

Project Narrative

Peterson Family Farm (Roadside Farms 1921 LLC)

Site Information

Address	Owner	PIN	Notes
50W394 Peterson Rd. Maple Park, IL 60151	Roadside Farms 1921 LLC	0707400003	Smaller ranch house
50W372 Peterson Rd. Maple Park, IL 60151	Roadside Farms 1921 LLC	0707400003	Larger 2-Story house

Location Description

The Peterson family farm is located on the north side of Peterson Road approximately 1/3 of a mile east of County Line Road. The property (PIN: 07-07-400-003) is approximately 46 acres, which includes a 5-acre area that is proposed for rezoning pending approval by Kane County.

Summary

The Peterson family is requesting that a 5-acre area around the homesite and farm outbuildings be rezoned to allow for a phased transfer of ownership and to bring the property into conformance with the Kane County Zoning Ordinance. The property includes two detached single-family homes located within the 5-acre area proposed for rezoning. If approved by Kane County, the zoning application would create two new zoning lots for each of the two single-family homes – labeled as “Parcel 1” and “Parcel 2” in the attached survey. Parcel 1 will encompass four acres and Parcel 2 will encompass one acre (see attached Site Plan). The area of these two parcels/lots would be rezoned from F-District Farming to F1 District Rural Residential. This would allow for a member of the family to purchase and reside on a portion of the property while continuing to farm the adjoining cropped acreage. Most of the 5-acre area to be rezoned will remain as permanently protected farmland within an established agricultural conservation easement. The family is not seeking to build any new structures or otherwise develop the property in conjunction with the rezoning application.

Background

The Peterson property qualifies as centennial farm for maintaining continuous family ownership for over 100 years. The agricultural conservation easement extends over the cropped areas of the property and ensures that it will remain as working farmland in perpetuity. The easement area extends west into an adjoining property (07-07-300-009) that consists entirely of cropped acreage. Larry Peterson’s nephew currently farms the property and intends to purchase and reside in the residential portion of the site, with the intention of purchasing the rest of the farmland in the future. The family intends to continue living on site and maintain the existing agricultural use of the property. According to the Kane County Rural Structures Survey, the original 2-story “larger” home (50W372) was built around 1900. The “smaller” ranch home (50W394) was built the around 1947.