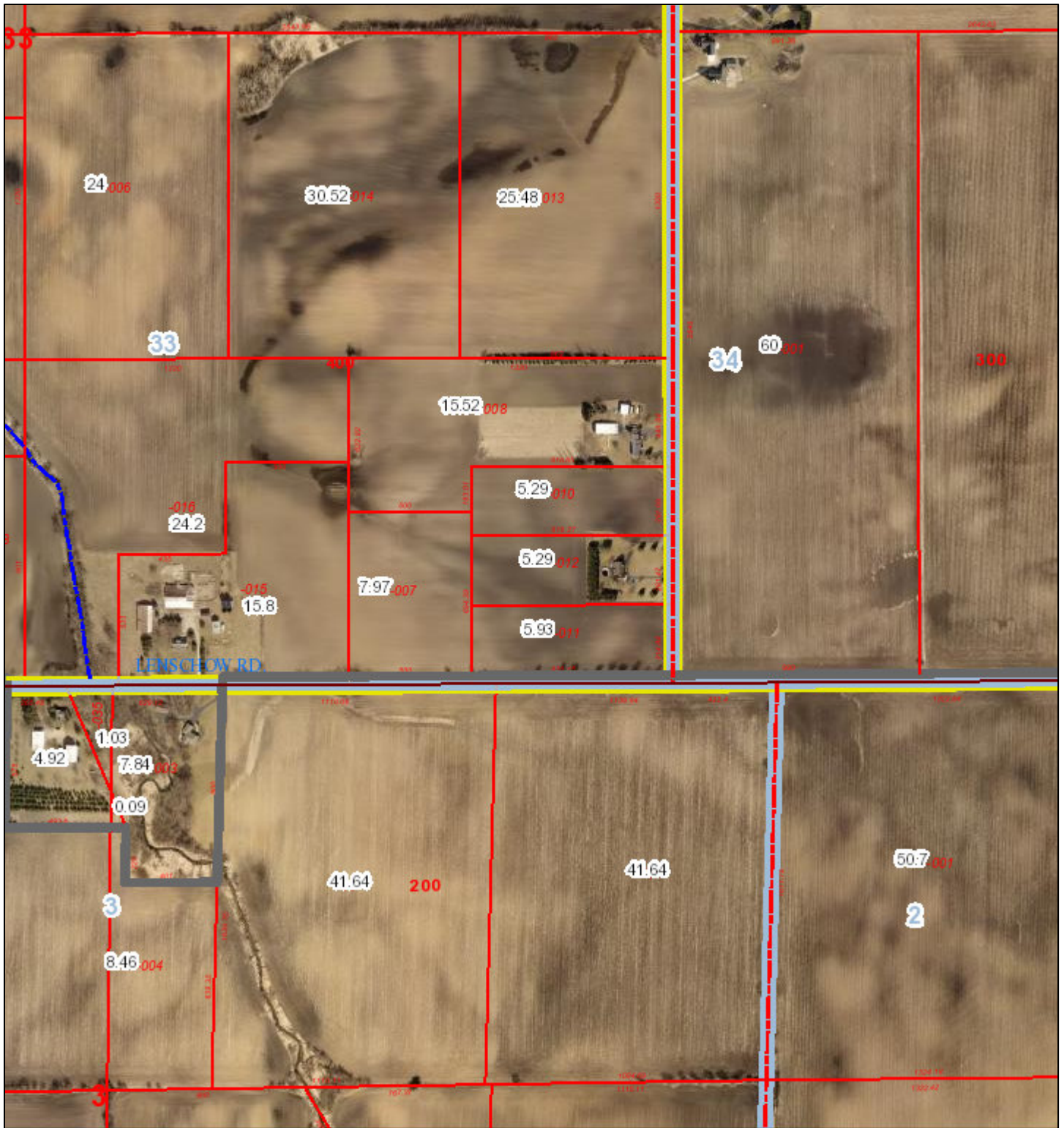
For the reasons stated, Kane County Regional Planning Commission recommends denial of the petitioner's request for a land use change and amendment the county's future land use map.

Kane County staff recommendation for land use change request: Approval

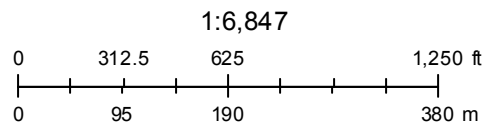
Attachments

1. Site Area Map
2. Zoning Ordinance – F, E1
3. Area Zoning Map
4. Area Land Use Map
5. Conceptual Land Use Strategy Map
6. Hampshire Future Planning Area Map
7. Hampshire-Burlington Boundary Agreement
8. Burlington Future Land Use Map
9. Burlington Zoning Map
10. Area Green Infrastructure Map

Getzelman Subject Area



June 21, 2019



GIS-Technologies

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proper and not projecting over four feet (4') from building proper may be permitted, provided such canopy or awning does not come closer than three feet (3') from any adjoining property line, or closer than twenty feet (20') from any adjoining public or private street or highway right-of-way line.

- d. Telephone booths as provided for in estate districts and the residential districts.
- e. In LI District, the setback from right-of-way line shall be fifty feet (50').
- f. Light poles and standards for the lighting of the business areas, such as gasoline service stations and parking lots may be placed immediately outside the right-of-way line, providing no portion of said pole or standard or any bracket or any part attached thereto extends over the right-of-way line, and providing that the lights so supported are directed on to the business area and not toward the road or neighboring property in such fashion as would constitute a nuisance or a traffic hazard and provided the requirements of Article XIV, Section 14.1-6 of this Ordinance are met.
- g. Along all limited access roads, the setback of all buildings and structures shall be not less than fifty feet (50') from the existing or proposed road or street right-of-way line, except public informational sign permitted under Section 8.1-1, q., shall be not less than five feet (5') from existing road or street right-of-way line.

In the case of a corner lot officially on record at the time of passage of this Ordinance, or subsequently officially approved by the Development Committee of the County Board of Kane County, Illinois, this requirement shall not reduce the building area to less than twenty five feet (25') by eighty feet (80'), except that the minimum setback from the property lines of said lot, adjoining any public or private street or highway or right-of-way, shall in no case be less than the sideyard for said lot, as provided in Section 7.5-1 of this Ordinance.

7.5-3 Minimum Setback for Fences and Hedges at Intersections.

Within one hundred feet (100') of the center line of any intersecting road, street or railroad at grade, no fence or hedge which cannot be viewed through or over from a three foot (3') height above the traveled roadway shall be constructed, planted or allowed to grow nearer to the road or street center line than the dimensions set forth above in Section 7.5-2.

No fence equipped with or having barbed wire, spikes or any similar device, or any electrically charged fence, sufficient to cause shock, shall be erected, placed or maintained on or within any lot used for residential purposes. (Ord. No. 78-79, § 6, 6-13-78; Ord. No. 82-66, 5-11-82; Ord. No. 88-62, 5-10-88; Ord. No. 93-338, 12-14-93; Ord 02-81, 3-12-02)

Cross reference—Special setbacks for certain streets, § 17.4.

ARTICLE VIII. FARMING DISTRICT

Sec. 8.1. F District—Farming.

8.1-1 Permitted Uses.

In the F District, the following uses are permitted:

- a. The uses as permitted in the R-1 District except for Section 9.5-1 a. and p. thereof. However single-family residential uses are permitted provided:
 - (1) The one-family residential use was an existing residential structure on December 11, 1979; provided, that the size of the zoning lot may not be reduced after December 11, 1979, unless done in compliance with this Ordinance;
 - (2) The land on which the one-family residential use is proposed is a parcel of land recorded with this County Recorder of Deeds prior to December 11, 1979, whether the recording is by a deed or deeds, or by a

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contract to purchase or memorandum of purchase on which there is a detailed legal description; provided the parcel contains a minimum of twenty thousand (20,000) square feet and is at least seventy five feet (75') in width; provided further that all other zoning, waste water disposal and building ordinance requirements are complied with; or

- (3) The residence is located on a parcel of not less than fifteen (15) acres in area which parcel has been recorded with the Kane County Recorder between December 11, 1979 and 12:00 o'clock noon (CDT), September 8, 1992.
 - (4) The residence is located on a parcel of not less than forty (40) acres in an area recorded with the Kane County Recorder and with two hundred fifty feet (250') of frontage on a public right of way and the principal use of said zoning lot is agricultural as defined in this Ordinance.
- b. Agriculture as defined herein (see definition Article III), except that neither animals nor poultry may be housed; stabled, kenneled or yarded closer than one hundred feet (100') from any residence other than that of the owner or user of the property. Sale of seed shall also be permitted.
 - c. Carnivals and circuses (temporary) operating not longer than ten (10) days, and not including the sale of beer or alcoholic liquors.
 - d. Hunting, fishing, fish and game preserves.
 - e. Governmental and judicial centers.
 - f. Picnic grounds, groves and temporary refreshment and amusement stands.
 - g. Produce stand (one portable) for the display and sale of only products which are produced on the premises, provided:
 - (1) That such stand shall comply with the setback requirements.
 - (2) That adequate parking space be provided for the motor vehicles of customers off the highway right of way. (See Article XIV of this Appendix, Off Street Parking.)
 - (3) That the lot from which the sale of products are produced and sold shall contain not less than five (5) acres of land area.
 - h. Pigeon lofts and poultry farms as herein defined.
 - i. Pipelines, electric substations, or transformer stations, telephone repeater stations and automatic exchanges, radio stations and towers, etc. (See Sections 5.4-3 and 5.4-5 of this Appendix.)but shall not include electrical generation plants, "peaker" plants, and ancillary transmission and distribution facilities.
 - j. Sign, one, not larger than twenty (20) square feet in area, pertaining to the sale, lease, or identification of the premises upon which it is located or the sale of farm products produced thereon.
 - k. Sign, one, temporary and seasonal, not larger than two (2) square feet, which directs attention to and identifies different varieties of seeds and plants used in the production of food for animal and human use or identifies special conservation practices. Such sign must conform to established setback provisions and may only be displayed during the period between June 1 and December 1 of any given year.
 - l. Stables, boarding, as defined herein.
 - m. Stables, private, as defined herein.

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- n. Truck gardening, nurseries, greenhouses, mushroom barns and apiaries.
- o. Waterways and such hydraulic power plants and terminals as may be erected by the County, State or Federal Government or public utilities for the use of the public.
- p. Weighing stations operated by the State of Illinois.
- q. Forest Preserve uses and activities at the Kane County Events Center, located at the corner of Kirk Road and Cherry Lane in Geneva Township, Illinois, related to educational, cultural, recreational, and sporting events, including public informational signs accessory to the use, provided said informational signs are not more than one hundred and fifty (150) square feet in display area per side and thirty feet (30') in height and are located on public property owned by the Forest Preserve District of Kane County. Furthermore, the size and setback of the public informational signs shall be reviewed by the Kane County Division of Transportation and a determination made that said signs do not interfere with any anticipated public highway improvements and do not create a hazard to public highway safety.
- r. Portable concrete plants, only for Kane County public road improvement projects, and approved by the Kane County Board, located on or immediately adjacent to the County public road right-of-way, and for a specified time period not to exceed one-hundred eighty (180) days.
- s. Country clubs, provided the country club use was existing prior to March 9, 1976.
- t. Migrant labor camps as defined in Section 3.1-1 and that are licensed by The State of Illinois Department of Public Health and comply with the Migrant Labor Camp Code 77 ILL. ADM. Code 935, and have established use with the Kane County Development Department in accordance with Section 4.3 of this Ordinance. The residence must comply with Section 8.1-1 a. of this Ordinance.
- u. Identification signs, deemed by the Kane County Board to be of interest to the general public, of an area not to exceed 6 square feet at the property line, which identify farmland that has been preserved through the Agricultural Conservation Easement Program. The location at the property line of these signs shall be reviewed by the Kane County Division of Transportation and a determination made that said signs do not interfere with any anticipated public highway improvements and do not create a hazard to public highway safety.

8.1-2 *Special Uses.*

- a. Special uses allowed in the R1 District are allowed in the F District.
- b. Private Landing Strips, as defined herein, subject to the following restrictions:
 - (1) Shall be located and be of such area, runway length and design as prescribed by the Illinois Department of Transportation, Division of Aeronautics and the provisions of Article V, Section 5.13 of this Ordinance;
 - (2) Shall be used in connection with a use permitted in this District;
 - (3) Shall base no more than two (2) airplanes; and
 - (4) Shall not be used by itinerant aircraft as defined herein except in cases of emergency.
- c. Asphalt plants, provided the principal ingredient is gravel mined on the premises where the plant is located, and operated from an active, licensed mining operation. Upon the exhaustion of the substance being mined for the aggregate, all mixing apparatus and equipment and other buildings and structures accessory thereto shall be removed from the premises.

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- d. Bins, warehouses and other facilities for the storage of surplus grain by the Federal Government, or any of its duly designated agencies.
- e. Boat marinas and boat liveryes, as herein defined.
- e.5. Burial grounds, private, for family members only. This is the only district in which this use shall be permitted.
- f. Cemeteries for human beings, including therein mausoleums and/or crematory.
- g. Commercial swimming pools and beaches.
- h. Commercial tennis courts.
- h.5. Commercial TV and radio towers.
- i. Country clubs.
- j. Fair grounds.
- k. Garbage disposal, as defined herein, shall be conducted in accordance with the Kane County Sanitary Landfill Control Ordinance and in accordance with all other applicable ordinances and resolutions of the County of Kane.
- l. Golf courses, public, semi-public and private, including ancillary uses normally provided, such as, restaurants, including the sale and consumption of alcoholic beverages, pro-shops, swimming pools and tennis courts, but not including continually operating driving ranges or miniature golf courses.
- m. Government military reservations.
- n. Health and recreation clubs, as defined herein, and provided that a detailed plat of the proposed club and all proposed improvements shall be submitted to the Zoning Board for approval or amendment at the public hearing. Such plat, when approved by the County Board, shall become a part of this Ordinance and development of the site shall be in strict accordance with said plat.
- o. Kennels, as defined herein.
- p. Mining of topsoil, earth, clay, gravel, peat, sand and stone, and structures incidental to loading the same, also processing, screening and washing yards and plants of a quasi-temporary nature which are commonly removed when the available deposits are worked out, but not including plants, building and yards for the manufacture of clay or concrete products. If such mining operations are conducted upon a lot, piece, parcel or tract of land by the owner thereof for the purpose of improving said lot, piece parcel or tract of land, and the owner thereof shall file with and to the satisfaction of the Enforcing Officer his affidavit that the foregoing conditions are applicable, such mining operations may be conducted without a hearing before the Zoning Board, without approval for the County Board, provided the area involved does not exceed two (2) acres. Restrictions relative to the mining of topsoil, earth, clay, gravel, peat, sand, and stone set forth in Article XV hereof and the Kane County Soil Erosion and Sediment Control Ordinance are applicable to all mining operations.
- q. Monasteries, nunneries, religious retreats, nursing and convalescent homes, assisted living facilities, boarding schools and orphanages.
- r. Penal institutions.
- s. Pet cemeteries and crematory facilities for animals.

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- t. Polo fields
- u. Pony riding tracks.
- v. Practice pistol and rifle ranges, skeet or trap shooting.
- w. Recreational camps, as defined herein, and provided that a detailed plat of the proposed camp and all proposed improvements shall be submitted to the Zoning Board for approval or amendment at the public hearing. Such plat, when approved by the County Board, shall become a part of this Ordinance and development of the site shall be in strict accordance with said plat.
- x. Repair of farm machinery and sales of feed and seed; provided, that these activities are accessory to the primary activity of farming, but not including sales of farm machinery.
- y. Sawmill operations.
- z. Sewage treatment works, publicly and/or privately owned.
- aa. Stables, public, as defined herein.
- bb. The sale and/or consumption of alcoholic beverages in conjunction with a permitted use or another special use.
- cc. In order to utilize existing land, structures and facilities which represent a valuable economic base, but which might remain idle or unused, out of spot zoning consideration, an "interim special use" is established for the F District classification only. Such use shall be in accordance with the requirements set forth in Section 4.8 of this Ordinance. In its recommendation to the County Board, the Zoning Board of Appeals shall specify time limitations and any other conditions they may deem appropriate for the protection of the area.
- dd. Other uses similar to those permitted herein as special uses.
- ee. In submitting a petition for any of the above special uses, a detailed plat of all improvements shall be submitted to the Zoning Board of Appeals for approval or amendment at the public hearing. Such plat, when approved by the County Board, shall become a part of this Ordinance and development of the site shall be in accordance with said plat.
- ff. Minor variations in the development of the approved plat may be authorized by the Development Committee.
- gg. Produce stand (one) for the display and sale of a minimum of five (5) products which are produced on the premises, plus, a maximum of ten (10) farm produce products, not grown on the site and not including any processed items of any kind, subject to the following restrictions:
 - (1) A temporary use permit upon proper application by such owner or operator is issued by the Zoning Enforcing Officer.
 - (2) Such permit shall not be valid for more than six (6) months (May 1 to November 1) out of each calendar year and a new permit shall be obtained each year during which the granted special use is in effect.
 - (3) Such permit shall require compliance with Article VIII, Section 8.1-1(g), subsection (1) and (2) of this Ordinance.
 - (4) Such permit shall not allow the serving or consumption of food on said premises.
 - (5) At the time the temporary use permit is applied for, the applicant shall submit a plot plan and sketch portraying an open-air structure, in detail, showing the construction of said structure for approval for the

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display and retail sale of the farm products.

- (6) The application for such permit shall list the types of produce to be sold, or offered for sale, which are grown or are to be grown on said parcel and shall also list the types of produce proposed to be imported for sale.
- (7) Such special use, when granted, shall apply only to the original applicant.
- (8) Where all produce sold or offered for sale is produced on the immediate premises, see subsection 8.1-1(g).

hh. Concrete mixing plants, provided the principal ingredient is gravel mined on the premises where the plant is located, and operated from an active, licensed mining operation. Upon the exhaustion of the substance being mined for the aggregate, all mixing apparatus and equipment and other buildings and structures accessory thereto shall be removed from the premises.

8.1-3 *Uses Expressly Prohibited.*

Uses prohibited in the R1 District are prohibited in the F District. (Ord. No. 78-79, § 9, 6-13-78; Ord. No. 79-229, §§ 7, 9, 12-11-79; Ord. No. 80-37, §§ 6, 7, 3-13-80; Ord. No. 82-66, 5-11-82; Ord. No. 92-187, 9-8-92; Ord. No. 92-214, 10-13-92; Ord. No. 93-338, 12-14-93; Ord. No. 94-79, 4-12-94; Ord. No. 97-240, 9-9-97; Ord. No. 02-81, 3-12-02; Ord. No. 07-299, 9-11-07)

Sec. 8.2. F1 District—Rural residential.

8.2-1 *Purpose.*

The Kane County Board has established and adopted as a long-range goal, the preservation of prime agricultural land and has implemented this long-range goal through the adoption of a Comprehensive Plan and a Zoning Ordinance. However, the County Board is aware that some of the land indicated as agriculture in the Comprehensive Plan and zoned for agriculture will not be utilized as such because of soil productivity, vegetation, topography, man-made barriers, etc. The Rural Residential District is intended only for single-family residences and only for those areas indicated in the Comprehensive Plan for agriculture and for those areas therein shown to be unsuitable for such use.

8.2-2 *Permitted Uses.*

The following uses are permitted:

- a. Agricultural uses, as defined herein.
- b. One-family dwellings.
- c. Accessory uses to one-family dwellings.
- d. Signs permitted and as regulated in Section 9.5-1(b).

8.2-3 *Conditions for Rezoning.*

The Zoning Board of Appeals shall not recommend a rezoning to this zone district classification unless the applicant shall present clear and convincing evidence to the Zoning Board of Appeals that the property sought to be rezoned is not suitable for agricultural use.

The Zoning Board of Appeals in determining suitability of property for agricultural use shall make findings of fact

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with respect to the following:

- a. Existence of nonprime farmland based on the Kane County Soil Survey and the Important Farmlands Map, prepared by the U.S. Department of Agriculture, Soil Conservation Service and other applicable sources;
- b. Topography;
- c. Man-made and physical features which may serve as barriers;
- d. Vegetative cover;
- e. Parcel size;
- f. Adjacent land uses.

8.2-4 Lot Size.

Every one-family detached dwelling hereafter erected shall be located on a tract of land having an area of not less than one acre/nor more than forty (40) acres. The exact amount of acreage for each lot shall be determined in each individual case by the County Board after receipt of recommendations from the Zoning Board of Appeals. In determining the specific lot size to be required, the County Board and the Zoning Board of Appeals shall take into consideration (and the Zoning Board of Appeals shall make findings of fact with respect thereto) the following factors in each individual case:

- a. Existing topography and proposed topographical changes;
- b. Suitability of the subject property for subsurface sanitary disposal system;
- c. Soil types and soil characteristics;
- d. Existing conditions and proposed changes with respect to drainage of surface and subsurface waters;
- e. Existing and proposed vegetation and ground cover;
- f. Suitability of access, traffic conditions and congestion;
- g. Diminishing property values in the area or injury to the use and enjoyment of other property;
- h. Such other conditions and factors as to the Zoning Board of Appeals and the County Board shall appear relevant in each individual case.

8.2-5 Width and Frontage of Lot on Right-of-Way.

Excessive depth in relation to width shall be avoided. A proportion of two and one-half ($2\frac{1}{2}$) to one shall normally be considered as a desirable maximum for lot widths of one hundred (100) feet or more. Side lot lines shall be substantially at right angles or radial to street lines.

8.2-6 Uses Expressly Prohibited

Uses prohibited in the R-1 District are prohibited in the F-1 District. (Ord. No. 82-66, 5-11-82; Ord. No. 97-240, 9-9-97; Ord.02-81, 3-12-02)

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Sec. 8.3. F2 District-Agricultural related sales, service, processing, research, warehouse and marketing: Special uses.

The purpose and intent of this district is to provide for the proper location and regulation of agriculturally related sales, services, processing, research, warehousing and marketing activities and other related uses that are dependent upon, or closely allied to, the agricultural industry.

Any use established in the F2 District hereafter shall be operated in such a manner as to comply with the applicable performance standards as set forth in Article XI, Section 11.1-5 of this ordinance.

8.3-1 Permitted Uses.

All uses in this district are special uses and must be approved in accordance with procedures and requirements of Section 4.8, Special Uses, of this ordinance.

8.3-2 Special Uses.

The following special uses may be allowed in the F2 District:

- a. Agriculturally related research and facilities;
- b. Contract sorting and grading services for grains, fruits, vegetables and other agricultural products;
- c. Shelling, drying, baling and threshing of agricultural crops;
- d. Horticultural services;
- e. Preparation of feeds for animals and fowl;
- f. Livestock sales facilities, including auctions;
- g. Grain elevators and bulk storage of feed grains;
- h. Fertilizer production, sales, storage, mixing and distribution;
- i. Transportation related activities primarily serving the basic agricultural industry;
- J. Repair of farm machinery, implements and related farming equipment.

8.3-3 Uses Expressly Prohibited.

Residences and apartments are prohibited, except those required for watchman or attendant whose continual presence on the premises is necessary. In this connection, trailers or mobile homes shall not be permitted. (Ord. No. 82-66, 5-11-82; Ord. No 92-187, 9-8-92)

ARTICLE IX. RESIDENTIAL DISTRICTS

Sec. 9.1. EI District-Estate.

9.1-1 Permitted Uses.

In the EI District, the following uses are permitted:

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- a. Single-family residence, each one on a building lot or tract of not less than two hundred fifty (250) feet of width at the recorded setback line and four (4) acres in area not including any portion of any public or private highway, street or alley.
- b. Churches.
- c. Public and private parks, playgrounds and forest preserves, excluding commercial enterprises therein, provided that the Zoning Board of Appeals may, upon written application made therefore, grant temporary seasonal permits, terminable by said Zoning Board at such time or times as may be determined by it, for the selling and dispensing of food, refreshments and non-alcoholic beverages in certain designated areas, and as shall be compatible with the general purposes of the classification of this district. No right or privilege to continue the selling or dispensing of any such products beyond the period of time designated by the Zoning Board or beyond the time when such right or privilege is terminated by it shall accrue by reason of the issuance of any such permit.
- d. Public and community waterworks, police stations and fire stations.
- e. Public and private nursery schools, grade schools and high schools incorporated and operated not for profit.
- f. Storage of gasoline for private, domestic use, in underground tanks, installation approved by the State Fire Marshal, provided said storage tank is:
 - (1) not less than twenty-five (25) feet from side and rear lot lines, the setback to meet requirements as provided in Section 7.5-2 of this ordinance;
 - (2) not less than twenty-five (25) feet from any well;
 - (3) not less than twenty-five (25) feet from any septic system; and
 - (4) not less than ten (10) feet from any building, and, further, provided that the location of any pump used in connection therewith be in accordance with the above requirements.
- g. Agriculture, which in this district shall mean the cultivation of the soil principally for the production of food products, but shall not include the following:
 - (1) The feeding or other disposal of community or collected garbage.
 - (2) The raising or dealing in poultry, or any animals for business or commercial purposes, except as incidental to a bona fide general farming operation. Said animals or poultry shall not be housed, stabled, kenneled or yarded closer than one hundred (100) feet from any residence other than that of the owner or user of the property.
 - (3) Buildings or structures, and the sale of agricultural products produced solely on the premises, are considered agricultural if located on a lot containing not less than five (5) acres of land area.
- h. One sign not over six (6) square feet in area pertaining only to the sale, lease or, identification of the premises upon which it is displayed, which may be illuminated by such lighting as, in the opinion of the Enforcing Officer, shall not constitute a traffic hazard, or a nuisance to neighboring property, except that a single temporary sign, not over three (3) square feet in area, advertising the premises upon which it is displayed, for sale or lease, may be permitted without a permit and must be removed when the premises are sold or leased. One sign for the purpose of identifying the premises upon which it is displayed or the occupants thereof, located outside the public right-of-way, may be erected or installed without a permit, and such signs shall conform to the following size limitations:
 - (1) Upon premises having two hundred (200) feet or less of frontage on the public right-of-way, a sign not

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more than one square foot in area; and

- (2) Upon premises having more than two hundred (200) feet of frontage on the public right-of-way, a sign not more than three (3) square feet in area.
- i. Telephone booths and pedestal-mounted phones for use by the public. Said booths, or pedestal-mounted phones may be permitted at less than the required distance from the right-of-way line of public or private right-of-way as provided in Section 7.5-2 of this ordinance, provided, however, that if such booth or pedestal-mounted phone is installed near an intersection of two (2) streets or rights-of-way, the minimum setback from one of such intersecting right-of-way lines shall be twenty (20) feet, and provided also that no part of any such booth or pedestal-mounted phone shall be permitted on any such right-of-way, unless approved by the proper highway authority.
- j. Dogs and cats, as pets, are permitted, but not more than three (3) of each over four (4) months of age, in any dwelling unit.
- k. Filling and leveling of holes, pits and low land requiring not more than five hundred (500) cubic yards of fill, with nonodorous and noncombustible material, free from any garbage and food wastes and in compliance with the Kane County Erosion and Sedimentation Control Ordinance.
- l. Waiting stations for bus passengers. Said stations may be permitted at less than required setback distance from center line of public or private right-of-way as provided in Section 7.5-2 of this ordinance, provided, however, that if such station is constructed near an intersection of two (2) streets or rights-of way, the required setback as set forth in said Section 7.5-2 of this ordinance shall be observed from one of such intersecting streets or rights-of-way, and provided also that no part of any such station shall be permitted on any such right-of-way, except a railroad right-of-way in use by a railroad. Upon discontinuance of the use of any such structure as a waiting station for bus passengers, such structure must be removed within thirty (30) days from such discontinuance.
- m. In connection with subdivision developments, a single temporary office building and off-street parking area shall be permitted on such development for a period not to exceed six (6) years. In this connection, a single sign or double-faced sign on a common support or structure, not exceeding one hundred (100) square feet in area for each sign face, shall be permitted on the premises being developed, for a period not to exceed six (6) years. Such use, structures and signs shall require permits as set forth herein.

If a temporary office, in connection with a subdivision development, is located within a "model home," it shall be permitted in the area for a period not to exceed six (6) years.
- n. Lights for illuminating entrance driveways may be installed outside the public right-of-way as, in the opinion of the Enforcing Officer, shall not constitute a traffic hazard or a nuisance to neighboring property.

9.1-2 Special Uses.

- a. Community buildings and social and recreational centers of a community nature incorporated and operated not for profit.
- b. Golf courses and country clubs incorporated and operated not for profit.
- c. Bed and Breakfast Establishments.

9.1-3 Uses Expressly Prohibited.

The following uses are prohibited in E1 Estate Districts:

- a. The storage or keeping of a truck or other commercial vehicle in excess of three-quarter tons or the storage

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or keeping of commercial equipment and supplies.

- b. The storage of keeping of more than one (1) truck or other commercial vehicle or the storage or keeping of commercial equipment and supplies in connection with each family dwelling unit within or without any building located on the premises.
- c. Garages or other accessory buildings shall not be permitted in this district except as accessory to a residential use.
- d. Storage of boats, recreational vehicles and recreational trailers of any kind closer than required setback line and required sideyard width.
- e. Mobile homes as defined herein. Storage of unoccupied mobile homes and/or conversion of mobile homes to another use. Occupied travel trailers or recreations vehicles. (Ord. No. 79-229, § 7, 12-11-79; Ord. No. 82-66, 5-11-82; Ord. No. 92-187, 9-8-92; Ord. No. 97-240, 9-9-97; Ord. No. 98-45, 4-14-98)

Cross reference—Erosion and sedimentation control ordinance, § 9-16 et seq.

Sec. 9.2. E2 District-Estate.

9.2-1 Permitted Uses.

In the E2 District, the following uses are permitted:

- a. Any use permitted in the E1 Districts.
- b. Single-family residence, each one on a building lot or tract of not less than two hundred (200) feet in width at the recorded setback line and two and one-half (2¹/₂) acres in area not including any portion of any public or private highway, street or alley.

9.2-2 Special Uses.

Special Uses allowed in the E1 District are allowed in the E2 District.

9.2-3 Uses Expressly Prohibited.

The uses expressly prohibited in the E1 District are expressly prohibited herein. (Ord. No. 79-229, § 7, 12-11-79)

Sec. 9.3. E2-A District-Estate.

9.3-1 Permitted Uses.

In the E2-A District, the following uses are permitted:

- a. Any use permitted in the E-1 District and the E-2 District.
- b. Single-family residence, each one on a building lot or tract of not less than one hundred sixty-five (165) feet in width at the recorded setback line and two (2) acres in area not including any portion of any public or private highway, street or alley.

9.3-2 Special Uses.

Special Uses allowed in the E1 District are allowed in the E2-A District.

ZONING MAPS
of
KANE COUNTY, ILLINOIS
MAP NO. HA-33
MAP SCALE
0 100 200 300 400 500
FEET

Kane County, Illinois
Building and Zoning Division

Mark D. Vankerhoff, AIA
Zoning Enforcing Officer

Kane County
Government Center
719 S. Batavia Ave.
Bldg. A, 4th Floor
Geneva, IL 60134

Phone: 630.232.3492



ZONING LEGEND		
FARMING DISTRICT	F	[White]
	F-1	[Light Gray]
	F-2	[Diagonal Lines]
RESIDENTIAL DISTRICT	E-1	[Light Green]
	E-2	[Medium Green]
	E-2A	[Yellow-Green]
	E-3	[Green]
	R-1	[Yellow]
	R-2	[Light Orange]
	R-3	[Orange]
	R-4	[Dark Orange]
	R-5	[Red]
R-6		
R-7		
R-8	[Brown]	
R-9		
BUSINESS DISTRICT	RB	[Light Blue]
	B-1	[Light Blue]
	B-2	[Medium Blue]
	B-3	[Teal]
	B-4	[Dark Blue]
	B-5	[Dark Blue]
INDUSTRIAL DISTRICT	LI	[Pink]
	I	[Purple]
SPECIAL DISTRICT	PUD	[Brown]
AIRPORT DISTRICT	A-1	[Light Green]
	A-2	[Light Green]
OTHER	SU	[Diagonal Lines]
	Incorporated	[Diagonal Lines]
	Forest Preserve	[Green]

SECTION 33
HAMPSHIRE TOWNSHIP

0 200 400 600 800
Feet

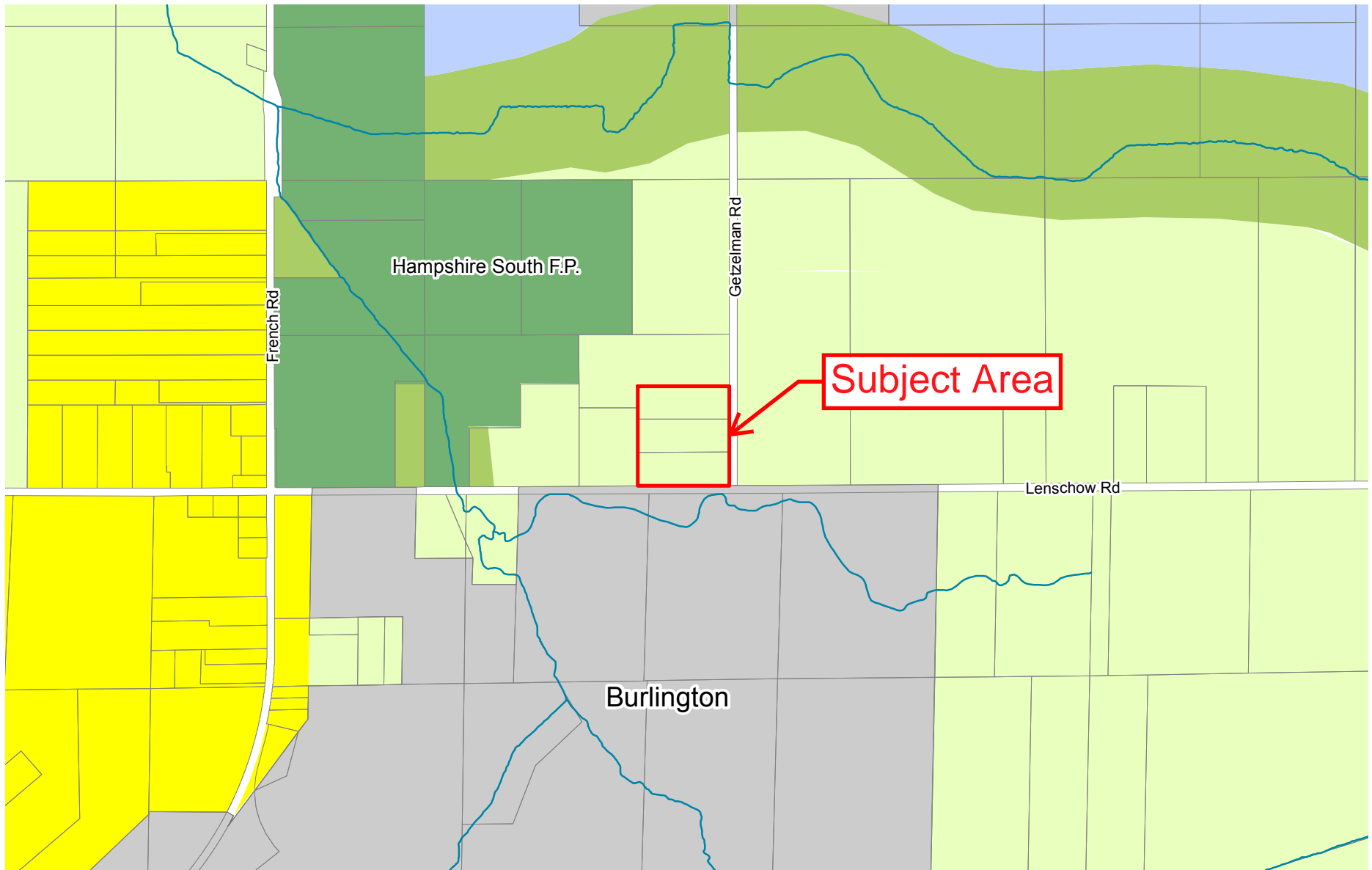
Revisions	
11/06 - BRB	

Digital Zoning Maps created September 9, 2003 (TMV, TJM)

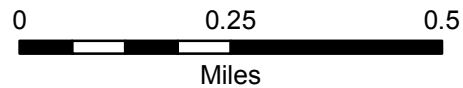
Base data current as of November 30, 2018.

HA-33 ZONING

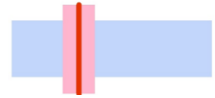
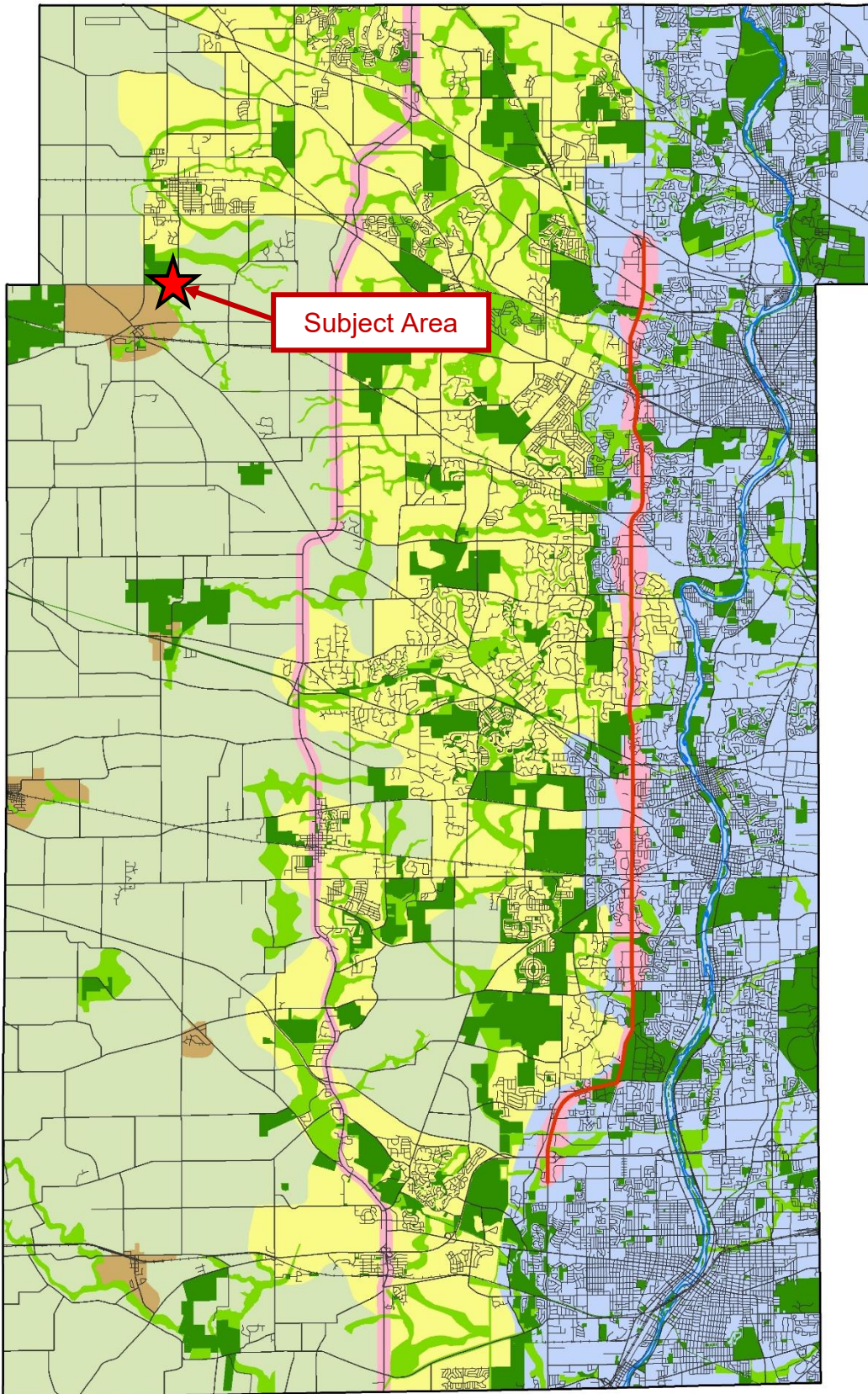
Kane County 2040 Land Use



-  Agriculture
-  Estate Residential
-  Proposed Open Space
-  Existing Public Open Space
-  Resource Management Area



2040 CONCEPTUAL LAND USE STRATEGY MAP



**Sustainable Urban Area /
Randall Road Corridor**



**Critical Growth Area / Rt.
47 Corridor**



**Agricultural / Food, Farm
and Small Town Area**



Existing Open Space



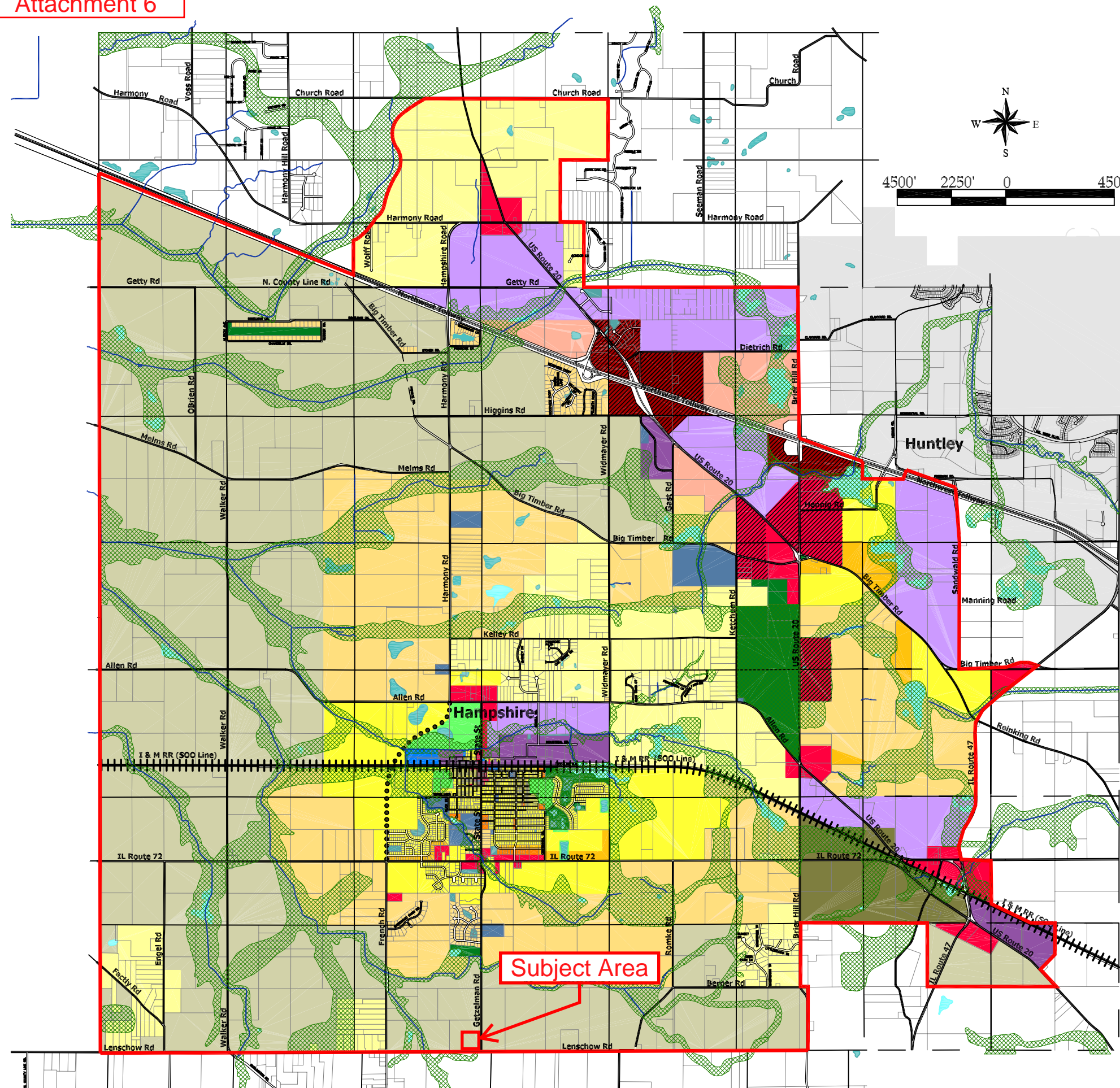
Proposed Open Space

Village of Hampshire

2004 Comprehensive Plan Update

Future Land Use

Figure III-2



Land Use Classifications

- Estate Residential (0.24 to 0.80 units/ac.)
- Large Lot Residential (0.80 to 1.25 units/ac.)
- Low-Density Residential (1.25 to 2.0 units/ac.)
- Med. Density Residential (2.0 to 4.0 units/ac.)
- Med. Density Residential (4.0 to 7.0 units/ac.)
- Institutional
- Regional Commercial
- Community Commercial Center
- Interchange Commercial
- Office
- Business Park
- Industrial and Warehouse Distribution
- Municipal/Governmental
- Parks/Recreation
- Forest Preserve/Open Space
- Stormwater Retention and Ponds
- Agriculture (Predominantly Prime Farmland)
- Agribusiness

Transportation

- Railroads
- French Road Connector

Other

- Parcel Lines
- Adjacent Communities
- Planning Area
- Streams
- Greenway
- Wetlands

Attachment 7

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CERTIFICATION

I, Linda R. Vasquez, duly appointed Village Clerk for the Village of Hampshire, state that the attached copy of Ordinance No. 03-34 is a true and accurate copy of said Ordinance No. 03-34, the original of which is on file with the Village of Hampshire at the Office of the Village Clerk, 234 South State Street, Hampshire, Illinois.

DATED at Hampshire, Illinois, this 18th day of December, 2003.

Linda R. Vasquez

Linda R. Vasquez, Village Clerk



No. 03 - 34

**AN ORDINANCE
APPROVING, AND AUTHORIZING THE EXECUTION OF,
A JURISDICTIONAL BOUNDARY LINE AGREEMENT WITH
THE VILLAGE OF BURLINGTON**

WHEREAS, there has been presented to the Corporate Authorities for its review and approval, a certain Intergovernmental Agreement to establish a jurisdictional boundary line between the Village, and the Village of Burlington, for annexation, land use planning, zoning and subdivision control purposes, pursuant to the authority therein recited, and according to the terms and provisions therein contained; and

WHEREAS, the Corporate Authorities have reviewed and considered the terms and provisions of the proposed Agreement and find that it would be in the best interests of the health, safety and welfare of the residents of the Village to approve said Agreement, and to authorize the Village President and Clerk to sign said Agreement.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS AS FOLLOWS:

Section 1. The Intergovernmental Agreement Between the Village of Burlington and the Village of Hampshire Regarding Jurisdictional Boundaries and Facility Planning Areas, in words and figures as set forth on the attached Exhibit A, incorporated herein by this reference, shall be and hereby is approved.

Section 2. The Village President and Village Clerk, respectively, shall be and hereby are authorized to execute and deliver said Agreement, in duplicate original.

Section 3. The Village Clerk shall forward to the Village Clerk of the Village of Burlington a certified copy of this Ordinance, and the original Agreement, bearing the signatures of the Village President and Village Clerk, in accordance with Paragraph 9 thereof.

Section 4. Any motion, order, resolution, or ordinance in conflict with the terms and provisions of this Ordinance shall be and is, to the extent of such conflict, hereby superseded and waived.

Section 5 This Ordinance shall become effective upon its passage and approval according to law.

ADOPTED THIS 18th DAY OF DECEMBER, 2003.


AYES: 6 Anderson, Brown, Ruth, Swalwell, Szydowski, Taylor

NAYS:

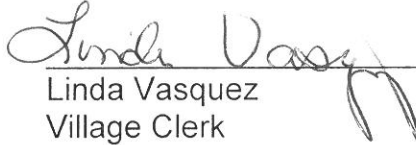
ABSENT:

ABSTAIN:

APPROVED THIS 18th DAY OF DECEMBER, 2003.



William Schmidt
Village President

ATTEST:


Linda Vasquez
Village Clerk

2004K021648

SANDY WEGMAN
RECORDER
KANE COUNTY, IL

RECORDED ON
02/23/2004 03:46PM

REC FEE: 28.00
PAGES: 7

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CERTIFICATION

I, Linda R. Vasquez, duly appointed Village Clerk for the Village of Hampshire, state that the attached copy of INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BURLINGTON AND THE VILLAGE OF HAMPSHIRE REGARDING JURISDICTIONAL BOUNDARIES AND FACILITY PLANNING AREAS is a true and accurate copy of said INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BURLINGTON AND THE VILLAGE OF HAMPSHIRE REGARDING JURISDICTIONAL BOUNDARIES AND FACILITY PLANNING AREAS, the original of which is on file with the Village of Hampshire at the Office of the Village Clerk, 234 South State Street, Hampshire, Illinois.

DATED at Hampshire, Illinois, this 18th day of December, 2003.

Linda R. Vasquez

Linda R. Vasquez, Village Clerk



Prepared by
MARK Schuster
850 Larkin Ave # 100
Eggin, IL 60123

Sent to
Linda Vasquez
P.O. Box 457
Hampshire, IL
60140 1

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF BURLINGTON AND
THE VILLAGE OF HAMPSHIRE REGARDING
JURISDICTIONAL BOUNDARIES AND FACILITY PLANNING AREAS**

THIS AGREEMENT, made and entered into this 18 day of December, 2003, by and between the VILLAGE OF BURLINGTON, an Illinois municipal corporation, Kane County, Illinois (hereinafter referred to as the "Village of Burlington"), and the VILLAGE OF HAMPSHIRE, an Illinois municipal corporation, Kane County, Illinois (hereinafter referred to as the "Village of Hampshire").

WITNESSETH:

WHEREAS, the Village of Burlington and the Village of Hampshire have each adopted a Comprehensive Plan pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7); and

WHEREAS, Section 11-12-9 of the Illinois Municipal Code (65 ILCS 5/11-12-9) authorizes municipalities to enter into intergovernmental jurisdictional boundary agreements; and

WHEREAS, the Village of Burlington and the Village of Hampshire have given consideration to the topography and natural flow of storm water drainage, legal property boundaries, roads and easements of way within the subject unincorporated territory referred to in this agreement; and

WHEREAS, a jurisdictional boundary agreement is a useful tool for the implementation of the aforesaid official comprehensive plans; and

WHEREAS, the Village of Burlington and the Village of Hampshire deem it to be in their own interest to agree to a boundary line between the Village of Burlington and the Village of Hampshire for planning and annexation purposes; and

WHEREAS, the Village of Hampshire utilizes a separate municipal wastewater treatment system and the Village of Burlington currently has no formal wastewater treatment system and that wastewater within the Village of Burlington is currently regulated under the jurisdiction of the Kane County Health Department; and

WHEREAS, the Illinois Environmental Protection Agency (IEPA), through the Northeastern Illinois Planning Commission (NIPC), has previously designated a separate Facility Planning Area (FPA) for the Village of Burlington and a separate Facility Planning Area (FPA) for the Village of Hampshire; and

WHEREAS, the Village of Burlington and the Village of Hampshire desire to cooperate, by way of this agreement, to amend their FPA boundary lines to allow themselves to more efficiently provide wastewater services within the area assigned to it by this agreement; and

WHEREAS, each party hereto understands that this agreement is not binding on IEPA, or NIPC, and that the purpose of this agreement is to describe an area, given existing conditions, for providing wastewater services in that territory which currently lies between the existing boundaries of the Village of Burlington and the Village of Hampshire; and

WHEREAS, it is in the mutual interests of the Village of Burlington and the Village of Hampshire to plan for development and to provide for the general welfare of their respective residents by proceeding with any expansion beyond their present municipal boundaries in an orderly and determined fashion; and

WHEREAS, the Village of Burlington and the Village of Hampshire intend and desire that this agreement supersede the existing Jurisdictional Boundary Line Agreement between the parties hereto dated January 20, 1995.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

1. There is hereby designated and established a jurisdictional boundary line between the Village of Burlington and the Village of Hampshire which jurisdictional boundary line is depicted on the map attached hereto and made a part hereof as Exhibit 1, which jurisdictional boundary line is legally described as follows:

BEGINNING AT THE NORTHWEST CORNER OF BURLINGTON TOWNSHIP AND RUNNING THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BURLINGTON TOWNSHIP TO THE NORTHEAST CORNER THEREOF; THENCE CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF PLATO TOWNSHIP TO THE CENTER LINE OF ILLINOIS ROUTE 47 FOR THE TERMINUS OF SAID BOUNDARY LINE.

2. The area designated on Exhibit 1 as the "Village of Burlington Jurisdictional Area," which area is south of said jurisdictional boundary line, shall be subject to the jurisdiction of the Village of Burlington for annexation, land use planning, zoning and subdivision control and shall be made a part of the FPA for the Village of Burlington and shall be part of the FPA boundaries of the Village of Burlington. The Village of Hampshire shall refrain from objecting in any and all proceedings necessary to establish said FPA and jurisdictional boundaries. The Village of Hampshire further agrees not to otherwise oppose any request of the Village of Burlington to amend its current FPA for property located in the Village of Burlington Jurisdictional Area.

3. The area designated on Exhibit 1 as the "Village of Hampshire Jurisdictional Area," which area is north of said jurisdictional boundary line, shall be subject to the jurisdiction of the Village of Hampshire for annexation, land use planning, zoning and subdivision control and shall be made a part of the FPA for the Village of Hampshire and shall be a part of the FPA boundaries of the Village of Hampshire. The Village of Burlington shall refrain from objecting

in any and all proceedings necessary to establish said FPA and jurisdictional boundaries. The Village of Burlington further agrees not to otherwise oppose any request of the Village of Hampshire to amend its current FPA for property located in the Village of Hampshire Jurisdictional Area.

4. Neither the Village of Burlington nor the Village of Hampshire shall act to annex or exercise any zoning authority or subdivision control authority within the jurisdictional area of the other municipality as depicted on Exhibit 1, nor will either the Village of Burlington or the Village of Hampshire object to the annexation, planning, zoning or subdivision of property within the jurisdictional boundary assigned to the other party by this agreement.

5. The parties shall cooperate as reasonably necessary in the establishment of facility planning boundaries in accordance with the terms of this agreement, and upon either party filing a petition with NIPC for approval of such boundaries by IEPA or others, in order to implement the terms of the this agreement, the other party shall cooperate as reasonably necessary in the processing of such petition consistent with this agreement.

6. The parties acknowledge and agree that, in the event of breach by one of them of the covenants contained in paragraphs 2, 3, 4 or 5, each of which alone is a material element of this agreement, the other party shall be aggrieved and will suffer damages which are immediate, great and irreparable, and for such no adequate remedy at law exists; and accordingly, in the event of such breach by one party, the aggrieved party shall have the right to seek an order from a court of competent jurisdiction, preliminarily and/or permanently restraining and/or enjoining the breaching party from any further breach of said covenant or covenants, and ordering the cure such breach. This right to injunctive relief shall be in addition to and not in lieu of any and all other rights and remedies available to the aggrieved party under applicable Illinois law.

7. This agreement shall inure to the benefit of and be binding upon the parties and their respective successors and assigns for a term of twenty (20) years from and after the date said agreement has been approved by ordinance by the second of the parties to enact same.

8. If any section, paragraph, subdivision, clause, sentence or provision of this agreement shall be adjudged by any court of competent jurisdiction to be void or invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue to be in full force and effect.

9. The Village of Burlington and the Village of Hampshire each shall adopt an ordinance approving the terms and provisions of this agreement and authorizing the Village President and Village Clerk of the Village of Burlington and the Village President and Village Clerk of the Village of Hampshire to execute and deliver this agreement. Upon execution, the Clerk of each municipality shall forward to the Clerk of the other municipality a certified copy of the ordinance so enacted, together with the agreement, signed in duplicate original, so that each municipality shall have one fully executed document on file.

IN WITNESS WHEREOF, the parties hereto have entered into and have executed this agreement the date and year first above written above in Kane County, Illinois.

VILLAGE OF BURLINGTON

By: Patricia Mueller
Patricia Mueller
Village President



Attest:
Mary Ann Wilkison
Mary Ann Wilkison
Village Clerk

VILLAGE OF HAMPSHIRE

By: William Schmidt
William Schmidt
Village President

Attest:
Linda Vasquez
Linda Vasquez
Village Clerk



Unofficial

EXHIBIT 1

MAP DEPICTING VILLAGE OF BURLINGTON JURISDICTIONAL AREA
AND VILLAGE OF HAMPSHIRE JURISDICTIONAL AREA

Unofficial

DATE OCTOBER 2003
PROJ. NO. HAQ300
FILE NO. HAQ30078

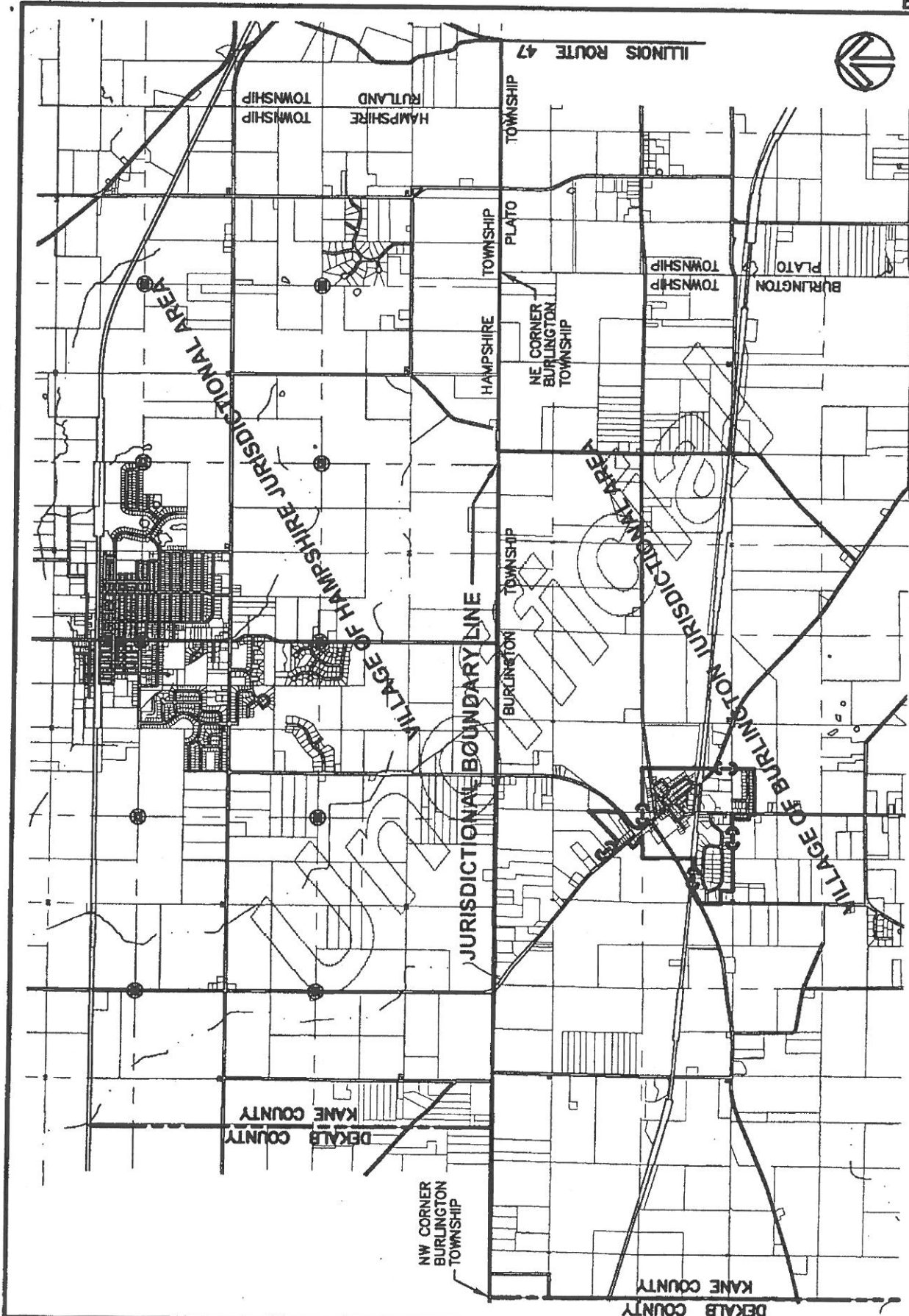
SHEET 1 OF 1

JURISDICTIONAL AREAS
VILLAGES OF BURLINGTON AND HAMPSHIRE
KANE COUNTY, ILLINOIS

Engineering Enterprises, Inc.
Consulting Engineers
52 Wheeler Road
Sugar Grove, Illinois 60554 630/466-9350



COPYRIGHT © 2003 ENGINEERING ENTERPRISES, INC.



2004K021648

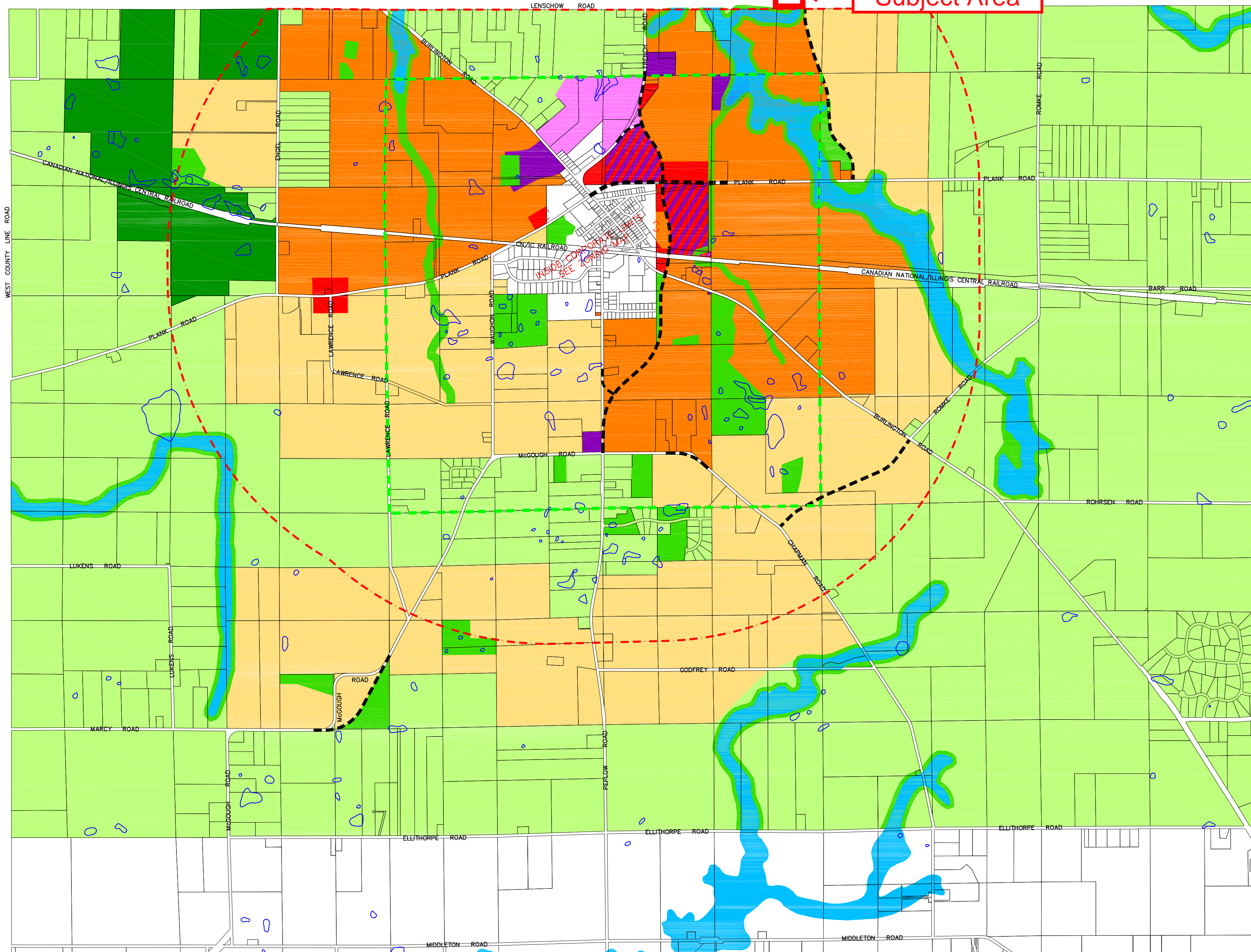
2004K021648

1

2005 Future Land Use Map Village of Burlington, Kane County, Illinois

Attachment 8

Subject Area



800' 0' 800' 1600'
SCALE FEET

- Commercial
- Institutional
- Industrial
- Agricultural Transitional/Estate Residential
Gross Density of 0.50 Units/Acre
Minimum Open Space = 60%
- Low Density Residential
Gross Density of 1.75 Units/Acre
Minimum Open Space = 40%
- Medium Density Residential
Gross Density of 2.50 Units/Acre
Minimum Open Space = 25%
- Flood Plain
- Parks/Open Space/Forest
- Forest Preserve
- Mapped Wetland
- — — Roadway Improvement
- - - Jurisdictional Planning Boundary
- - - Facilities Planning Area Boundary

NOTE: Wetlands shown hereon are based on National Wetlands Inventory Maps and may or may not represent all existing wetlands, or the presence of actual wetlands.

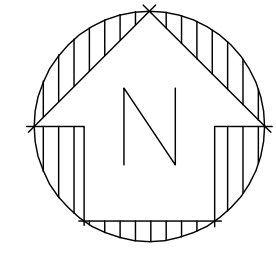
NOTE: The Park, Open Space and Forest areas shown hereon do not represent all of the areas that will be required as part of a land development application, but represent existing resources that this Comprehensive Plan intends to preserve.

NOTE: Floodplain areas shown hereon are Zone A (BFE not determined) per current FIRM issued by FEMA. Actual floodplain limits may change upon more detailed study.

NOTE: These aerials and information database was provided by the Kane County GIS Dept. Unauthorized use of this information by parties other than those authorized by municipalities within Kane County is prohibited.

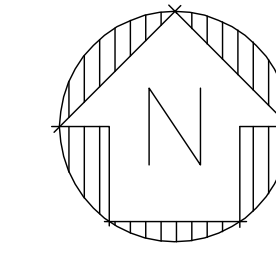
NOTE: This information database was provided by the Kane County GIS Dept. Unauthorized use of this information by parties other than those authorized by municipalities within Kane County is prohibited.

Attachment 9



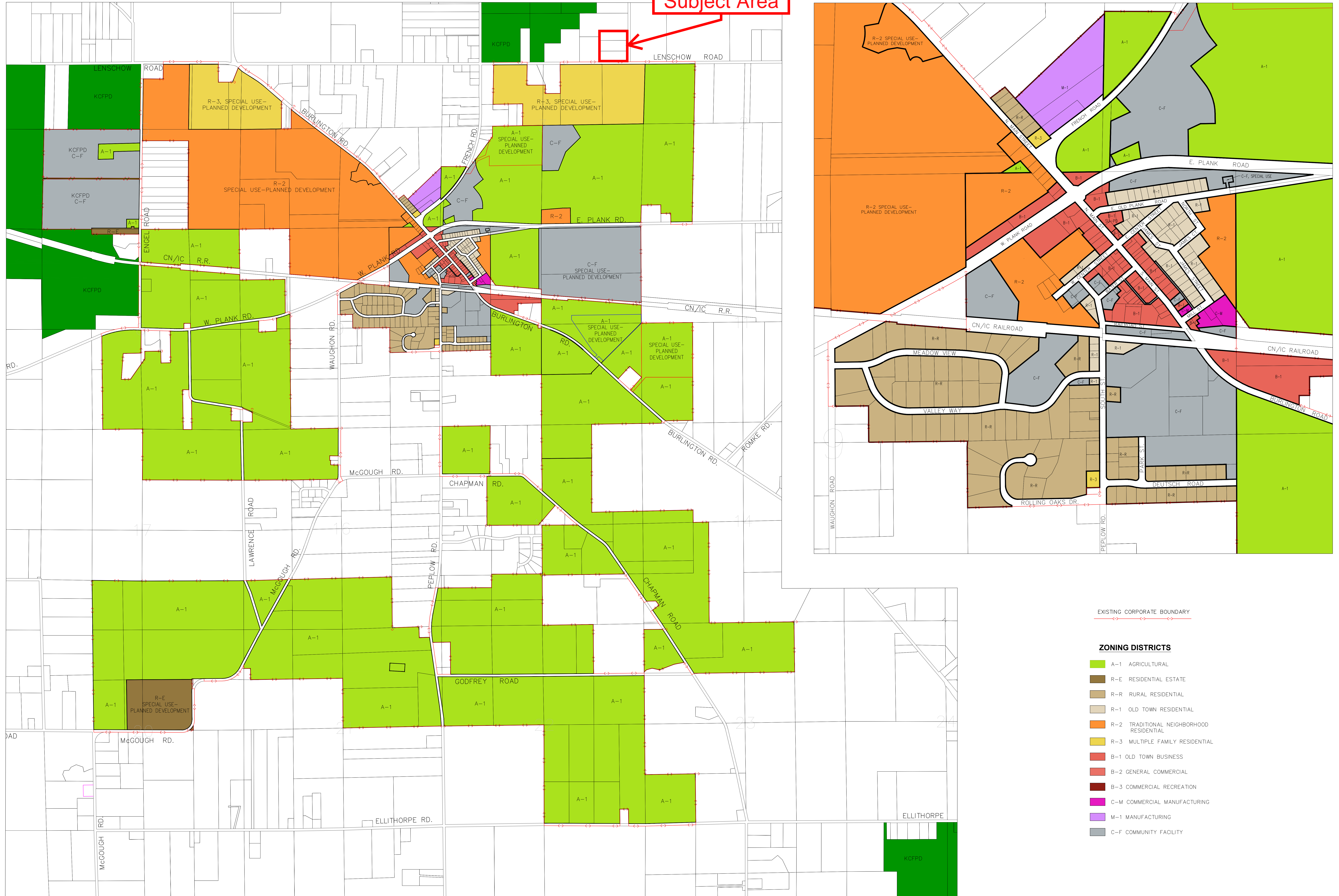
0 800 1600
SCALE FEET

2019 Official Zoning Map Village of Burlington, Kane County, Illinois March 18, 2019



0 300 600
SCALE FEET

Subject Area

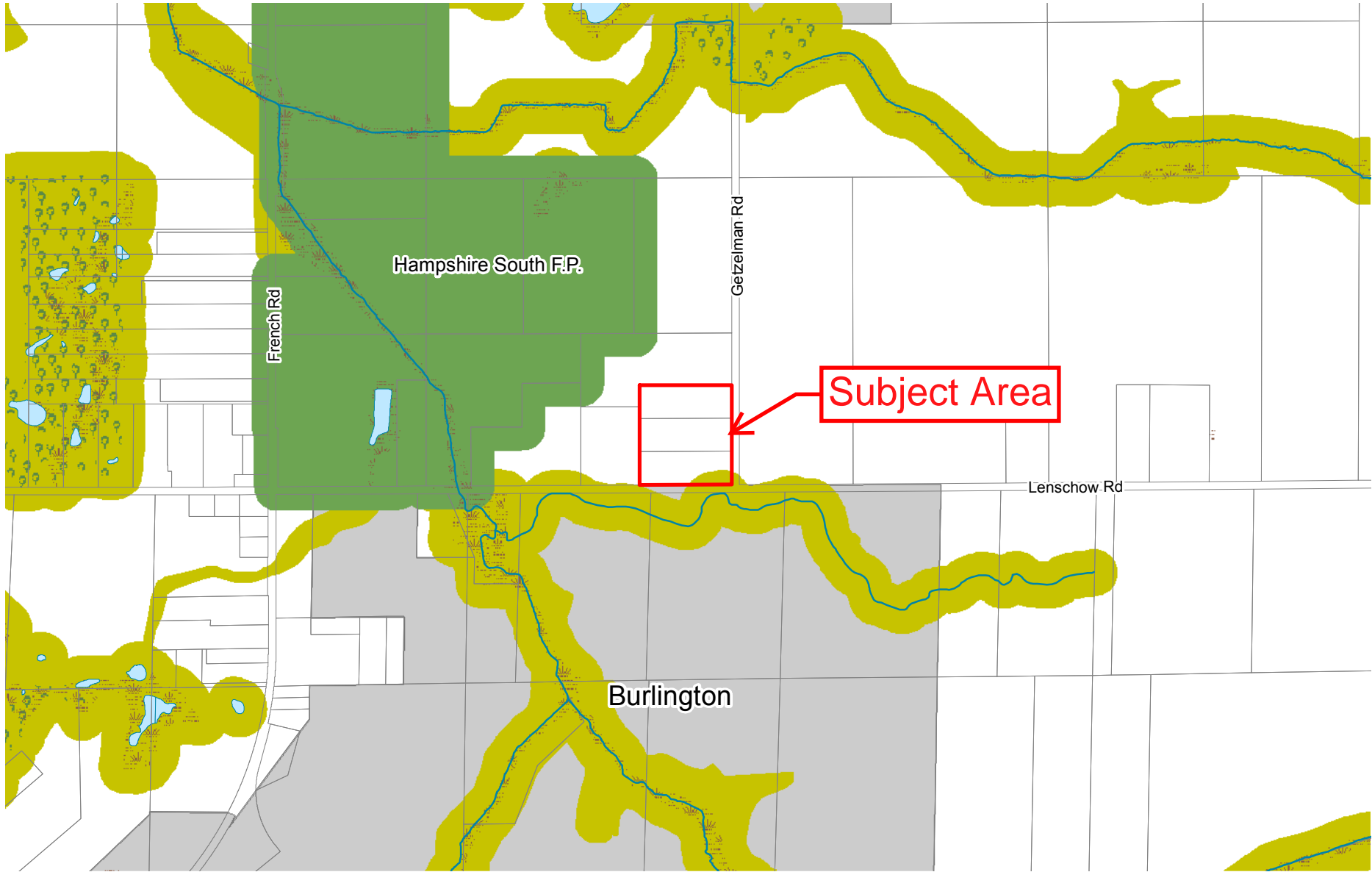


EXISTING CORPORATE BOUNDARY

ZONING DISTRICTS

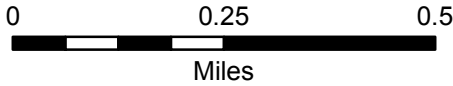
- A-1 AGRICULTURAL
- R-E RESIDENTIAL ESTATE
- R-R RURAL RESIDENTIAL
- R-1 OLD TOWN RESIDENTIAL
- R-2 TRADITIONAL NEIGHBORHOOD RESIDENTIAL
- R-3 MULTIPLE FAMILY RESIDENTIAL
- B-1 OLD TOWN BUSINESS
- B-2 GENERAL COMMERCIAL
- B-3 COMMERCIAL RECREATION
- C-M COMMERCIAL MANUFACTURING
- M-1 MANUFACTURING
- C-F COMMUNITY FACILITY

Kane County 2040 Green Infrastructure

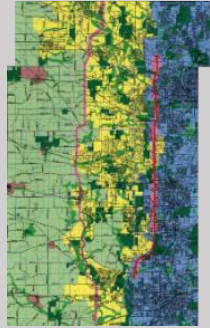





- Environmental Resource Area (with buffer)
- Parks, Preserves & Conservation Areas (with buffer)

- ADID Wetland
- Remnant Oak Woodland (2011)



2040 Conceptual Land Use Strategy – Impacting Programs, Policies, & Issues (Since 2010)

ALL AREAS		
<ul style="list-style-type: none"> • Kane County Energy Plan (2011) • Green Infrastructure Plan & Map (2012) • Bicycle and Pedestrian Plan (2012) • Growing for Kane Ordinance and HIA Report (2013) • Oak Ecosystem Recovery Plan (2015) • Food Hub Feasibility and Market Assessment (2016) • Community Health Assessment and Improvement Plan (2016 & 2018) • Food to Market Catalyst / Food:Land:Opportunity (2017) • SolSmart Designation (2017) 	<ul style="list-style-type: none"> • Future Energy Jobs Act (2017) • Fresh & Local Rx / Farm to Institution Programming (2018) • Farm to School Program (2018) • Growing for Kane Farmer Training (2018) • Elgin Comprehensive Plan (2018) • ON TO 2050 (2018) • Greenest Region Compact (2019) • US Agriculture Census (2019) • Kane County Stormwater Ordinance Update (2019) • KKCOM Annual Bike Report (2019) • Illinois State Water Survey & Groundwater Sensitivity Areas 	<ul style="list-style-type: none"> • Watershed Plans • Chicago Region Trees Initiative • Farmland Protection Program & New Funding Instruments • Chicagoland Food and Beverage Network • Pollinators • E-Commerce, Logistics, & Fulfillment Centers • Metra & Amtrak Bridge Improvement Projects • Electric Vehicles & Charging Stations • Electronics Recycling • Bicycle and Paddling Tourism • US Census
AGRICULTURAL / CRITICAL GROWTH AREA		
<ul style="list-style-type: none"> • Elburn Comprehensive Plan (2013) • Growing for Kane Farmer Training (2018) • Hemp Growing 	<ul style="list-style-type: none"> • Agri-Tourism • Metra Expansion • Route 47 Interchange • Widening of Route 47 	
 Sustainable Urban Area  Critical Growth Area  Agricultural Area	CRITICAL GROWTH AREA / SUSTAINABLE URBAN AREA	
	<ul style="list-style-type: none"> • Homes for a Changing Region (2014) 	<ul style="list-style-type: none"> • Urban Agriculture Designation • Fiber Network
AGRICULTURAL AREA	CRITICAL GROWTH AREA	SUSTAINABLE URBAN AREA
		<ul style="list-style-type: none"> • Fabulous Fox! Water Trail (2017) • Fermilab Expansion

Kane County Development & Community Services Department

Planning & Special Projects Division Monthly Report – June 2019

In addition to regular on-going activities, the following are highlights of regional land, agriculture and other Planning Division activities of the past month.

Fox Valley Sustainability Network

- Karen Miller attended the Forum on March 23rd at Montgomery Village Hall. The focus was on Waste Reduction.

JJC Farm to School Program

- On May 6th, Matt Tansley and the JJC Farm to School Program team picked up planting supplies for the newly configured JJC outdoor garden area. The University of Illinois Master Gardeners coordinated plantings at the garden site.
- On May 21st Matt Tansley participated in a JJC Farm to School working group meeting to review implementation of program activities/needs, including additional needed garden supplies and planned discussion of the Farm to School curriculum among JJC teachers.
- On May 23rd, Matt Tansley and Farm to School Program Coordinator, Ricki Chaidez, met with the Purchasing Director to discuss potential updates to the JJC procurement process to encourage more local food sourcing.

Chicago Region Trees Initiative

- On May 29th, Karen Miller, co-chair of the Trees & Green Infrastructure Work Group, participated in a workshop led by George Stenitzer from Crystal Clear Communications on Message Mapping, a method to deliver clear, concise messages.

Jelkes Creek Fox River Watershed Coalition

- Karen Miller attended the meeting on June 3rd to continue implementation of the Watershed Plan.

Agri-Food Workforce Event

- On June 4th, Chris Toth attended the “Where's the Workforce? Attracting Talent in a Changing Agri-Food Landscape” Event in Chicago. Employers, organizations, and educators from around Illinois came together to discuss current and future workforce issues in the Agri-food sectors.

Food Hub Business Planning

- Matt Tansley joined a conference call discussion with the food hub consulting team and operator on May 31st. The working group reviewed a draft product sales and sourcing plan prepared by New Venture Advisors.

Fabulous Fox! Water Trail (FF!WT)

- As Illinois co-chair of the Core Development Team (CDT), Karen Miller led the monthly meeting on June 5th to continue preparation of the Water Trail. On June 17th, Karen Miller and the CDT hosted the first of six public open houses to encourage public input on the FF!WT.

Kane County Fit for Kids Spring Showcase

- On May 31st, Matt Tansley attended the Making Kane County Fit for Kids 2019 Spring showcase. The program recognized prior and ongoing projects to receive support from the Fit for Kids Funders Consortium, including the Juvenile Justice Center's Farm to School Program.

Fox River Ecosystem Partnership

- As National Water Trail Initiative Advisor, Karen Miller attended the Noon Network at the Meissner Prairie-Corron Forest Preserve to learn about the Kane County Bioreactor.