



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
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TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2014-4332 **Date** 11/21/2014

GENERAL INFORMATION

APPLICANT: JOLANTA AND SEBESTIANBARWIOLEK

412 WAKEFIELD LN
GENEVA 60134

PURPOSE: TO ESTABLISH A SPECIAL USE FOR AUTO SALES

EXISTING ZONING: B-3 - BUSINESS;

REQUESTED ACTION: SPECIAL USE FOR AUTO SALES

SIZE: 1.00 ACRES

LOCATION: ON THE SOUTH SIDE OF KESLINGER ROAD, 3 PARCELS WEST OF FISHER DRIVE, SECTION 8, GENEVA TOWNSHIP (12-08-200-063) (37W415 KESLINGER ROAD)

SURROUNDING	ZONING	USE
NORTH	E-1 - ESTATE RESIDENTIAL; CITY OF GENEVA	RESIDENTIAL;
SOUTH	CITY OF GENEVA	RESIDENTIAL;
EAST	B-3 - BUSINESS;	COMMERCIAL;
WEST	B-3 - BUSINESS;	COMMERCIAL;

EXISTING LAND USE: COMMERCIAL;

LAND USE PLAN DESIGNATION: COMMERCIAL

ZONING HISTORY: B-3 ZONING GRANTED IN 1967

APPLICABLE LAND USE REGULATION: ARTICLE X, SECTION 10.4-2 I OF THE KANE COUNTY ZONING ORDINANCE.

New Day Investments, LLC
Sebastian Barwiolek, et ux
B-3 Special Use for an Auto Sales Lot

Special Information: Sebastian Barwiolek is the tenant for the west half of property at 37W415 Keslinger Rd. The property is zoned B-3 in 1967. Mr. Barwiolek is requesting a special use to allow him to operate a used car lot on the property. The business name is My luxury Imports. Vehicles sales are done over the internet and viewing the cars is by appointment. An inventory of 20 to 30 cars is kept on the property, both in the building and on the lot. The vehicles are all used. The business is operated by Mr. Barwiolek and his wife. They sell between 10 and 20 cars a month.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Commercial. Commercial and industrial uses have been in this area for 50 years. Granting this special use will establish a low intensity use as this site.

Staff recommendation: The Kane County Technical Staff recommends approval of the special use.

Staff recommended Finding of Facts:

1. The rezoning and special use will establish a new business in this building.
2. The low intensity of this business will not have an effect on adjacent properties.
3. Commercial uses were established on the property in 1967.

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

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.

because it is internet auto sales and by appt it will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The operations will be contained within the ~~pre~~ building.

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 will not be injurious to the use, enjoyment and value of other property in the immediate vicinity because the operations will mainly be within the building.

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

No impact, businesses already established in the area.

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

Already existing

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

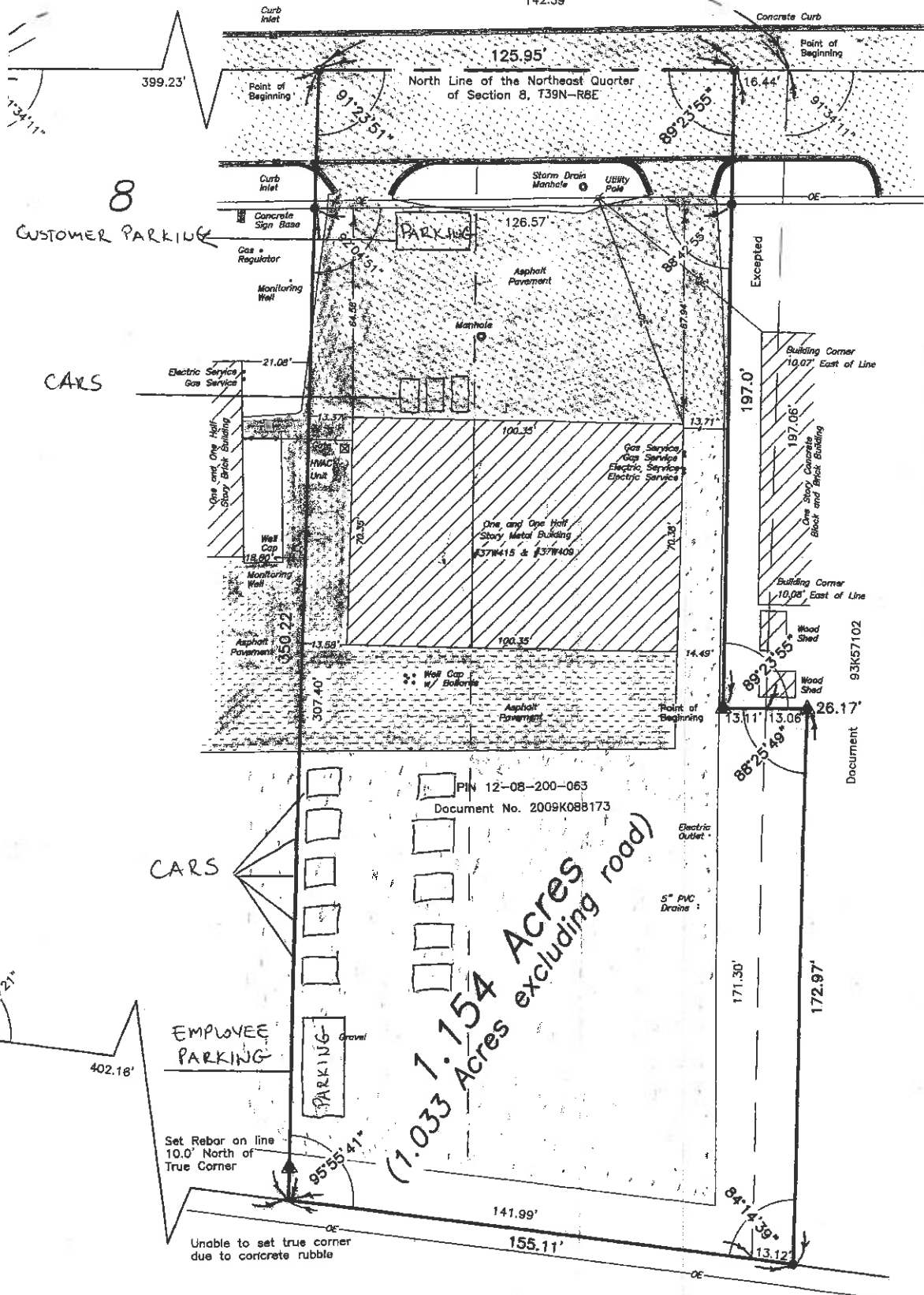
Yes, because it will be internet and by appointment traffic will be limited.

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

yes, allowing auto sales.

525.18'

142.39'



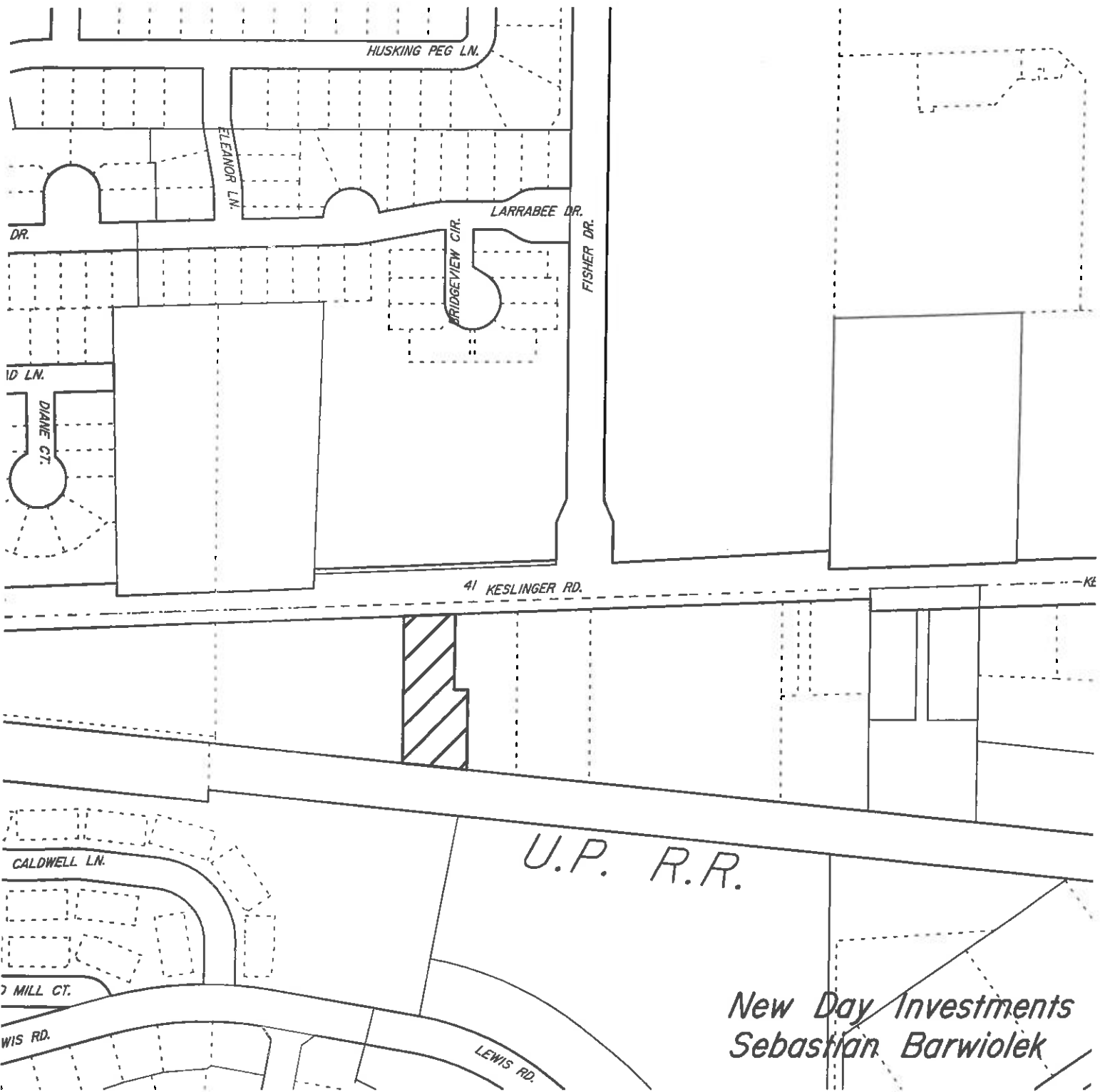
LEGAL DESCRIP

That part of the Township 39 N Principal Merid Commencing a Northeast Quarter along the North 399.23 feet to continuing East feet; thence South the West Line an angle of 9 degrees to the Northwestern line along said North line that is 402.18 feet measured along the Northernly along beginning (excepted as described as the Northwest Corner thence Easterly Northeast Quarter beginning; the North Line, 16 line parallel to Quarter, 197.0 parallel with the 13.11 feet; thence to the Township, Kansas

AND ALSO the Section 8, Township 39 N Principal Merid Commencing Northeast Quarter along the North 541.62 feet; with the West line forming an angle of 197.06 feet; Easterly along 13.06 feet; thence to the Northwestern line along said North line is parallel with beginning; thence 171.30 feet Township, Kansas acres.

NOTES: Bounded provided west line Survey Thorn

CHICAGO AND NORTHWESTERN RAILWAY COMPANY



HUSKING PEG LN.

ELEANOR LN.

LARRABEE DR.

FISHER DR.

BRIDGEVIEW CIR.

41 KESLINGER RD.

10 LN.

DIANE CT.

CALDWELL LN.

7 MILL CT.

WIS RD.

LEWIS RD.

U.P. R.R.

*New Day Investments
Sebastian Barwiolek*

