



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: September 29, 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. 4692 Sure Green Landscape Supply (Scott Milison)

GENERAL INFORMATION

APPLICANT

J.A.X.S. CORPORATION dba Sure Green Landscape Supply & Firewood Unlimited
Scott Milison (Prospective Buyer/Business Owner)

PROPERTY OWNER

LAZAR, JOSEPH, EPHREM, JONE, EDWAR & ISSA

REQUESTED ACTION

Rezoning from F-Farming District to F-2 Agricultural Related Sales, Service, Processing, Warehouse and Marketing District with a Special Use to allow for the establishment of a Landscape Business.

SUBJECT PROPERTY

39W330 BIG TIMBER RD, in Rutland Township, unincorporated Kane County, Illinois (PIN: 02-35-200-012)

KANE COUNTY BOARD DISTRICT

09 Jennifer Abbatacola

PROJECT DESCRIPTION

SureGreen Landscape Supply & Firewood Unlimited is a locally owned and operated landscape supply company specializing in mulch, firewood, topsoil, garden soil, sand and gravel for delivery and the recycling of natural wood materials into useful products such as mulch and firewood. The business accepts logs, brush, and tree chips primarily from local tree service companies and landscape contractors.

SureGreen Landscape Supply & Firewood Unlimited would continue to lease five acres to local farmers to continue to be farmed. Accessory uses proposed would be the following: office space with employee breakroom, material storage in concrete bins, equipment storage, and a gate at driveway entrance. SureGreen Landscape Supply & Firewood Unlimited operates year-round.

See 'Project Narrative' for more information.

SUBMITTAL DOCUMENTS

All received application documents for the Petition are available for review on the [Zoning Petitions](#) page of the Kane County Website. *See also "Exhibit A" Zoning Petition No. 4692 Submittal Documents attached.*

PUBLIC NOTICE

The public hearing for this Petition was scheduled for September 29, 2026. All required public notice was posted in accordance with Kane County codes and Illinois State Statutes.

Notice of this Petition was also sent to Kane County staff, Kane County Forest Preserve, Rutland Township and Highway Commissioner, KDOT, School District 300, and the Rutland-Dundee Fire Protection District, as well as the Village of Gilberts and City of Elgin.



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

REVIEW & ANALYSIS

ZONING

The subject property is currently zoned F-Farming District and is bordered to the north and east by additional F-District property; to the southwest, across from Big Timber Rd, there is a residential subdivision zoned Planned Unit Development (PUD).

SureGreen Landscape Supply & Firewood Unlimited operations fit within the purpose and intent of the F-2 District under Special Uses:

- *C. Shelling, drying, baling and threshing of agricultural crops.*
- *D. Horticultural Services.*

SureGreen Landscape Supply & Firewood Unlimited's operations are closely allied to the agricultural industry in multiple ways: growing trees, shrubs, and flowers. Local farmers will continue to cultivate crops. The operations of the property would meet one or more Special Use categories. Specifically, C. Shelling, drying, baling and threshing of agricultural crops, and D. Horticultural Services.

The operations of the property would fit one or more applicable land use definitions contained in Section 25 -3 -1 of the Kane County Zoning Ordinance. Specifically, Agricultural Activities (part of the property will continue to be leased by local farmer to produce crops), Agricultural Product (Firewood, mulch), and Agriculture Product, Value Added (Wood-seasoned firewood, mulch, trees and shrubs)

The proposed operation is intended to function as a small, locally focused landscape supply and horticulture business. Production of mulch and firewood will be based on customer demand and the availability of natural materials received through normal business operations. Nursery production will focus on growing trees, shrubs and eventually flowers for landscape installation projects. The operation is not intended to function as a regional processing or manufacturing facility but rather as a small business serving Kane County and surrounding communities.

Agricultural activities that relate to any processing, storage, sales, warehousing, or other business operations occurring onsite are:

- Natural wood will be processed into firewood and mulch. These products will be stored outside in concrete formed bins.
- Logs, brush, and tree chips primarily from local tree service companies and landscape contractors will be accepted.
- Materials are picked up or delivered.
- All warehousing of materials will be kept outside.

FUTURE LAND USE

The proposed F2 with a Special Use for agricultural business operations falls within the Proposed Open Space area of the Kane County 2040 Land Use Map. This category identifies areas recommended for future public or private open space and green infrastructure uses, including important linkages such as wetlands, stream corridors, and wildlife habitat connections that support the County's countywide green infrastructure network.

This parcel falls within the Village of Gilberts' planning area jurisdiction. The Village's Future Land Use Map identifies the parcel as planned for Single-Family Detached. **The Village of Gilberts** provided this comment regarding the Zoning Petition: "Based on the application and material, the proposed rezoning is not consistent with the Village of Gilberts' Comprehensive Plan. The Village's Comprehensive Plan contemplates this property to remain as residential with detached single-family uses. A copy of that plan can be found online here: <https://www.villageofgilberts.com/index.php?m=152&s=335>" (09/14/2026)



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

FOREST PRESERVE

No comments received.

SCHOOL DISTRICT

No comments received.

ENVIRONMENTAL HEALTH

Health Department would require a review of the building permit to ensure the septic will accommodate the additional use. This will require the owner to provide design details of the existing septic system. (Colleen Nyland 09/11/2026)

TRANSPORTATION

The Petitioner shall obtain a temporary and final access permit from the Kane County Division of Transportation (KDOT). Access throat length to be revised from the site plan in petition. No future structures or plantings shall be placed in the that future ROW. (Doris Hohertz 6/29/26)

FIRE PROTECTION DISTRICT

Currently, the Rutland-Dundee Fire Protection District does not have any concerns regarding the property. (Lt. Curtis Kramer, Fire Marshal – Rutland-Dundee Fire Protection District 09/12/2026)

WATER RESOURCES

The site contains impervious area that was constructed prior to 2002 and the adoption of the Kane County Stormwater Ordinance.

The new impervious area proposed is under the threshold for stormwater detention but will require an infiltration best management practice (BMP).

The site plan shows BMPs for the new impervious, and reflects an understanding of the drainage divide on the property.

A Stormwater Permit will be required.

WR Stipulations of Approval:

1. A Stormwater Permit is required for the site. Stormwater Management will be required.
2. A drain tile study will be required. Repair and replace of existing drain tiles will need to be considered, including the installation of observation and clean out structures. Any tree planting will need to demonstrate that off-site drain tile systems are not impacted.
3. For any Development in the future as defined by the Kane County Stormwater Management Ordinance on the resulting F-2 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.

ADDITIONAL REPORTS & ANALYSIS

Ecological Compliance Assessment Tool (EcoCAT) & Consultation Letter: January 13, 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: January 15, 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."



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

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. (Water Resources) A Stormwater Permit is required for the site. Stormwater Management will be required.
2. (Water Resources) A drain tile study will be required. Repair and replace of existing drain tiles will need to be considered, including the installation of observation and clean out structures. Any tree planting will need to demonstrate that off-site drain tile systems are not impacted.
3. (Water Resources) For any Development in the future as defined by the Kane County Stormwater Management Ordinance on the resulting F-2 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.
4. (Environmental Health) The Health Department will require a review of the building permit to ensure the septic will accommodate the additional use; this will require the owner to provide design details of the existing septic system.
5. (Transportation) The Petitioner shall obtain a temporary and final access permit from the Kane County Division of Transportation (KDOT). Access throat length to be revised from the site plan in petition. No future structures or plantings shall be placed in the that future ROW.

ZONING STANDARDS

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.



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

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, September 29, 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, October 20, 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, November 10, 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. 4692 Submittal Documents



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

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

"Exhibit A" Zoning Petition No. 4692 Submittal Documents

[4692 01 Kane County Zoning Application signed Redacted.pdf](#)

[4692 02 Standards of a Special Use Responses signed.pdf](#)

[4692 03 Project Narrative v2.pdf](#)

[4692 04A Property Ownership-Legal Control Letter.pdf](#)

[4692 04B Warranty Deed.pdf](#)

[4692 05 Plat of Survey \(39W330 Big Timber\).pdf](#)

[4692 06 Noise Analysis.pdf](#)

[4692 12 Site Plan-Concept Engineering Plan \(04-24-2026\).pdf](#)

[4692 13 Building Floor Plans.pdf](#)

[4692 14 Landscape and Screening Plan.pdf](#)

[4692 15 Photometric Plan.pdf](#)

[4692 16 EcoCAT Letter \(01-13-2026\).pdf](#)

[4692 17 NRI 26-005 No Report Letter \(01-15-2026\).pdf](#)
