

# **Zoning Petition No. 4688**

## **Neal Mejdrich / Firm Foundations**

## **Farms LLC Rezoning**

**Zoning Board of Appeals Meeting**

**July 28, 2026 at 7:00pm**

**Kane County Board District – 18 Rick Williams**



**KANE COUNTY, ILLINOIS**

ESTABLISHED JANUARY 16, 1836

# Petition Summary

## **Applicant**

Neal Mejdrich, Owner of Firm Foundations Farms LLC

## **Property Owner**

CTLTC 008002367510 / Daniel B. Light

## **Action Requested**

1. Rezoning approximately 1.25 acres from F-Farming District to F1-Rural Residential District; and
2. Rezoning approximately 8.75 acres from F-Farming District to F-2 Agricultural Related Business District with a Special Use Permit to establish a dual-component Agribusiness and Rural Hardscape/Structural Support Logistics Hub.

## **Subject Property**

Property located at 44W680 Beith Rd, Maple Park, Campton Township, unincorporated Kane County, IL (PIN 08-19-300-004)

## **County Board District**

18 Rick Williams

## **Notice**

The public hearing for this Petition was scheduled for July 28, 2026. A notice of public hearing sign was posted on the subject property on July 6, 2026. A notice letter was mailed to all adjacent property owners within 250' of the subject property on July 10, 2026. And notice was published in the Daily Herald newspaper on July 11, 2026.

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Campton Township, the Villages of Lily Lake, Campton Hills, Virgil, and Elburn, KDOT, Kaneland School District, and the Elburn and Countryside Fire District.

# Application Documents

All received application documents for the Petition are available for review on the [Zoning Petitions](#) page of the Kane County Website.

[01 Kane County Zoning Application signed Redacted.pdf](#)

[02 SUP Standards Worksheet signed.pdf](#)

[03 Final Project Narrative 052026.pdf](#)

[05 Plat of Survey.pdf](#)

[06 Noise Analysis 052026.pdf](#)

[11 Copy of Notice Letter from Petitioner.pdf](#)

[12 Site Plan.pdf](#)

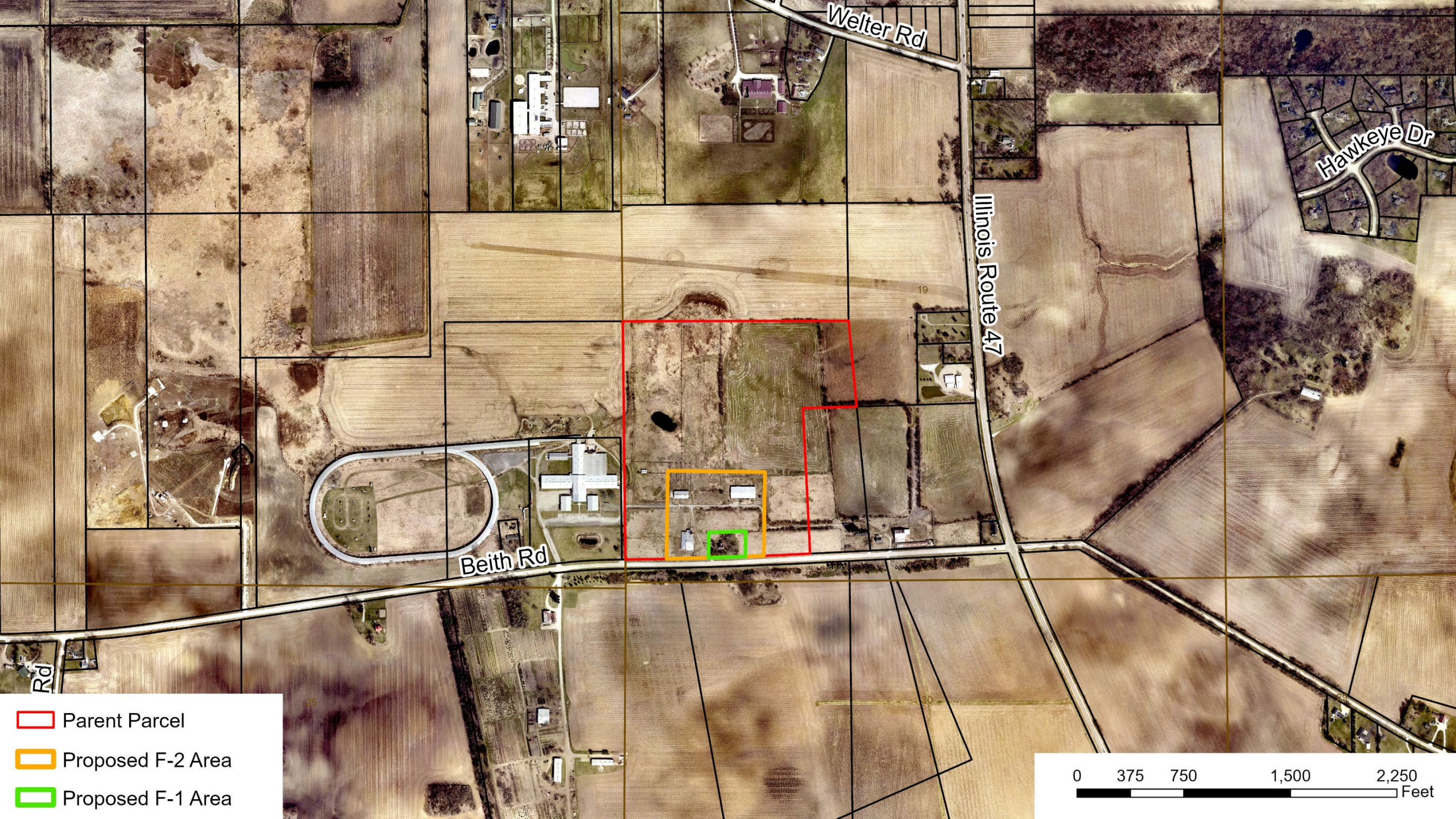
[13 Building Floor Plans 051926.pdf](#)

[14 Landscape & Screening 052026.pdf](#)

[16 EcoCAT Report Consultation Letter \(02-27-2026\).pdf](#)

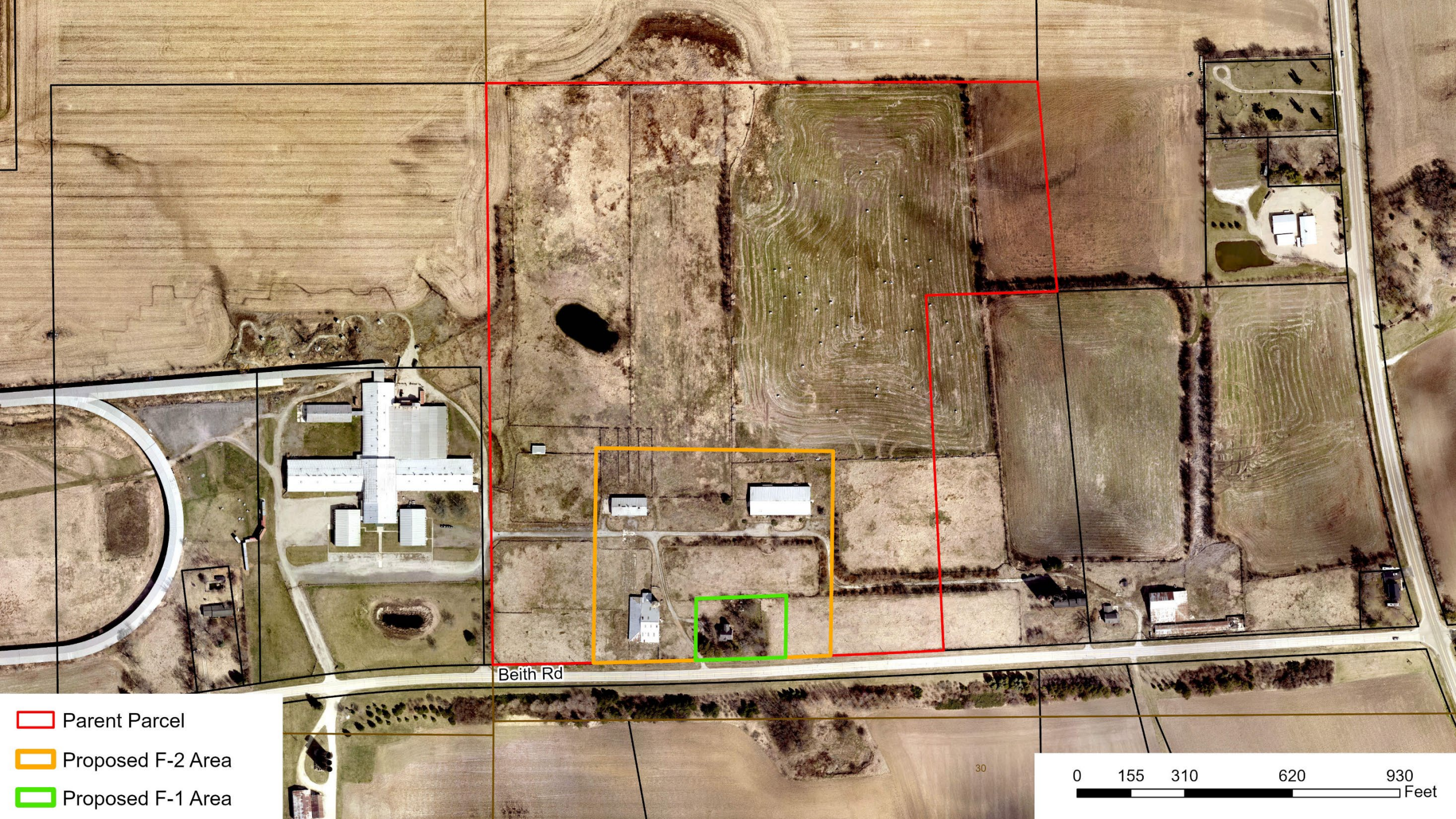
[17 NRI 26-022 Government No Report Letter \(03-19-2026\).pdf](#)





- Parent Parcel
- Proposed F-2 Area
- Proposed F-1 Area

0 375 750 1,500 2,250 Feet

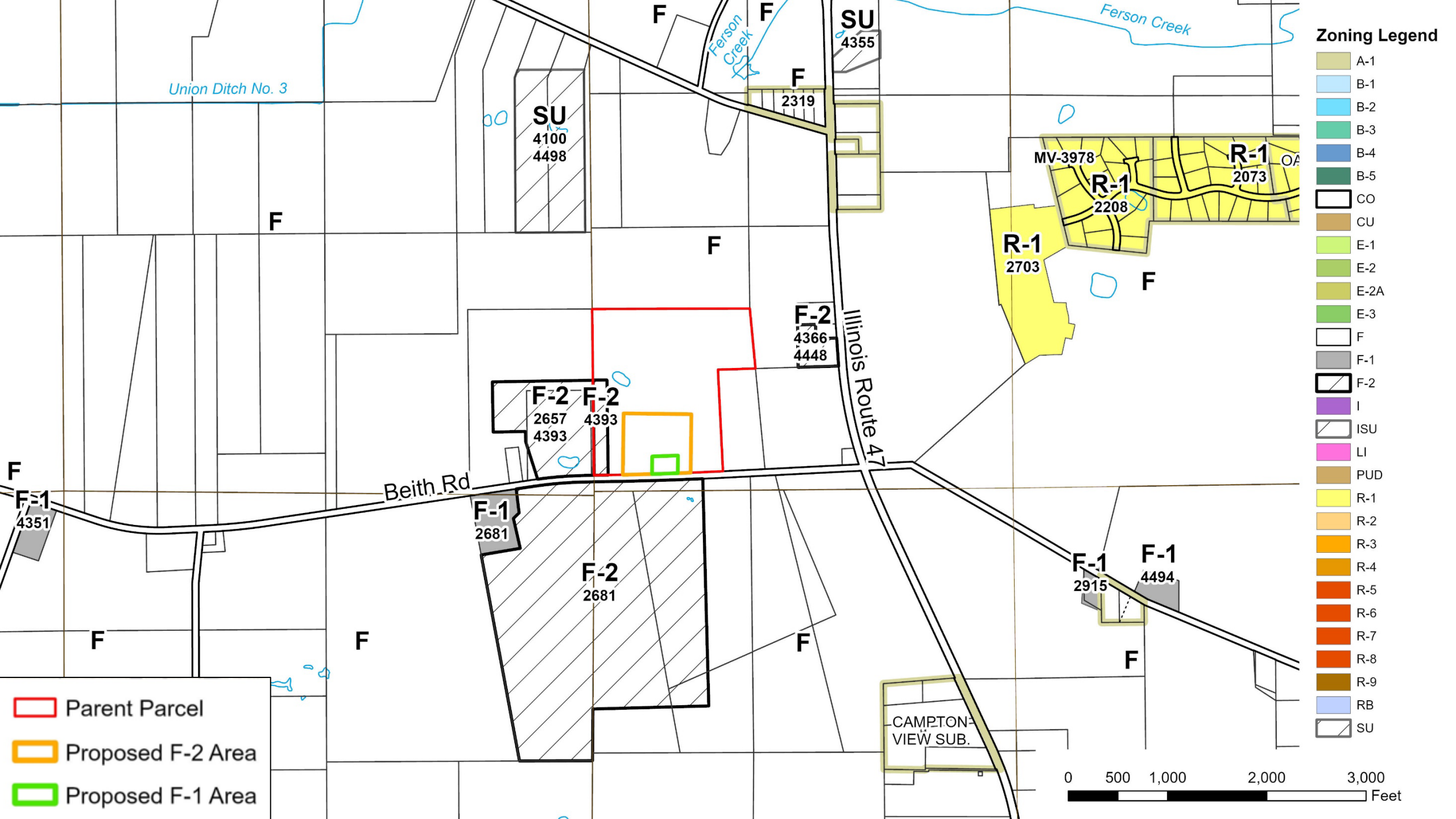


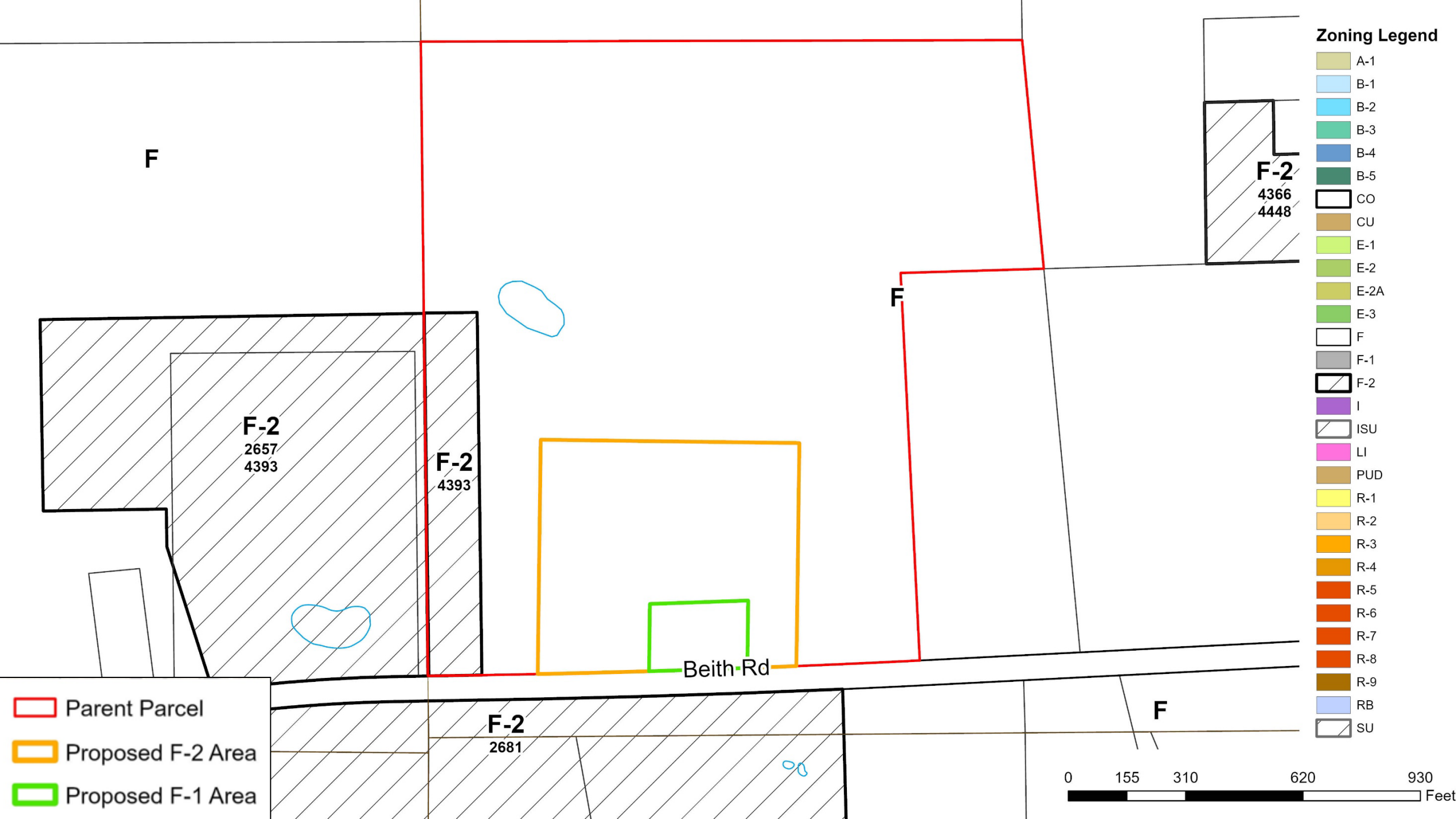
Beith Rd

30

- Parent Parcel
- Proposed F-2 Area
- Proposed F-1 Area







# 2040 Conceptual Land Use Strategy

44W680 Beith Rd, Campton Twp. - Petition #4688

## Land Use Strategy Area: Agriculture / Food, Farm and Small Town Area

### Core Themes

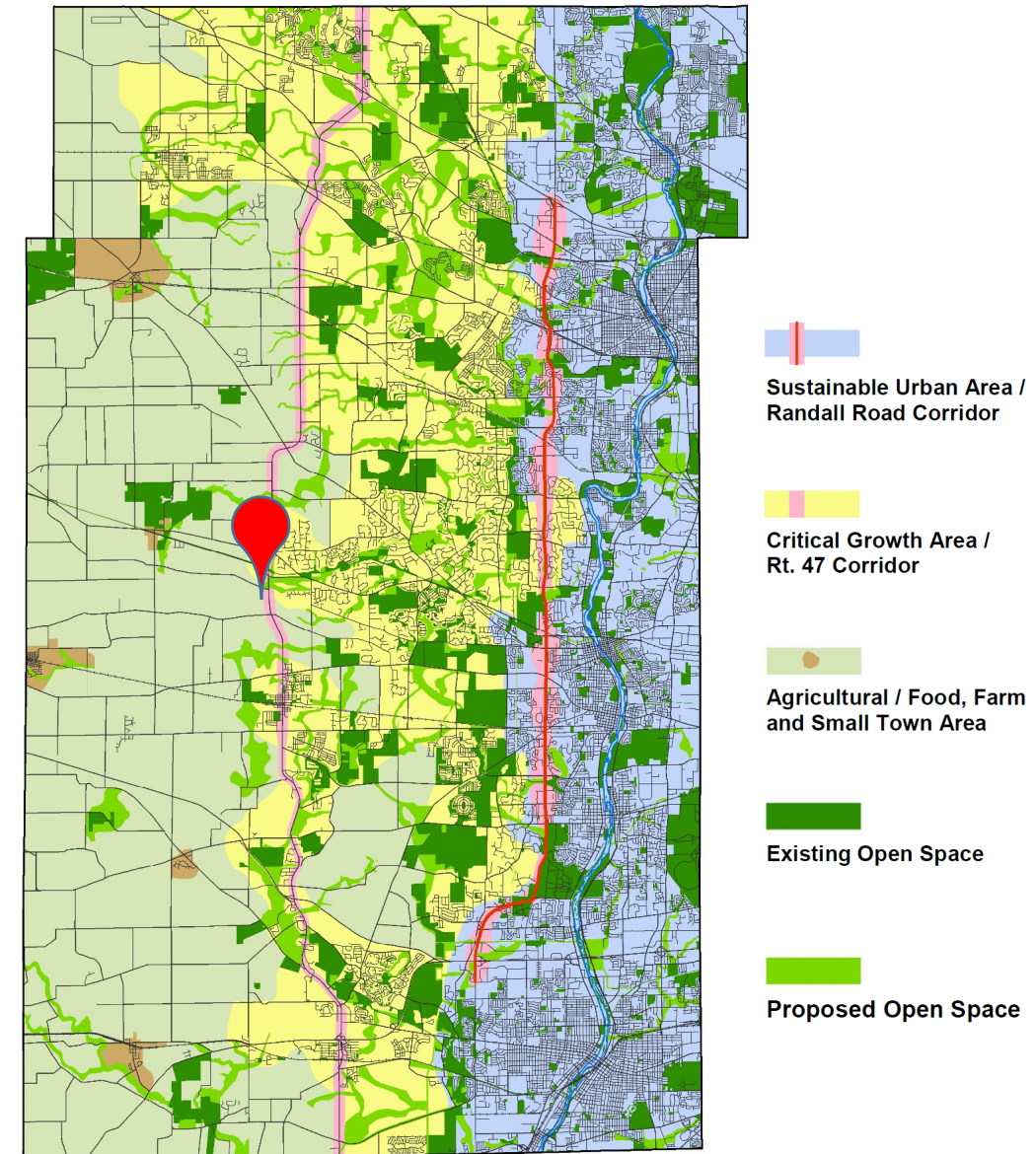
1. “***Food and farm,***” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “***Small towns,***” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

### The Conceptual Land Use Strategy Map:

A general land use map that divides the county into 3 major geographic areas, each with unique land resources, development patterns, and planning opportunities.

## 2040 CONCEPTUAL LAND USE STRATEGY MAP

Adopted October 12, 2010



# 2040 Land Use Analysis

44W680 Beith Rd, Campton Twp. - Petition #4688

## 2040 Planned Use: **Agriculture**

### Characteristics of Areas Planned for Agriculture

- Areas generally contain *prime farmland* or *farmland of statewide importance*.
- Farmsteads - low density residential uses or small specialty farms
- Allow for limited agribusiness and farm support services
- Includes areas used to grow fresh foods for farmers markets, grocery stores, restaurants, and on-farm sales.

#### 2040 Plan Priority for Agriculture Land Use Areas:

To prevent the conversion of farmland to non-agricultural uses. Exceptions for non-agricultural uses may be considered due to soil productivity, topography, vegetation, manmade barriers, etc.

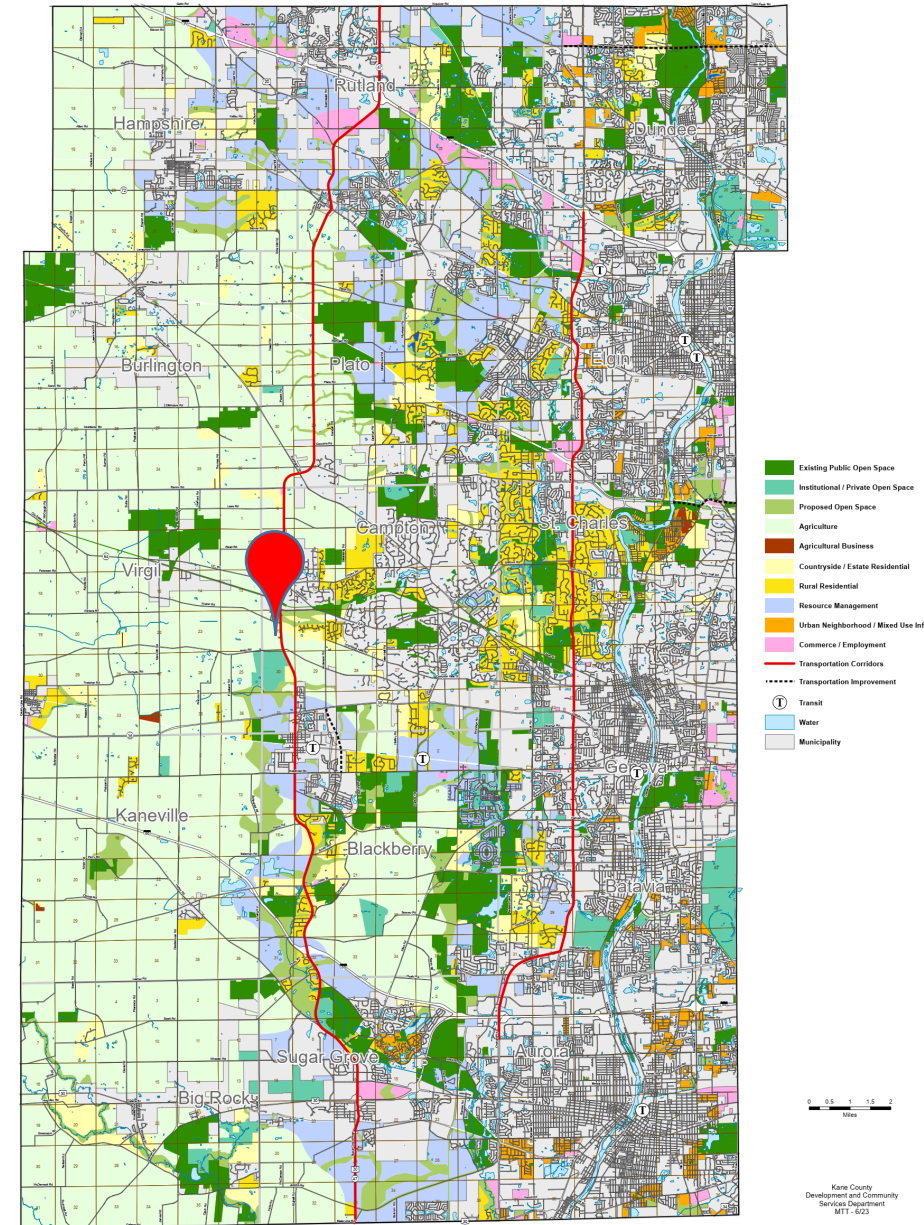
#### Prime Farmland:

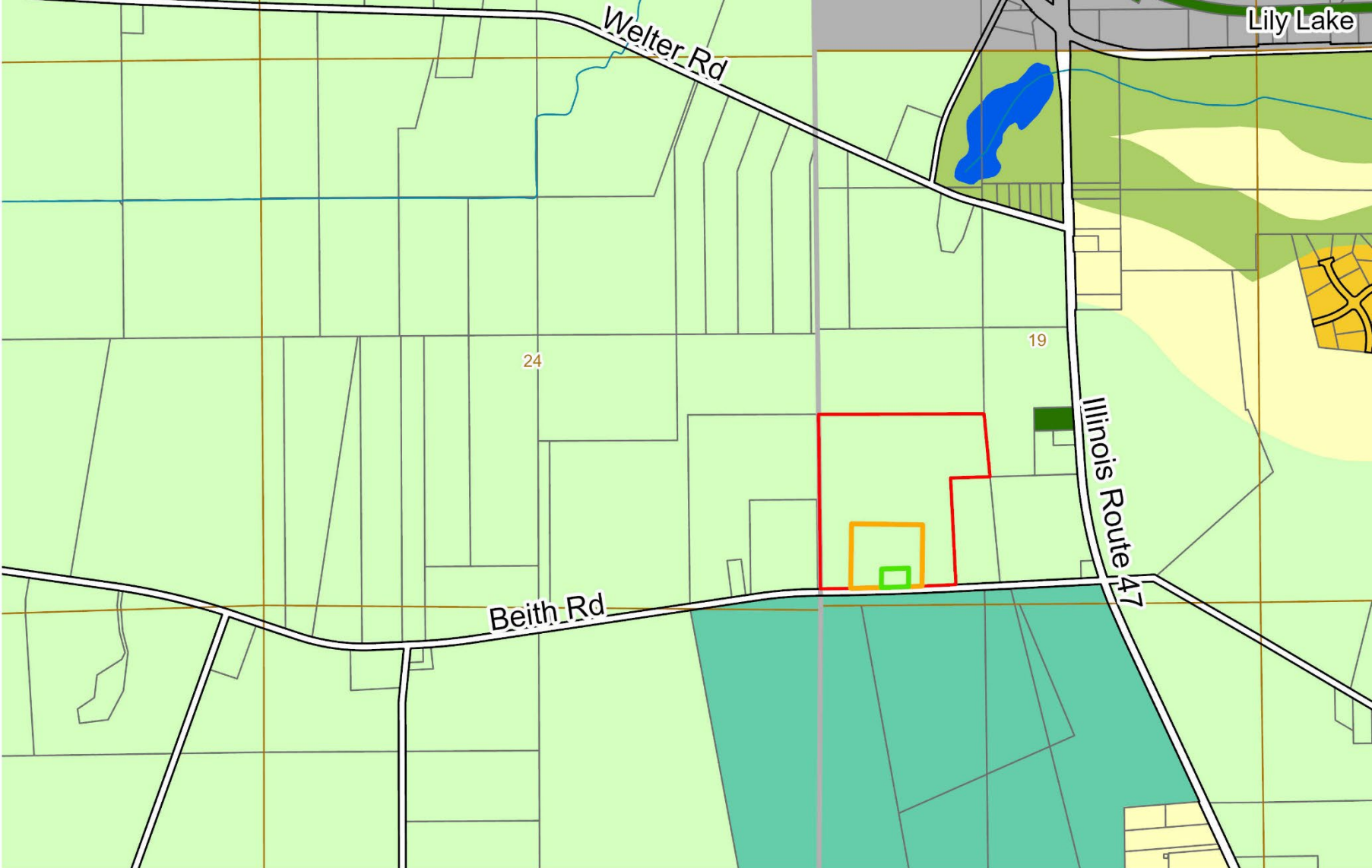
Areas with the best physical and chemical characteristics for producing food, feed, forage crops

#### Farmland of Statewide Importance:

Highly productive farmland which excludes areas of Prime Farmland

## 2040 LAND USE





## Analysis

- The Agriculture, Food, and Farm chapter of the Kane County 2040 Plan recognizes the importance of agriculture and agriculturally related businesses in supporting the county's economy, rural character, and long-term agricultural viability.
- The proposed Agribusiness, Rural Hardscape/Structural Support Logistics Hub, and farm house residence falls within the Agriculture area of the Kane County 2040 Land Use Map. These areas have been determined preferable for low density residential development, small specialty farms, community based agriculture, and other farming operations.
- This parcel appears to fall within the overlapping planning jurisdictions of multiple municipalities. The Village of Lily Lake's Future Land Use Map designates the parcel for Agri-Tourism, the Village of Campton Hills designates it for Agricultural & Rural Residential use, and the Village of Elburn designates it for Agriculture.

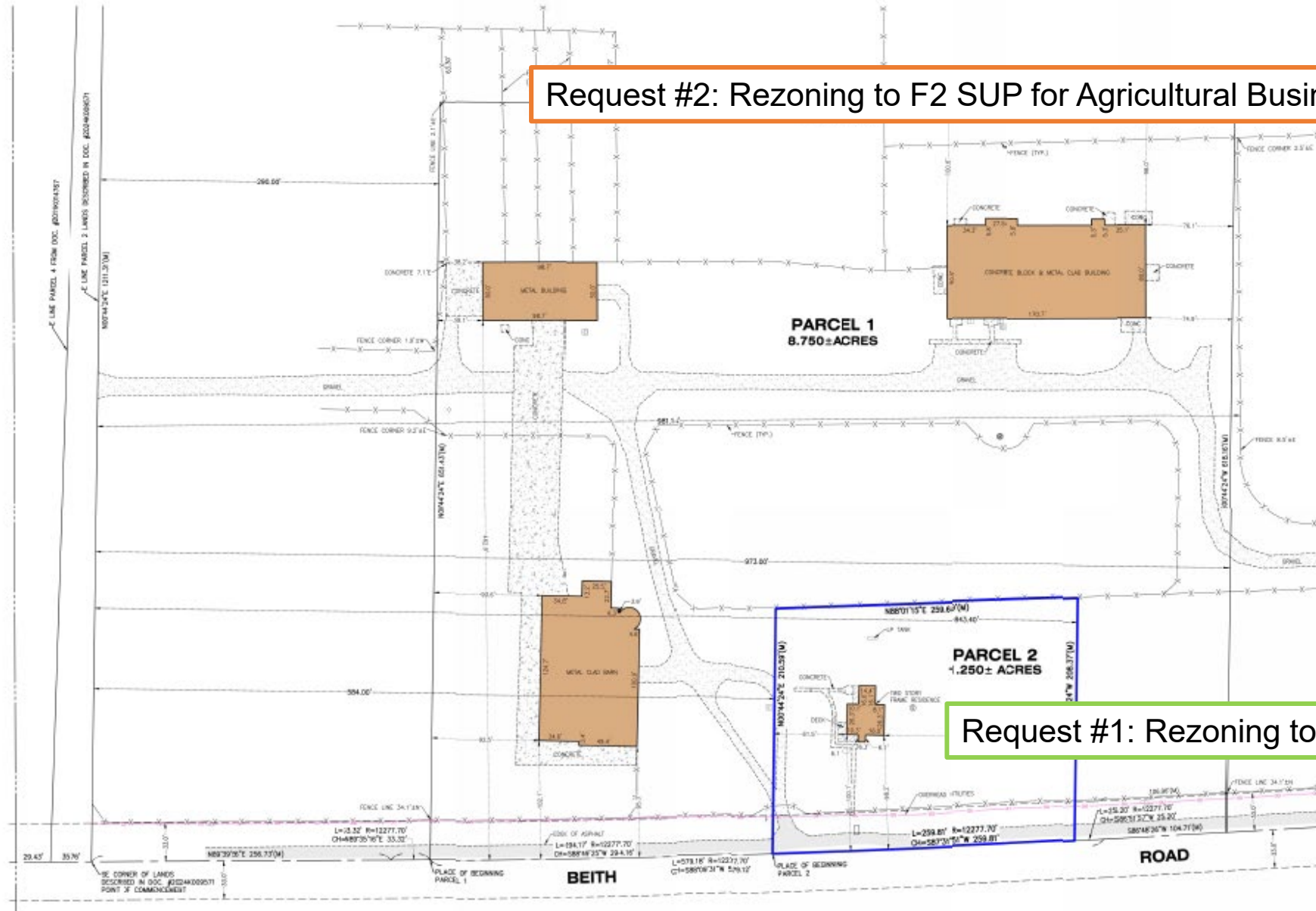
## 2040 Land Use

|                                                                                                                     |                                                                                                                        |                                                                                                                             |                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  Agricultural Business            |  Parent Parcel                      |  Proposed F-2 Area                      |  Proposed F-1 Area |
|  Agriculture                      |  Proposed Open Space                |  Rural Residential                     |                                                                                                         |
|  Commerce / Employment            |  Resource Management                |  Urban Neighborhood / Mixed Use Infill |                                                                                                         |
|  Countryside / Estate Residential |  Existing Public Open Space         |  Water                                 |                                                                                                         |
|                                                                                                                     |  Institutional / Private Open Space |  Municipalities                        |                                                                                                         |



# PLAT

Request #2: Rezoning to F2 SUP for Agricultural Business



**Description of Business from Project Narrative:**

**DUAL-COMPONENT AGRIBUSINESS & RURAL HARDSCAPE/STRUCTURAL SUPPORT LOGISTICS HUB.**

**Principal Horticultural Use:** A 5.5-acre organic wholesale tree nursery cultivating native shade trees and conifers.

**Allied Permanent Accessory Use:** The permanent utilization of an existing 13,600-square-foot steel barn structure as the primary indoor equipment storage, fleet vehicle parking, and dispatch base for a Concrete Flatwork & Concrete Agricultural Structural Support Fleet.

Operations for the wholesale nursery are seasonal (Spring through Fall).

The contracting service operates regionally to install residential landscape flatwork (such as driveways, sidewalks and patios).

The service also constructs and pours local residential buildings, barn foundations, and interior barn concrete floors.

**Proposed Site Plan**



## Project Narrative: Operational Information

- **Hours of Operation:** On-site nursery operations occur during daylight hours (typically 5 days a week). The contracting service fleet deploys early in the morning and returns in the late afternoon.
- **Personnel:** The facility serves as a central dispatch point for the landowner and 1–2 seasonal nursery technicians.
- **Traffic & Fleet Footprint:** Due to the regional scale of the hardscape, barn repair, and flatwork operations, the 13,600-square-foot steel barn will house the service trucks and utility trailers.
  - *Daily Traffic Profile:* Fleet movement is limited to crew vehicles exiting the property in the morning (approx. 7:00 AM) to head to off-site regional job sites, and returning to park inside the barn at the end of the workday (approx. 4:30 PM).
  - *Nursery Deliveries:* During the spring/fall harvest, outbound wholesale tree deliveries will occur 1–2 times per week. No daily retail customer traffic will occur on-site.
- **Equipment Used On-Site:** A lawnmower, small utility tractor, and a standard tree-spade loader (used temporarily during harvest season). All tree farm machinery will be stored inside the 5,000-square-foot barn.
- **Material Stored On-Site:** There will be little to no extra material stored on site as the farm will be organic and mostly self-sustainable.
  - All vehicles, utility trailers, tools, and machinery—for both the tree farm and the regional contracting services—will be contained 100% indoors on the impermeable concrete floors of the existing barns.
  - There will be no outdoor stockpiles of gravel, sand, timber, forms, or construction debris.
  - However, there will be a organic black dirt pile.
  - Because the nursery operates organically, the site will not store mass commercial pesticides or synthetic fertilizers, drastically minimizing environmental storage risks compared to conventional agricultural operations.

## Project Narrative: Agricultural Operations

- **Acreage Cultivated:** 5.5 tillable acres out of the 10-acre parcel.
- **Crops:** Oak trees, Maple trees, and Conifers.
- **Cultivation Method:** Low-impact, highly sustainable practices. Following an initial onetime shallow till, seedlings are hand-planted through a heavy-duty landscape fabric weed barrier. This method eliminates the need for ongoing heavy tilling, minimizes soil erosion, and suppresses weeds naturally without the use of chemical herbicides or
- fertilizers.
- **Production Volume:** The farm will maintain a standing inventory of approximately 3,000 trees. Operating on an 8-to-9-year growth rotation, expected harvest yields will be 275–350 mature trees per year, sold wholesale directly to regional landscapers and developers.

## Project Narrative: Proposed Site Improvements

- No new buildings, additions, or major structural expansions are proposed. Minor cosmetic maintenance and stabilization will be performed on the existing barns to ensure proper upkeep and preservation.
- **Parking & Operational Layout:** All vehicle parking, equipment staging, structural tools, and mechanical storage will occur 100% indoors within the 13,600-square-foot and 5,000-square-foot barns.
- **Land Conversion:** The primary physical alteration to the land will be the conversion of the 5.5 acres of overgrown pasture into cultivated nursery rows via bushhogging, shallow tilling, and laying down landscape fabric.
- **Drainage Enhancement:** The applicant plans to enhance the existing drainage system by adding infrastructure to collect roof runoff from the extensive barn structures, diverting it directly into an automated irrigation system for the tree rows.

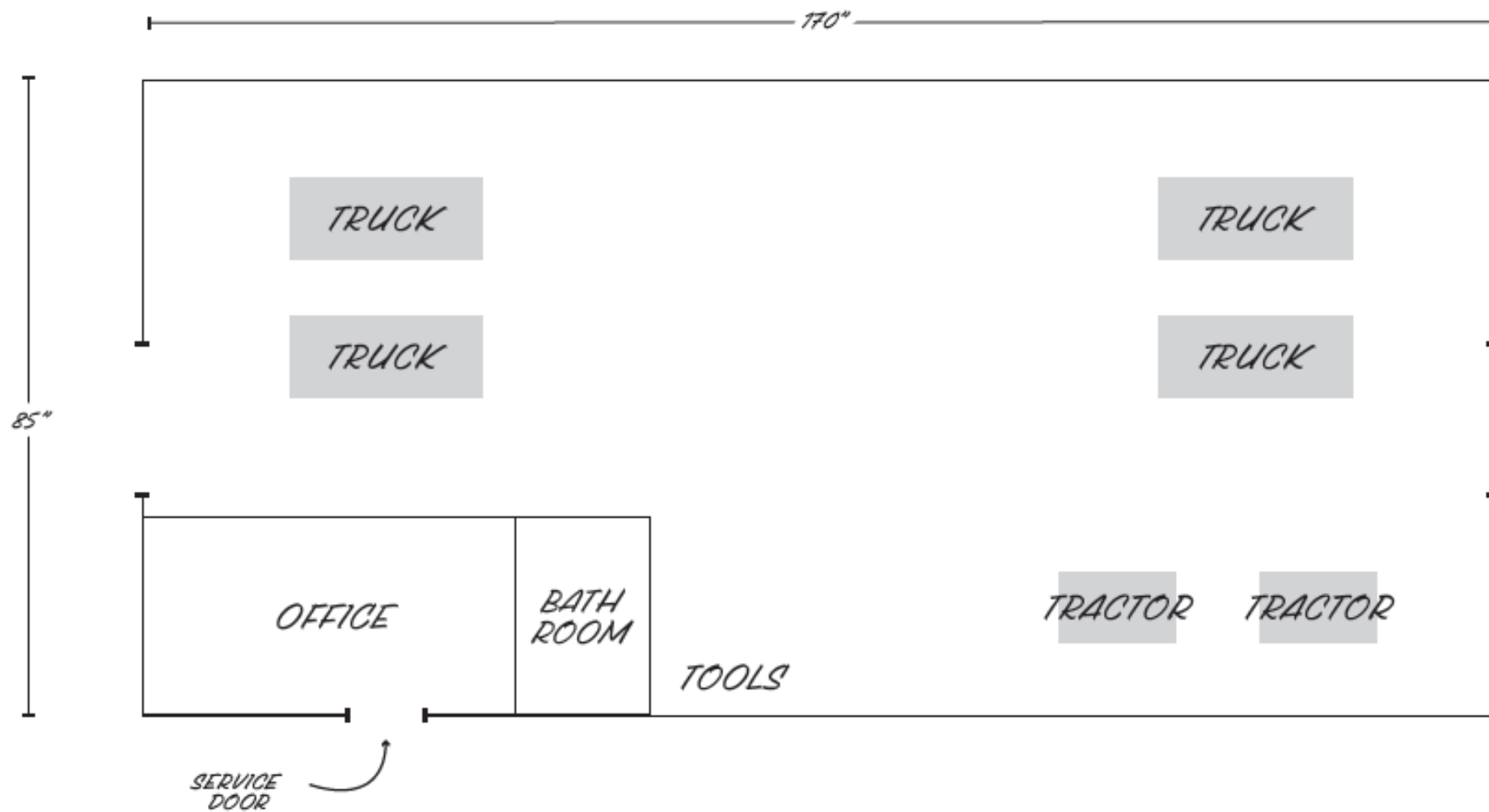
## Project Narrative: Environmental and Compatibility Considerations

- **Runoff & Waste:** Permeable soil profiles combined with the proposed rainwater harvesting system completely mitigate stormwater concerns. A commercial waste management service will handle standard property refuse.
- **Nuisance Mitigation:** Because all mechanical maintenance, staging, and vehicle parking are kept strictly indoors, dust, odor, glare, and noise impacts on neighboring properties will be negligible. No raw concrete mixing, batch plant manufacturing, or truck chute washouts will ever occur on-site.
- **Compatibility:** The site is highly rural and perfectly compatible with surrounding agricultural zoning. Its location just a quarter-mile from Route 47 ensures that fleet vehicles hit a major commercial transit corridor immediately, completely bypassing local residential secondary roads.

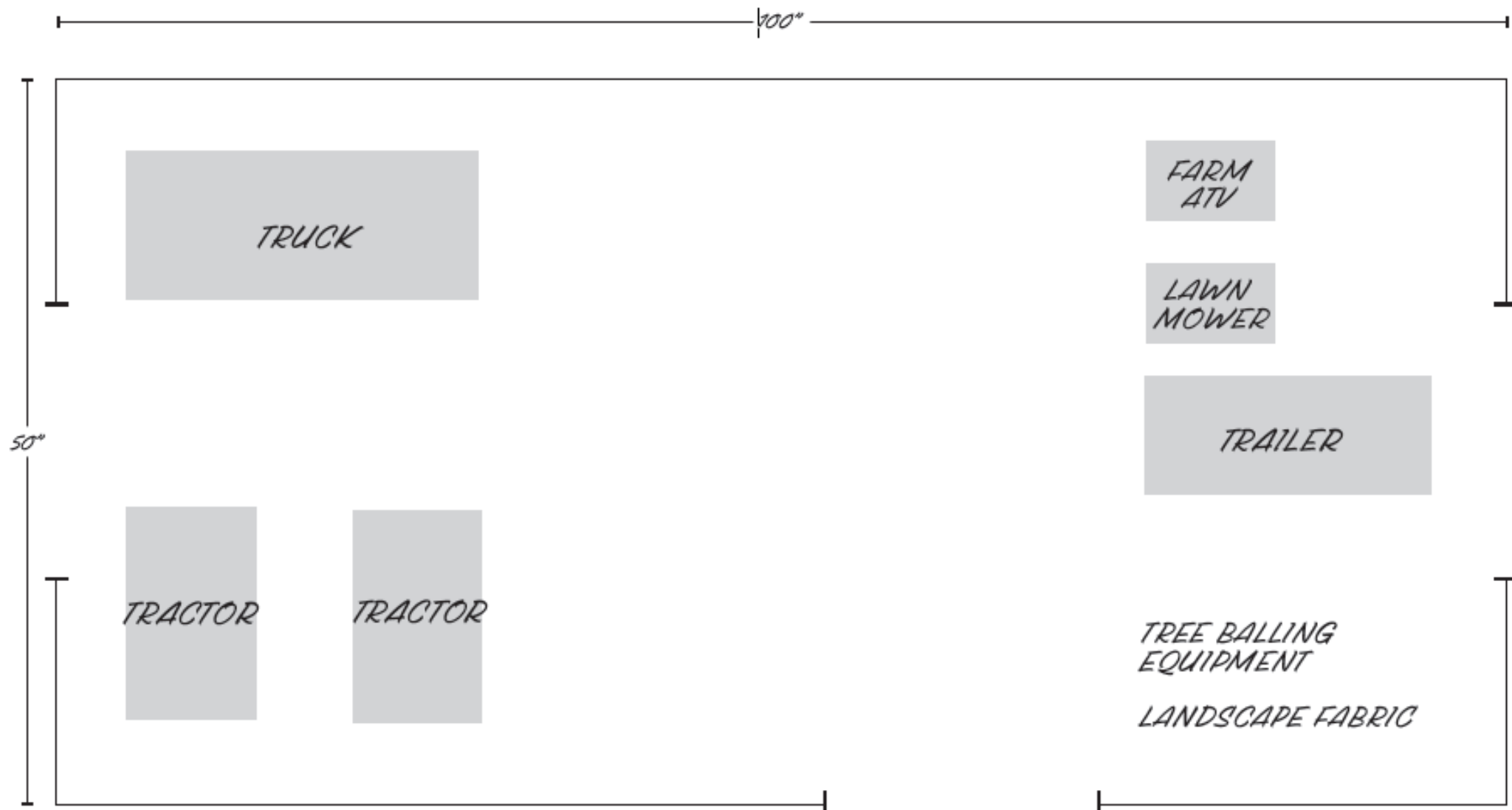
## Project Narrative: Water Supply and Wastewater Disposal

- The property utilizes a private well (shared with the adjacent vacant parcel to the East) and an independent septic system, which has been verified to be in good operational standing by Black Gold Septic. No upgrades or expansions to these systems are anticipated.
- **Sustainability & Water Conservation Initiative:** To eliminate excessive groundwater draw or strain on the shared well, the primary irrigation system for the 5.5-acre tree farm will utilize a custom rainwater catchment system. This system is designed to harvest storm runoff from the expansive roofs of the on-site barns. The private well will only be utilized as a secondary backup during extreme drought conditions. No industrial wastewater, chemicals, or flatwork processing runoff will be generated on-site.

# *FIRM FOUNDATIONS CONSTRUCTION BUILDING*



# *FIRM FOUNDATIONS FARM BUILDING*



# Proposed Landscape Plan

## **Updated Statement of Landscape Screening Intent**

### **Property Screening Plan**

The proposed operations will be thoroughly screened from the roadway by a multi-layered barrier. A continuous line of pine trees will be planted along the existing fence line. These evergreen pines will provide dense, year-round foliage to establish a permanent visual and acoustic buffer for the operations of the tree farm

### **Topographical Advantage**

The site features a significant 10-foot drop-off from the elevation of the road down to the barns and proposed tree farm. This natural depression heavily limits the line of sight from passing traffic and neighboring properties. The combined effect of the lower operational elevation, the existing fencing, and the new pine tree line ensures that the daily operations will remain completely concealed from public view.

# REVIEW COMMENTS

## **MUNICIPALITIES**

Village of Lily Lake: No comments received.

Village of Campton Hills: No comments received.

Village of Virgil: No comments received.

Village of Elburn: No comments received.

## **FOREST PRESERVE**

No comments received.

## **SCHOOL DISTRICT**

No comments received.

# **REVIEW COMMENTS**

## **ENVIRONMENTAL HEALTH**

“Septic inspection report provides information about the function of a septic system and does not indicate the location or components/design. KCHD would require site plan to indicate what is connected to any existing septic system and determine if evaluation for the sizing of that system is required. The location of any water well(s) and/or buildings they service should also be identified on the site plan.” (Colleen Nyland 6/25/26)

## **TRANSPORTATION**

The Kane County Department of Transportation (KDOT) reviewed this Petition and provided that the following stipulation of approval shall be included: “The existing driveway must be widened to a minimum of 20 feet to accommodate two-way traffic. The widening to extend a minimum of 100 feet from the north pavement edge of Beith Road onto private property. The Petitioner shall obtain a minimum use access permit from Kane County Division of Transportation (KDOT).” (Doris Hohertz 6/29/26)

## **FIRE PROTECTION DISTRICT**

Per our meeting at the site, 44W680 Beith Road in Maple Park, the building’s requirements for a storage occupancy in the storage barn at the north end of the property are as follows: Fire Alarm, Fire Extinguishers, Exit Signs, Emergency Lights. In addition, structural changes will need to be made for outward swing doors for egress, and an adequate access road capable of a turn-around will be required. (Tom Freeman, Fire Marshall – Elburn & Countryside Fire Protection District 6/5/26)

## REVIEW COMMENTS

## WATER RESOURCES

The Water Resources department reviewed the Zoning Petition and provides the following comments (Anne Wilford07/22/26).

- The site contains an internal drive connecting this parcel to the parcel immediately west and immediately to the east. The parcel to the west previously triggered stormwater detention requirements. A Stormwater Permit will be required to remove this connection. The drive to be removed and all disturbed areas shall be restored to pervious surfaces.
- No new impervious surfaces are proposed as part of this petition. In the future, Parcel No. 08-19-300-004 will be responsible for providing any stormwater mitigation required under the Kane County Stormwater Ordinance (i.e., a BMP is required for projects creating 5,000 square feet or more of impervious surface, and stormwater detention is required when impervious area added reaches 25,000 square feet or disturbed area is 3 acres or greater. These triggers are cumulative since 2001).
- Drain tiles are present in the area. Any future construction will require a drain tile survey.

***Stipulation of Approval:*** A Stormwater Permit is required for the removal of portions of the drive connecting this parcel to the property to the west and the east. The permit application shall be submitted to the Kane County Environmental and Water Resources Department by September 30, 2026.



## **ADDITIONAL REVIEWS & ANALYSES**

### **Ecological Compliance Assessment Tool (EcoCAT) & Consultation Letter: February 27, 2026**

“The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.”

### **Natural Resources Inventory (NRI) Report: March 19, 2026**

“According to the information received, a Natural Resources Inventory is not required at this time for the proposed zoning change because there is no ground disturbance of the land.”

## PUBLIC COMMENT

Copies of any submitted public comments will be uploaded to the Kane County website under Zoning Petition No. 4688 on the Zoning Petitions page.

<https://www.kanecountyl.gov/FDER/Pages/development/buildingandzoning/PendingZoningPetitions.aspx>

## Recommended Stipulations of Approval (full list)

Should the Zoning Board of Appeals make a motion to recommend approval of this zoning request, staff recommends the following stipulations:

1. (Environmental Health) The septic inspection report provides information about the function of a septic system and does not indicate the location or components/design; KCHD will require a site plan to indicate what is connected to any existing septic system and determine if evaluation for the sizing of that system is required. The location of any water well(s) and/or buildings they service should also be identified on the site plan.
2. (KDOT) The existing driveway must be widened to a minimum of 20 feet to accommodate two-way traffic. The widening to extend a minimum of 100 feet from the north pavement edge of Beith Road onto private property. The Petitioner shall obtain a minimum use access permit from Kane County Division of Transportation.
3. (Fire District) The requirements for a storage occupancy in the barn at the north end of the property shall be as follows: Fire Alarm, Fire Extinguishers, Exit Signs, Emergency Lights. In addition, structural changes will need to be made for outward swing doors for egress, and an adequate access road capable of a turn-around will be required.
4. (Water Resources) A Stormwater Permit is required for the removal of portions of the drive connecting this parcel to the property to the west and the east. The permit application shall be submitted to the Kane County Environmental and Water Resources Department by September 30, 2026.
5. (Zoning) The existing farm residence shall be rehabilitated or demolished within one (1) year of the date of petition approval.
6. (Subdivision) Prior to the sale or transfer of the newly created F-1 Rural Residential property as a separate parcel, the property owner shall obtain approval through the County's Minor Subdivision process.

## Conditions for Rezoning to F-1 Rural Residential

Section 25-8-2-3 of the Kane County Zoning Ordinance provides that 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 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. Manmade and physical features which may serve as barriers;
- D. Vegetative cover;
- E. Parcel size;
- F. Adjacent land uses.

## Special Use Standards / ZBA Findings

Section 25-4-8-2 of the Kane County Zoning Ordinance provides Standards for Special Use Permits; responses to these Standards have been provided by the Petitioner with their Zoning Application. **The Zoning Board of Appeals shall not recommend approval of a special use unless it finds:**

- A. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;
- F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the county board pursuant to the recommendations of the zoning board of appeals.

# Zoning Entitlement Process

## **ZONING BOARD OF APPEALS (PUBLIC HEARING)**

This Petition will be considered by the Zoning Board of Appeals at its meeting currently scheduled for Tuesday, July 28, 2026 at 7:00 p.m., at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium room.

## **DEVELOPMENT COMMITTEE**

This Petition will be considered by the Development Committee at its meeting currently scheduled for Tuesday, August 18, 2026, at 10:30 a.m., at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the 2<sup>nd</sup> floor Kane County Board Room.

Persons in favor of or in opposition to this petition who wish to speak before the Development Committee should register to speak by submitting a [Request to Speak Form](#) on the Kane County website no later than 12:00pm on the day prior to the meeting.

## **KANE COUNTY BOARD**

This Petition will be considered by the full Kane County Board at its meeting currently set for Tuesday, September 8, 2026, at 9:45 a.m., at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the 2<sup>nd</sup> floor Kane County Board Room.

Persons in favor of or in opposition to this petition who wish to speak before the County Board should register to speak by submitting a [Request to Speak Form](#) on the Kane County website no later than 12:00pm on the day prior to the meeting.