

Zoning Petition No. 4687

Roadside Farms 1921 LLC (Kevin Peterson)

Zoning Board of Appeals Meeting
August 25, 2026 at 7:00pm

Kane County Board District – 18 Rick Williams



KANE COUNTY, ILLINOIS

ESTABLISHED JANUARY 16, 1836

Petition Summary

Applicant

Kevin Peterson

Property Owner

Roadside Farms 1921 LLC

Action Requested

To rezone a portion of property in the F-Farming District to two areas of F-1 Rural Residential District, in order to bring two existing detached single-family homes into compliance with the zoning ordinance.

Subject Property

50W394 & 50W372 Peterson Road, in Virgil Township, unincorporated Kane County, Illinois (PIN: 07-07-400-003 & 07-07-300-009)

County Board District

18 Rick Williams

Notice

The public hearing for this Petition was scheduled for August 25, 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 August 7, 2026. And notice was published in the Daily Herald newspaper on August 8, 2026.

Reviews

In addition to adjacent property owners, notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Virgil Township, School District 302, and the Maple Park Fire District.

2040 Conceptual Land Use Strategy

50W394 & 50W372 Peterson Road, Virgil Twp. – Petition #4687

Land Use Strategy Area:

Agriculture / Food, Farm and Small Town Area

Core Themes

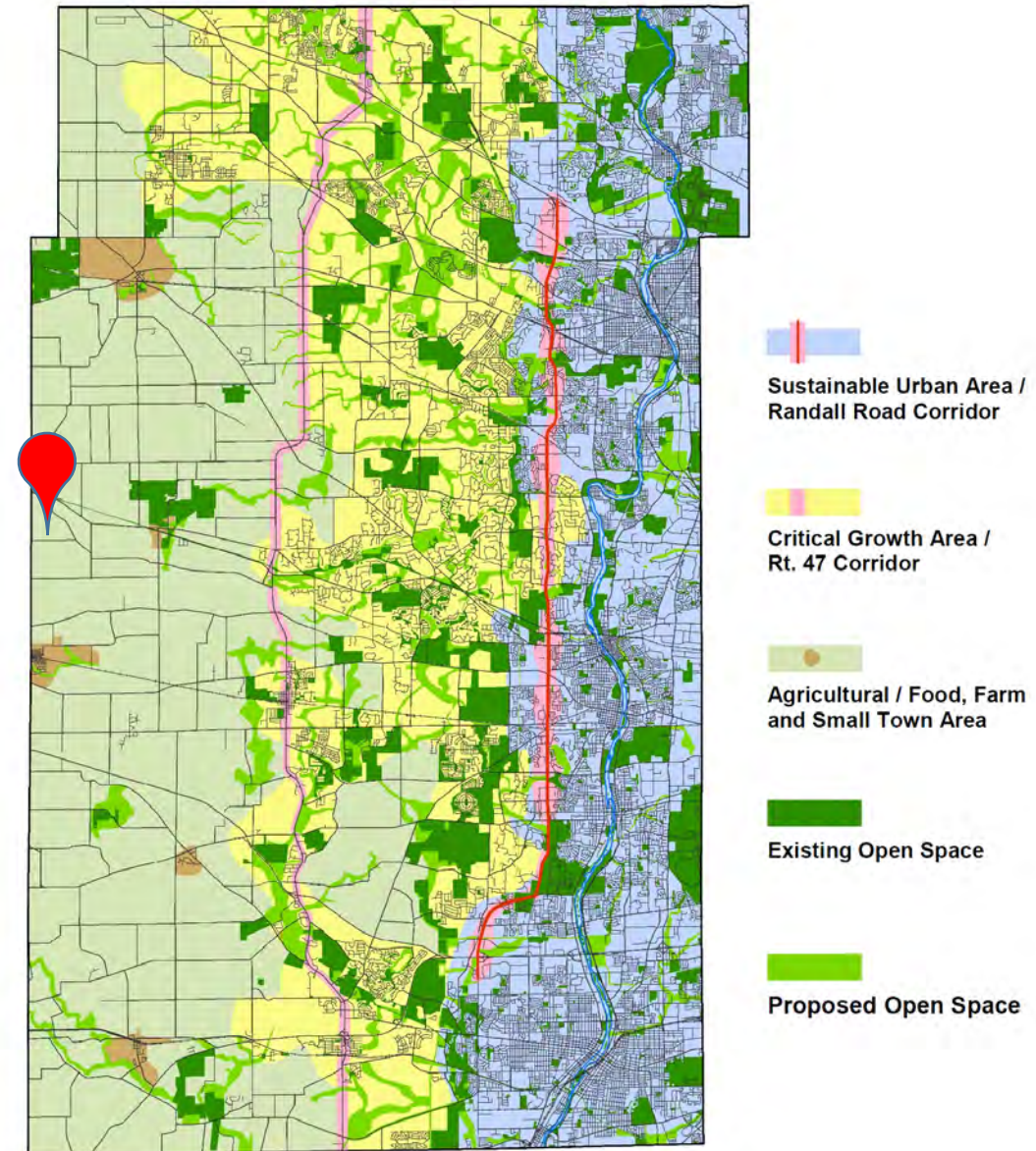
1. “**Food and farm**,” reflects the County’s policy of protecting productive farmland and promoting locally grown foods as a desirable goal.
2. “**Small towns**,” calls for awareness of and responsiveness to future development pressure around Kane County’s western communities

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

50W394 & 50W372 Peterson Road, Virgil Twp. – Petition #4687

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.

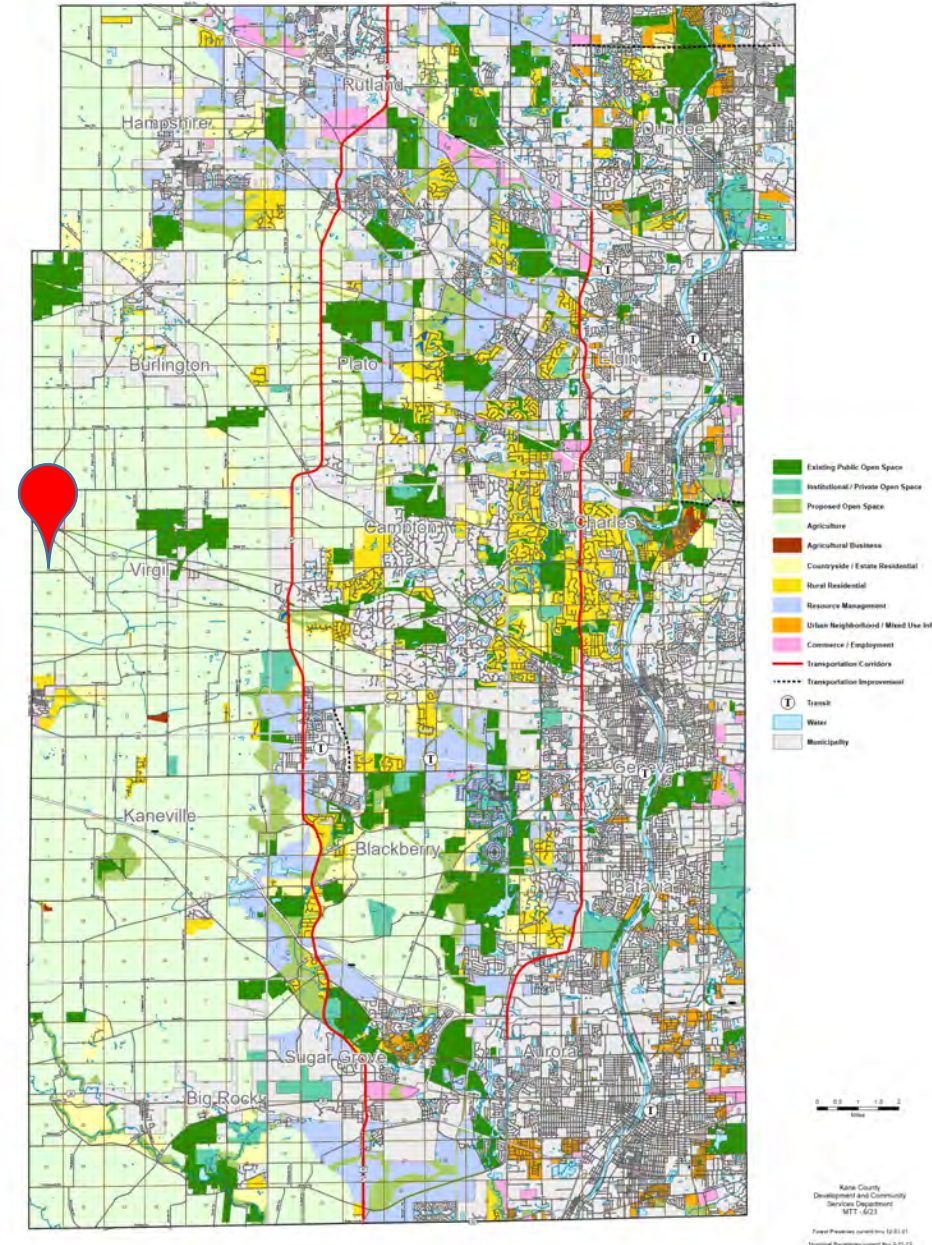
Prime Farmland:

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

Farmland of Statewide Importance:

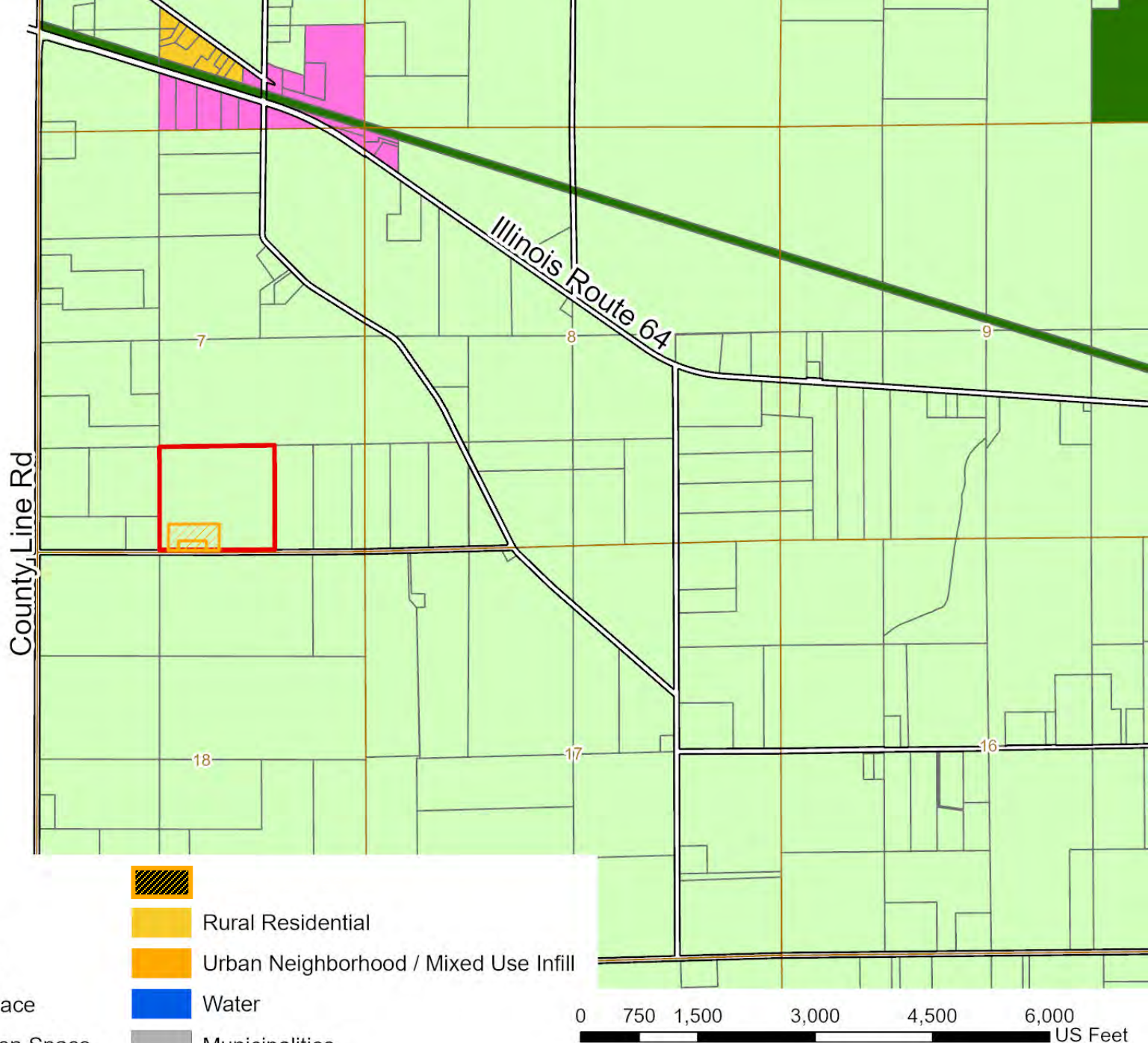
Highly productive farmland which excludes areas of Prime Farmland

2040 LAND USE



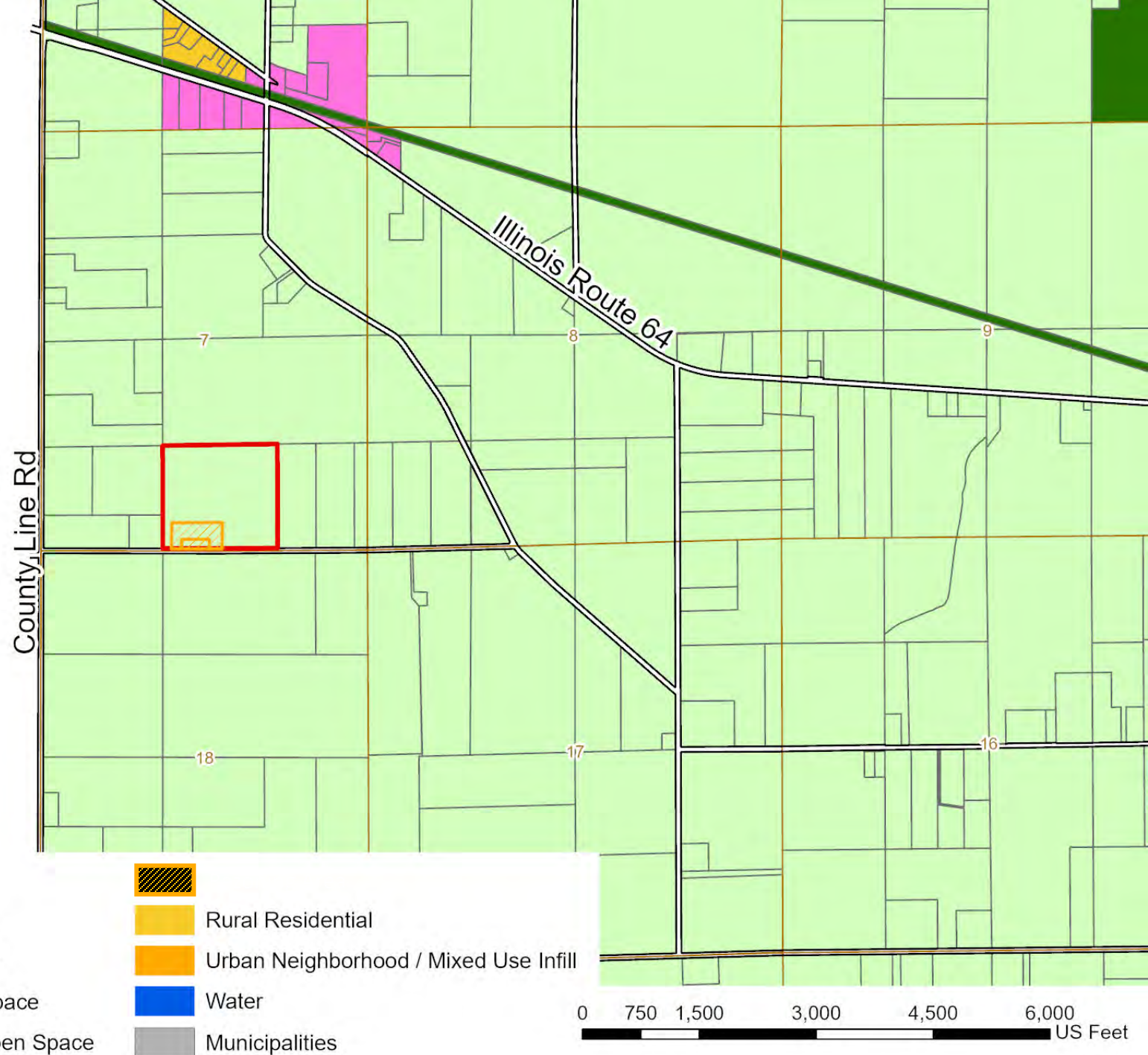
2040 Land Use

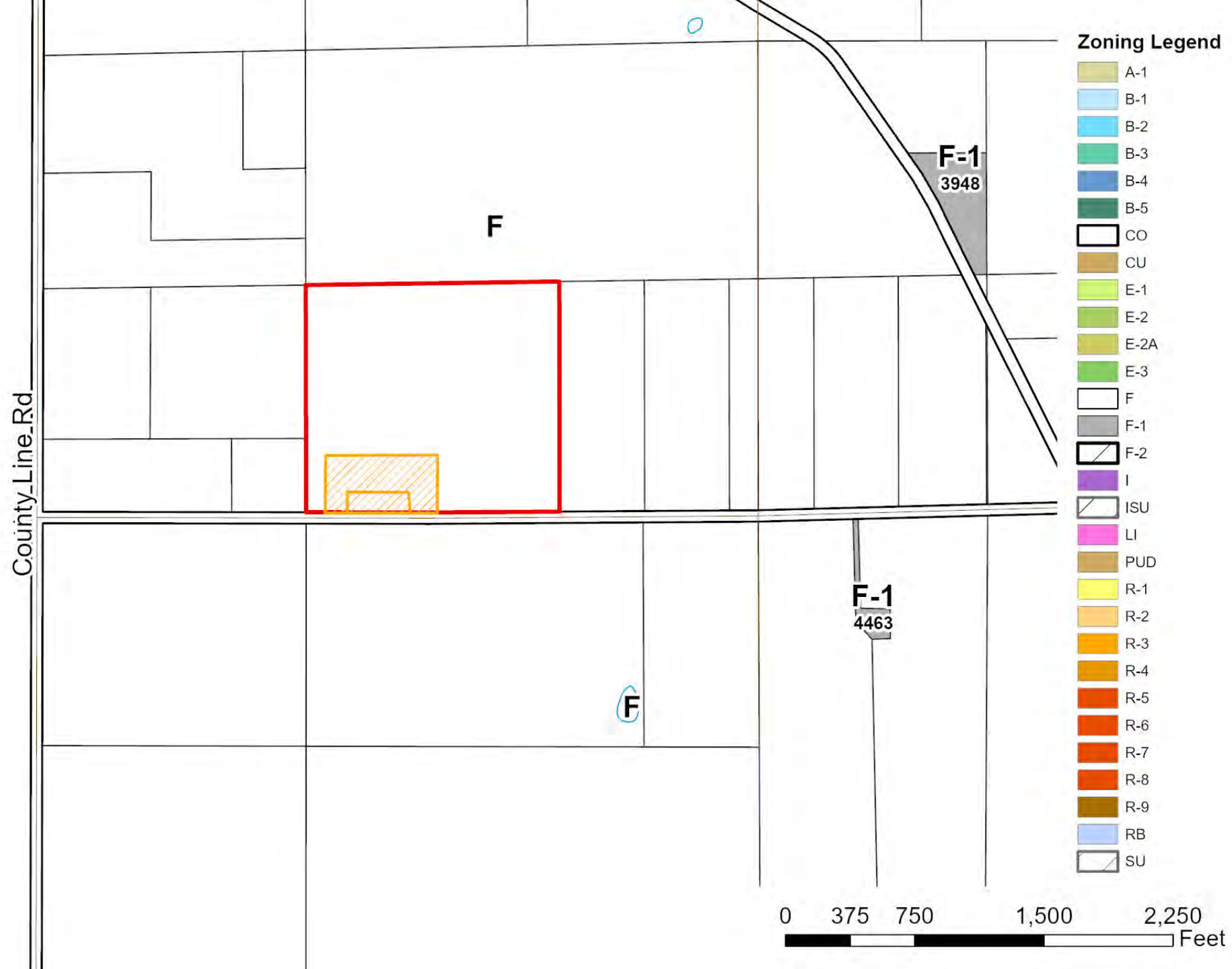
- | | | | | | |
|--|----------------------------------|---|------------------------------------|---|---------------------------------------|
|  | Agricultural Business |  | Proposed Open Space |  | Rural Residential |
|  | Agriculture |  | Resource Management |  | Urban Neighborhood / Mixed Use Infill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

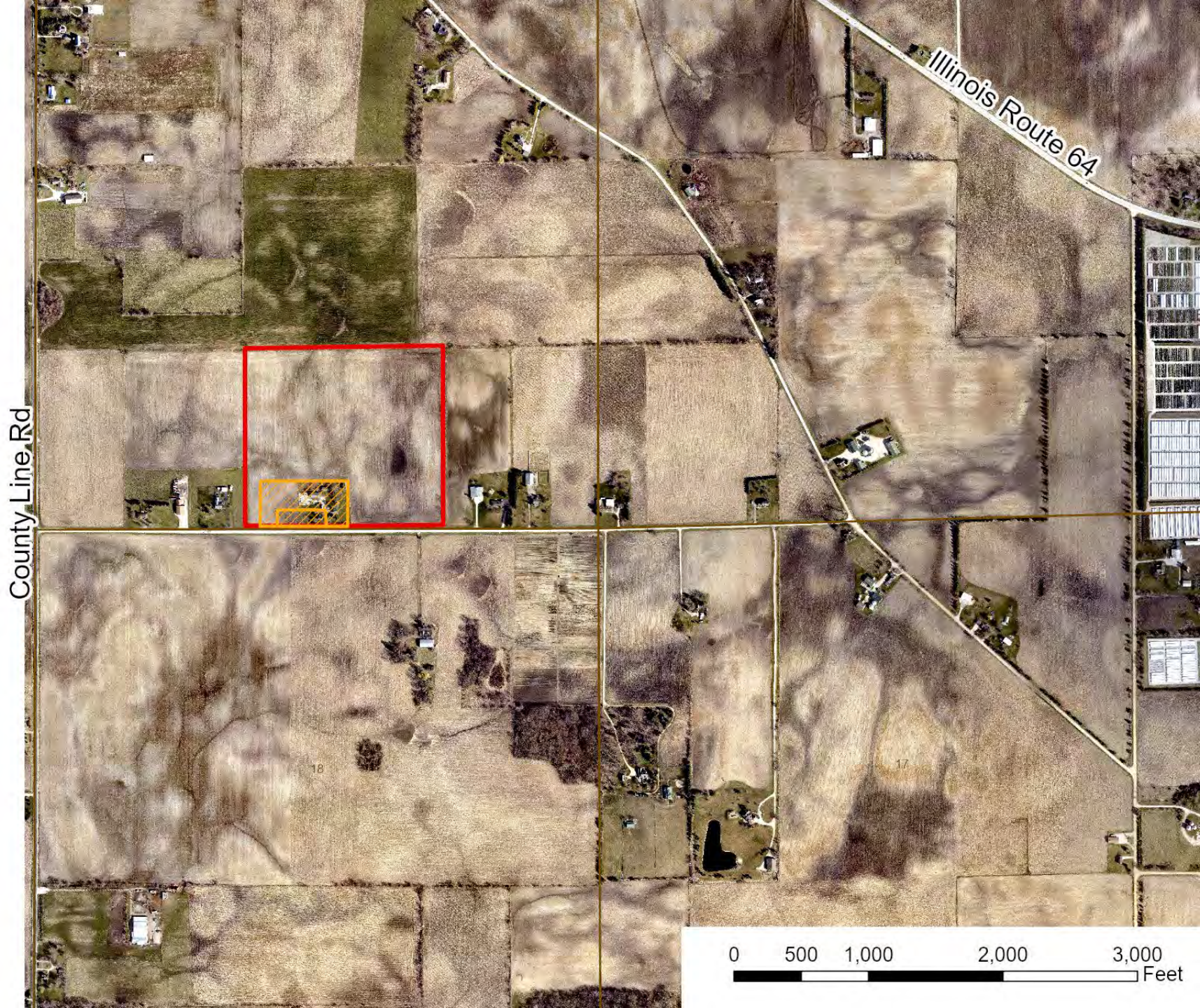


Analysis

- The existing and proposed use of the property is consistent with the 2040 Plan's definition of the Agriculture land use.
- The property and site area to be rezoned will continue the agricultural uses that have existed on the property for years, including crop production supported by a residential farmstead.
- The 2040 Plan also recognizes the need to accommodate landowners that may seek to create an additional lot or erect a dwelling unit for a family member on a portion of farm property.

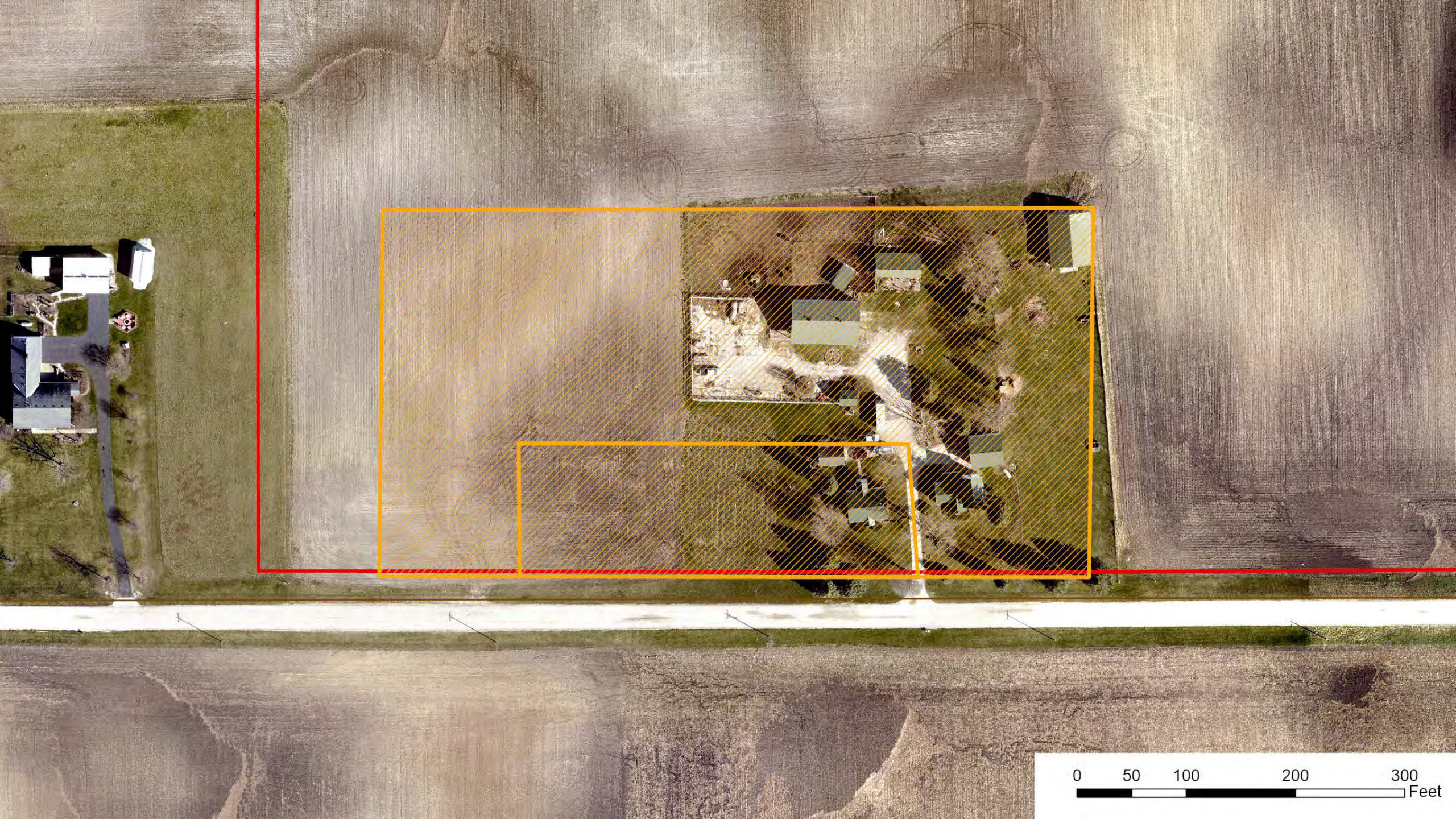








0 125 250 500 750 Feet



REVIEW COMMENTS

KANE COUNTY FOREST PRESERVE DISTRICT

No comments received.

SCHOOL DISTRICT 302

Thank you for providing notice of Kane County Zoning Petition No. 4687 regarding the proposed rezoning of the properties located at 50W394 and 50W372 Peterson Road in Virgil Township. Kaneland CUSD # 302 has reviewed the application materials. Based on the information provided, the District understands that the request is limited to rezoning approximately five acres surrounding two existing residences to accommodate a phased transfer of ownership, with no new residential construction or additional development proposed. At this time, the District has no comments or objections to the proposed rezoning.

KANE COUNTY ENVIRONMENTAL HEALTH

Each home would need its own water well and septic system to support the home on the parcel on which it is contained. Septic must be fully contained to the parcel it is located within.

KANE COUNTY DIVISION OF TRANSPORTATION

The Kane County Department of Transportation (KDOT) reviewed this Petition and is requesting the following stipulation:

STIPULATION: 1. The Petitioner shall obtain a temporary and final access permit from Virgil Township

MAPLE PARK FIRE PROTECTION DISTRICT

No comments received.

KANE COUNTY WATER RESOURCES DEPARTMENT

The Water Resources department reviewed the Zoning Petition and provides the following comment and stipulation:

1. The site contains unstudied closed depressional areas, some of which are mapped in the FEMA Flood Insurance Rate Maps. Any new construction will need to meet the building standards of the Kane County Stormwater Ordinance and a flood study to determine the Base Flood Elevation. Some sites, particularly those that contain floodplain are not suitable for basements.

STIPULATION: For any Development in the future as defined by the Kane County Stormwater Management Ordinance on the resulting F-1 and F parcels that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area or 3 acres of disturbance, Stormwater Management Measures, as required by the Kane County Stormwater Ordinance, shall be provided.

PUBLIC COMMENT

No comments received.

Copies of any submitted public comments will be uploaded to the Kane County website under Zoning Petition No. 4687 on the Pending Zoning Petitions page.

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

Recommended Stipulations of Approval

1. The Petitioner shall obtain a temporary and final access permit from Virgil Township
2. For any Development in the future as defined by the Kane County Stormwater Management Ordinance on the resulting F-1 and F parcels that singularly results in greater than 5,000 sq ft of new impervious area, or cumulatively (as of Jan 1, 2002) results in greater than 25,000 sq ft of new impervious area or 3 acres of disturbance, Stormwater Management Measures, as required by the Kane County Stormwater Ordinance, shall be provided.

ZONING STANDARDS

25-8-2-3: 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 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.

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, August 25, 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, September 15, 2026, at 10:30 a.m.**, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium 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, October 13, 2026, at 9:45 a.m.**, at the Kane County Government Center, Building A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium 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.