



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

ZONING PETITION SUMMARY

MTG DATE: Tuesday, July 28, 2026

TO: Kane County Zoning Board of Appeals

FROM: Natalie Zine, *Building & Zoning Division Manager*
P: 630-232-3494 | E: zinenatalie@kanecountyil.gov

SUBJECT: Zoning Petition No. 4688 Neal Mejdrich Rezoning

GENERAL INFORMATION

APPLICANT

Neal Mejdrich, Owner of Firm Foundations Farms LLC

PROPERTY OWNER

CTLTC 008002367510 / Daniel B. Light

REQUESTED ACTION

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)

KANE COUNTY BOARD DISTRICT

18 Rick Williams

PROJECT DESCRIPTION

Special Use Permit within the F-2 Agricultural Related District to establish a dual-component Agribusiness and 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. **See 'Project Narrative' for additional information.**

SUBMITTAL DOCUMENTS

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

PUBLIC 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.



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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.

REVIEW & ANALYSIS

ZONING

The subject property is currently zoned primarily F-Farming District, with a portion of the property zoned F2. It is bordered to the north and east by F-Farming District, and to the south and west by additional F2 District.

The F2 Zoning District is regulated by Zoning Ordinance Section 25-8-3. The applicant asserts that the proposed use fits within the F-2 agricultural, horticultural, and rural development industries under Section 25-8-3-2 in the following ways:

- **Principal Horticultural Production (Subsection D – Horticultural Services):** The 5.5-acre wholesale tree nursery is a direct application of Subsection D. The on-site cultivation of native oaks, maples, and conifers satisfies the principal agricultural requirement of the property, bringing vacant land back into active horticultural production and serving regional environmental and development needs.
- **Regional Flatwork Infrastructure (Subsection D – Horticultural Services & Land Development):** Kane County recognizes that concrete flatwork—specifically the installation of residential driveways, sidewalks, and patios—functions as a necessary stabilization and hardscape component of regional landscape engineering. By classifying flatwork within the scope of comprehensive regional land and landscape development, these services qualify as an allied regional service under Subsection D, allowing the operator to maintain year-round financial viability.
- **Agricultural Structural Support & Farm Construction (Subsection I – Farm Equipment & Infrastructure Support):** Under Subsection I, modern commercial farming operations rely heavily on engineered, structural concrete to support heavy machinery, secure agricultural implements, and maintain safe livestock facilities. The fleet's specific capacity to pour interior barn floors, reinforce foundations, and install heavy equipment pads directly serves the active, immediate infrastructure needs of the local farming community.
- **Land Use Alignment:** Centralizing this unified tree nursery, concrete flatwork, and agricultural structural support fleet on a rural parcel less than a quarter-mile from the Route 47 transit corridor allows an essential rural service provider to remain positioned directly within its primary client base. This location ensures that fleet vehicles hit a major commercial transit corridor immediately, completely bypassing local residential secondary roads and preventing structural wear on local infrastructure, all without encroaching on prime tillable soils.

FUTURE LAND USE

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.

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.



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SCHOOL DISTRICT

No comments received.

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

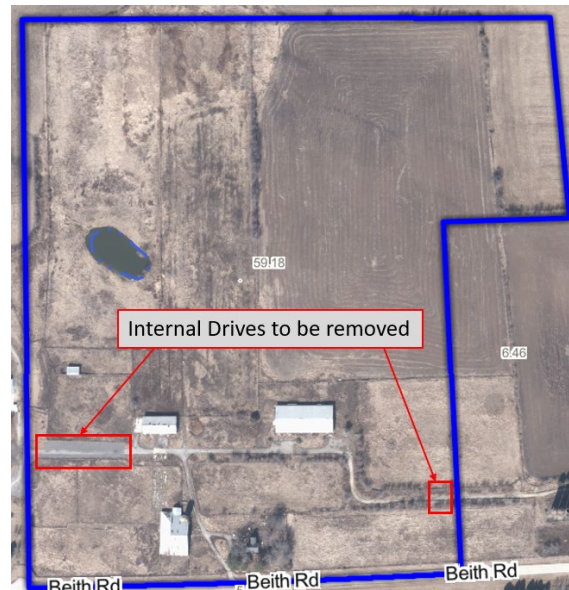
Per our meeting at the site, 44W680 Beith Road in Maple Park, the building's requirements for a storage occupancy in the storage barn at the north end of the property are as follows: Fire Alarm, Fire Extinguishers, Exit Signs, Emergency Lights. In addition, structural changes will need to be made for 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)

WATER RESOURCES

The Water Resources department reviewed the Zoning Petition and provides the following comments (Anne Wilford 07/22/26).

- 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.





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ADDITIONAL REPORTS & ANALYSIS

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."

Copies of each of the complete reports/letters listed above are provided on the Kane County website under the applicable petition number on the [Zoning Petitions](#) page for further review.

PUBLIC COMMENT

Copies of any submitted public comments will be uploaded to the Kane County website under the applicable petition number on the [Zoning Petitions](#) page.

RECOMMENDED STIPULATIONS (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.



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ZONING STANDARDS

Section 25-8-2-3 of the Kane County Zoning Ordinance provides that the Zoning Board of Appeals shall not recommend a **Rezoning to the F-1 Rural Residential** 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.

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.

The zoning applicant's responses to the Standards of a Special Use are available for review on the [Zoning Petitions](#) page of the Kane County website.

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 2nd 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 2nd 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.

ATTACHMENTS

- Exhibit A - Zoning Petition No. 4688 Submittal Documents



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"Exhibit A" Zoning Petition No. 4688 Submittal Documents

[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](#)
