

**KANE COUNTY DEVELOPMENT DEPARTMENT**  
 Zoning Division, Kane County Government Center  
 719 S. Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date
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**APPLICATION FOR ZONING MAP AMENDMENT  
 AND/OR SPECIAL USE**

*Instructions:*

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

**The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b> 11-01-400-014 11-01-400-017
	<b>Street Address (or common location if no address is assigned):</b> 1 N 053 Brundige Road Elkhorn, IL 60119

<b>2. Applicant Information:</b>	<b>Name</b> Ashley Keller	<b>Phone</b> 630-550-0340
	<b>Address</b> 10 Morningside Avenue West Chicago, IL	<b>Fax</b>
		<b>Email</b> Keller.Ashley21@gmail.com

<b>3. Owner of record information:</b>	<b>Name</b> Weathered Ways Farm, LLC	<b>Phone</b> 630-550-0340
	<b>Address</b> 10 Morningside Avenue West Chicago, IL 60185	<b>Fax</b>
		<b>Email</b> Keller.Ashley21@gmail.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Resource Management

Current zoning of the property: PUD

Current use of the property: farm land

Proposed zoning of the property: F-2

Proposed use of the property: farm land, winery

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

addition of 2600 sq ft wine tasting room.

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (Available in pdf form at [www.kanedupageswed.org/luo.pdf](http://www.kanedupageswed.org/luo.pdf)), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (\* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

Arkel

4/10/24

Record Owner

Date

Arkel

4/10/24

Applicant or Authorized Agent

Date

# Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.

Ashley Keller / Weathered Ways Farm  
Name of Development/Applicant

4/10/24  
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The addition of a 2600 sq ft winery will coincide with the current farm land and in addition to the future vineyard placement.

2. What are the zoning classifications of properties in the general area of the property in question?

PUD- Special Use

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

Re-zoning is required to apply for liquor license on property.

4. What is the trend of development, if any, in the general area of the property in question?

The current area is used as farmland and will have vineyard + orchards put in to complement the new winery being added.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

This establishment will absolutely support this by being mostly farmland, including walking trails, orchards, and native plant lands.

We will also strive to have community based events and support non-profits including rising lights project, fox valley food for health, Anderson Humane. And lots of beehives!!

# Findings of Fact Sheet – Special Use

Special Use Request

Date

- The Kane County Zoning Board is required to make findings of fact when considering a special use.
  - Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:
6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The establishment will be family friendly and always look for ways to support the community. One example is that rising lights project will be using the space (free of cost) to host parent meetings.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

The special use should bring additional value to the surrounding properties as it will be a family friendly environment on farmland not too close to surrounding communities.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

The special use will be far enough away from surrounding properties to not impede.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

Yes. There is currently a gravel road running east and west across 90% of the property. Union Pacific has an access road on the north side of the tracks across from the property. The property has a considerable amount of grade changes allowing productive sheet draining to 2 detention/retention ponds onsite.

10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

There is a single point of ingress/egress to and from the property on Brundige Road, roughly 200 feet from Kesinger Road. This drive is no less than 40' wide at the entrance allowing safe exit and entrance from the north and south. There was previously another entrance off of Kesinger that has been removed per a request from KDOT.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

The property is surrounded by PDD to the west and south, F-2 to the east and forest preserve to the north. Daily operations will certainly respect all regulations of surrounding districts.

669110D  
4/11/2024 clo

That part of the Southeast Quarter of Section 1, Township 39 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 00 Degrees 57 Minutes 26 Seconds East along the West line of said Southeast Quarter, 340.20 feet; thence South 89 Degrees 02 Minutes 34 Seconds East, 1047.07 feet for the Point of Beginning; thence South 79 Degrees 07 Minutes 13 Seconds East, 65.00 feet; thence North 10 Degrees 52 Minutes 47 Seconds East, 75.00 feet; thence North 79 Degrees 07 Minutes 13 Seconds West, 65.00 feet; thence South 10 Degrees 52 Minutes 47 Seconds East, 75.00 feet to the Point of Beginning, all in Blackberry Township, Kane County, Illinois.





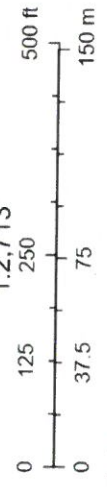


# Map Title



May 7, 2024

1:2,713



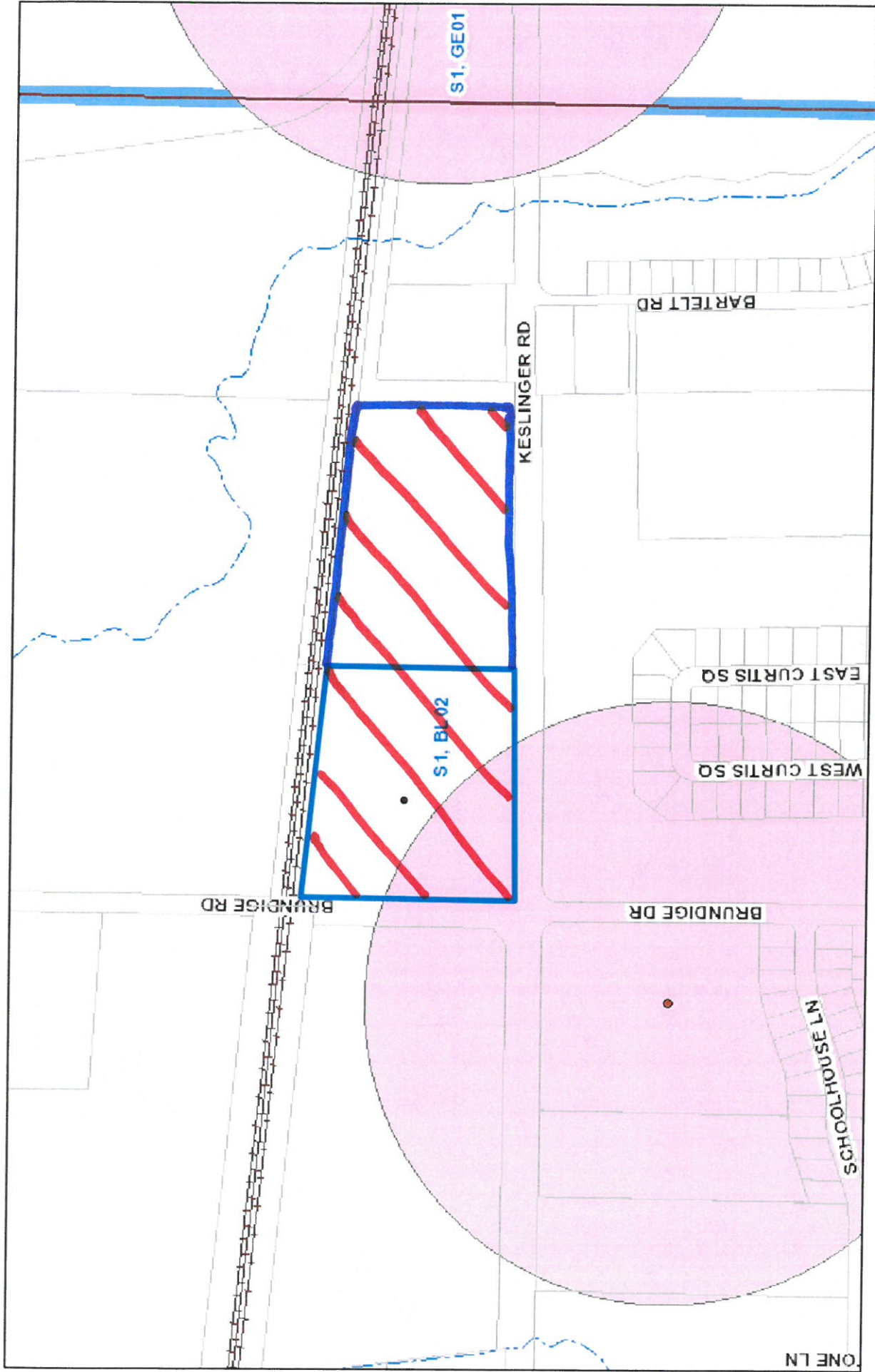
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

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# Map Title



May 7, 2024

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GIS-Technologies  
Kane County Illinois

*Applicant:* Ashley Keller  
*Contact:* Ashley Keller  
*Address:* 10 Morningside Avenue  
West Chicago, IL 60185

*IDNR Project Number:* 2413763  
*Date:* 04/25/2024

*Project:* Weathered Ways Farm  
*Address:* 1N053 Keslinger Road, Geneva

*Description:* Request for rezoning from PUD to F-2 to support additional barn being used as a wine tasting room.

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

*County:* Kane

*Township, Range, Section:*  
39N, 7E, 1



#### IL Department of Natural Resources

##### Contact

Bradley Hayes  
217-785-5500  
Division of Ecosystems & Environment

#### Government Jurisdiction

Kane County Development Department  
Mark VanKerkhoff  
719 S. Batavia Avenue  
Geneva, Illinois 60134

#### Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

## **Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

## **Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

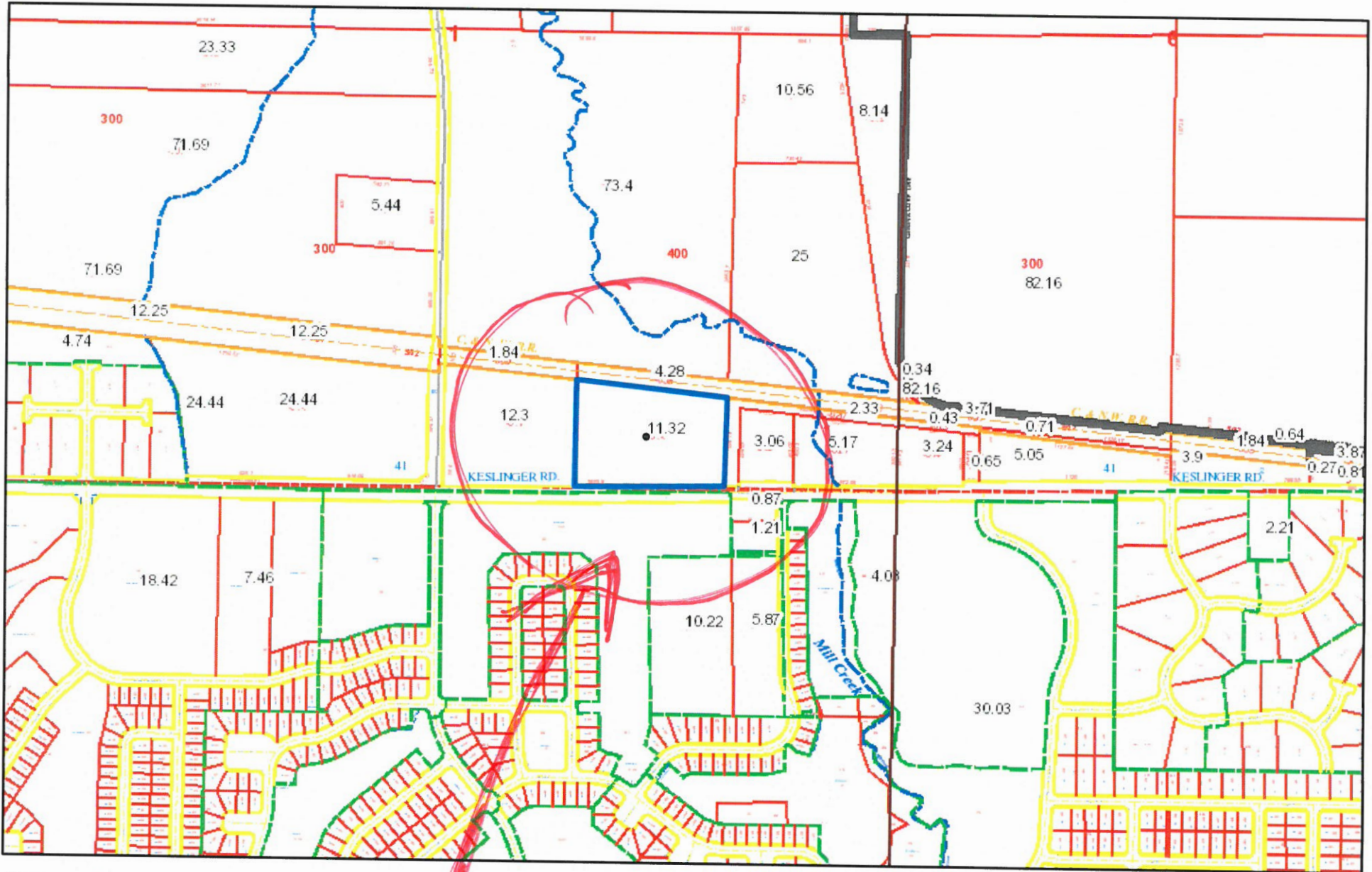
Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

## **Privacy**

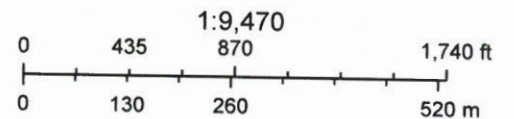
EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



# 1N053 Brundige Rd (11-01-400-014 & 017)



May 23, 2024



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GIS-Technologies  
Kane County Illinois

4633 - Weathered Ways Farms, LLC

Rezoning request from a PUD to F2 District-Agricultural related sales, service, processing, research, warehouse and marketing: Special uses for a winery.

**Special Information:** The petitioner is seeking a Rezoning from a PUD to F2 District-Agricultural related sales, service, processing, research, warehouse and marketing: Special uses for a winery.

**Analysis:** Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

**Staff recommended findings of fact:**

1. Approval of the Special Use would allow for an addition of a 2600 sqft wine tasting room.

Attachments:      Location Map  
                         Township Map  
                         Petitioner's finding of fact sheet