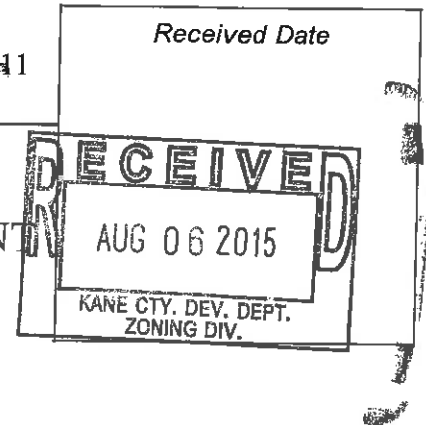


KANE COUNTY DEVELOPMENT DEPARTMENT  
 Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3441



**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.

1. Property Information:	Parcel Number (s): 15-14-427-018
	Street Address (or common location if no address is assigned): 759 Austin Avenue Aurora, Illinois 60505-2426

2. Applicant Information:	Name CS Enterprise Landscape, Inc.	Phone 630-857-6565
	Address 759 Austin Avenue Aurora, Illinois 60505-2426	Fax
		Email <a href="mailto:claycarrasco@yahoo.com">claycarrasco@yahoo.com</a>

3. Owner of record information:	Name(s) Salvador R. Carrasco and Griselda Escalante	Phone 630-696-1765
	Address 501 N. Avon Court, Oswego, Illinois 60543	Fax
		Email



**Zoning Request Report**  
County of Kane

Kane County Development  
719 Batavia Ave  
Geneva, IL 60134  
Phone: (630) 232-3492  
Fax: (630) 232-3411

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** 2015-4370 **Date** 10/26/2015

GENERAL INFORMATION

**APPLICANT:** CS ENTERPRISE LANDSCAPING, INC

759 AUSTIN AVENUE  
AURORA 60505-2426

**PURPOSE:** REQUEST FOR A 5 YEAR INTERIM SPECIAL USE TO ACCOMMODATE THEIR EXISTING LANDSCAPING BUSINESS

**EXISTING ZONING:** F - FARMING;

**REQUESTED ACTION:** FIVE-YEAR INTERIM SPECIAL USE FOR A LANDSCAPE MAINTENANCE BUSINESS

**SIZE:** 3.30 ACRES

**LOCATION:** 759 AUSTIN AVENUE, SECTION 14, AURORA TOWNSHIP (15-14-427-018)

SURROUNDING	ZONING	USE
NORTH	F - FARMING; CITY OF AURORA	RESIDENTIAL;
SOUTH	F - FARMING;	RESIDENTIAL;
EAST	CITY OF AURORA	OPEN SPACE;
WEST	F - FARMING;	OPEN SPACE; RESIDENTIAL;

**EXISTING LAND USE:** RESIDENTIAL;

**LAND USE PLAN DESIGNATION:** URBAN NEIGHBORHOODS/MIXED USE INFULL & PROPOSED OPEN SPACE

**ZONING HISTORY:** NO PREVIOUS REQUESTS FOR THIS PROPERTY

**APPLICABLE LAND USE REGULATION:** ARTICLE VIII, SECTION 8.1-2 CC OF THE KANE COUNTY ZONING ORDINANCE

October 29, 2015

Salvador Carrasco/*CS Enterprise Landscape, Inc.*  
Five-Year Interim Special Use request for a landscape maintenance business

**Special Information:** The petitioners purchased this property in 2014. When they bought the property the previous owner was operating a towing business in violation of the Kane County Zoning Ordinance. The petitioners wrongfully thought they could also operate a business there and started operating a small, start-up landscape maintenance business. They are requesting a five-year Interim Special Use to help them get their father and son business established with the intention of relocating to another property when the Interim Special Use expires. The 3.3 acre property has an existing 1696 square foot outbuilding in which the petitioners would store their some of their equipment and vehicles, with the rest parked near the outbuilding and in an existing semi-truck container. The parking lot will be enclosed with a privacy fence. The petitioners have agreed to have the container removed by the expiration of the Interim Special Use.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill and Proposed Open Space.

**Findings of Fact:**

1. The Interim Special Use will allow a small family business an opportunity to establish itself.

Attachments: Location Map  
Township Map

# 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.

CS Enterprise Landscape, Inc.  
Name of Development/Applicant

\_\_\_\_\_  
Date

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

The proposed use is a low impact on existing uses. Landscape maintenance equipment and vehicles are parked on the premises and in the garage.  
\_\_\_\_\_  
\_\_\_\_\_

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

Mixed area of F-Farming and B-1 County; R-1, B-1, B-2 and B-3 commercial in the City of Aurora.  
\_\_\_\_\_

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

Property is zoned Farming; but not large enough to maintain agricultural uses. The size, 3.3 acres, contains much more area than to use it just for single-family residential. The trend in the area is towards commercial uses.  
\_\_\_\_\_  
\_\_\_\_\_

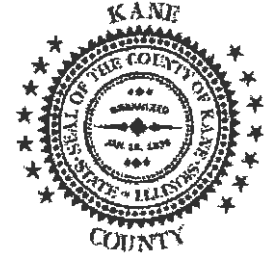
4. What is the trend of development, if any, in the general area of the property in question?

Several properties on this block between Mountain Street and Sheffer Avenue have been zoned Commercial in the City of Aurora in recent years. Manufacturing zoning was granted at Farnsworth and Sheffer for a large self-storage facility.  
\_\_\_\_\_  
\_\_\_\_\_

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

The plan recognizes certain mixed use and infill uses taking place in this area. As traffic increases on Farnsworth Avenue it makes it less and less likely to develop the properties adjacent for residential uses. Regreening and increased landscaping elements in developments create greater demands for businesses to help maintain these landscape elements and open areas.  
\_\_\_\_\_  
\_\_\_\_\_

# 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.

A small business that provides jobs increases the general welfare. The operation is mostly the storage of equipment. Generally, vehicles leave early in the day and then return late afternoon. The applicant hopes to add a few more employees and the size of the property can adequately handle any additional vehicles. All vehicles enter and exit one very visible drive off of Austin Avenue.

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

The property is enclosed with a solid wood fence, thus visual screening is provided. The property is in a mixed area of other homes and businesses but the trend has been more and more towards Commercial use and residences have been converted or torn down to make way for business uses.

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

Allowing the property to be used for a landscaping maintenance business is a very quiet and low impact use on surrounding properties. Much of the surrounding area is already developed. The Property's rear yard abuts the arterial street, Farnsworth Avenue. It is anticipated that additional commercial uses will develop along Farnsworth Avenue.

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

Please explain:

The property is served by a private well and septic system. Roads and the access drive are all in place. If a future building expansion takes place, there is ample area to provide stormwater management if required.

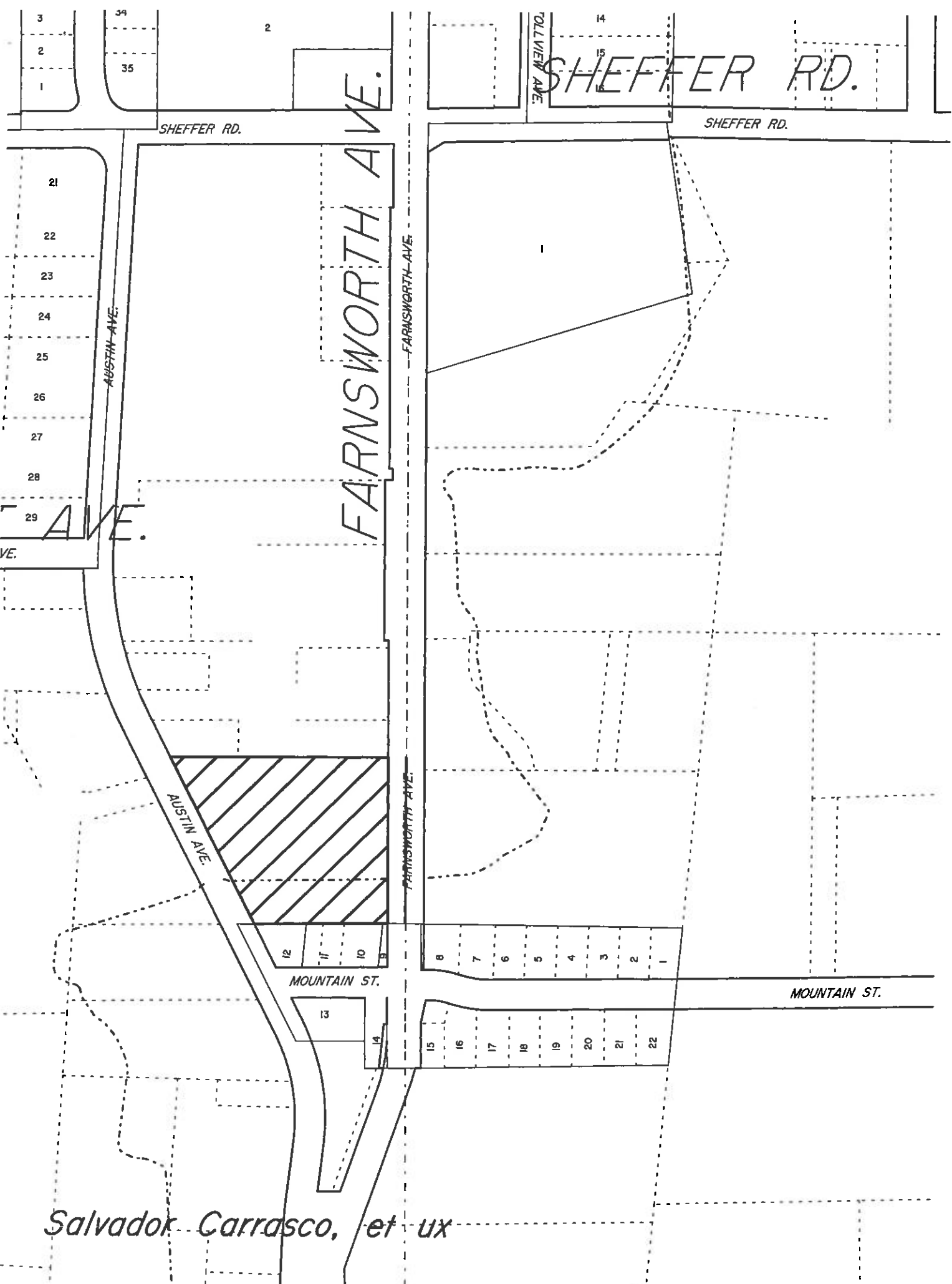
10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

The existing driveway access onto Austin Avenue is more than adequate to accommodate the use. The drive is well located to provide good visibility for entering and exiting the property. No access is being planned to Farnsworth Avenue thereby avoiding traffic and creating congestion. Austin Avenue is very sufficient to handle the traffic from a few additional vehicles.

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

No exceptions or variations are being requested from the F-District standards. Any future additions or improvements will be designed to meet the district regulations.





SHEFFER RD.

SHEFFER RD.

SHEFFER RD.

FARNSWORTH AVE.

FARNSWORTH AVE.

FARNSWORTH AVE.

AUSTIN AVE.

MOUNTAIN ST.

MOUNTAIN ST.

Salvador Carrasco, et ux

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COLLIER AVE.

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