



**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** 2016-4398 **Date** 09/28/2016

GENERAL INFORMATION

**APPLICANT:** KARWOWSKI, PATRYCJA

19N310 BOYER RD  
DUNDEE 601189411

**PURPOSE:** 5 YEAR INTERIM SPECIAL USE FOR A SMALL CONSTRUCTION BUSINESS

**EXISTING ZONING:** F - FARMING;

**REQUESTED ACTION:** 5 YEAR INTERIM SPECIAL USE

**SIZE:** 0.39 ACRES

**LOCATION:** WEST SIDE OF BOYER RD., 1/3 MILE NORTH OF HUNTLEY RD., SECTION 6, DUNDEE TOWNSHIP. (19N310 BOYER RD.)

<b>SURROUNDING</b>	<b>ZONING</b>	<b>USE</b>
NORTH	F - FARMING;	RESIDENTIAL; AGRICULTURAL;
SOUTH	F - FARMING;	RESIDENTIAL; AGRICULTURAL;
EAST	F - FARMING; VILLAGE OF ALGONQUIN	AGRICULTURAL; BUINESS/COMMERCIAL
WEST	F - FARMING;	AGRICULTURAL;

**EXISTING LAND USE:** RESIDENTIAL; AGRICULTURAL;

**LAND USE PLAN DESIGNATION:** RESOURCE MANAGMENT AREA

**ZONING HISTORY:** NO PREVIOUS REQEUST FOR THIS SITE

**APPLICABLE LAND USE REGULATION:** ARTICLE VIII, SECTION 8.1-2 CC

Patrycja Karwoski  
*Top Line Construction*  
5 Year Interim Special Use

**Special Information:** Patrycja Karwoski purchased the 5 acre property on Boyer Rd. last year. She and her husband moved into the home and started storing construction business equipment on the property. The property is currently in the County's Adjudication program for the violation. They are seeking a 5 year Interim Special Use to allow them to store there equipment and some supplies on the property. This is a small business and no employees will come and go from the site. The equipment is often kept and job sites and is kept here between projects.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Resource Management Area. This is an area in transition as the Village of Algonquin is annexing and developing land in the area. Algonquin has no objection to the Interim Use of the Property. The property does contain unmapped floodplain and the owners are working with Water Resources on engineering and obtaining the necessary permits for the fill that was brought in.

**Stipulations:**

1. No more than three (3) trucks and trailers may be stored on the property.
2. No more than four (4) shipping containers may be used for storage on the property.
3. Landscape screening shall be installed along the northern side of the property within 6 months of the granting of the Interim Special Use.

**Staff recommended Finding of Facts:**

1. The operation of this Interim Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of adjacent properties.
2. The business will not be injurious to the use and enjoyments of other property in the area for the purposes already permitted.
3. The Interim Special Use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district.

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

# 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.

Karwowski, Danyja  
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?

we have a small family bussiness & are in the construction industry. we are looking to store our vehicles, equipment, trailers on property.

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

Farm. only looking to store equipment in area behind barn. .38 Acres of our land.

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

Currently under your zoning the storage of commercial vehicles are not allowed in the F DISTRICT.

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

All properties surrounding us are zoned F DISTRICT. within 1 mile there is an industrial park. Also within a mile others in F DISTRICT are storing commercial vehicles.

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

Resource Management area allows for a mix of uses. This is a transitional area with Algonguin slowly developing the area.

# 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.

Area to store vehicles is located away from home in rear. There are no buildings where we are keeping all equipment behind us is a farm & open field. To the right & left of area is land & trees. Area is well maintained & clear, no hazardous materials or equipment is being held.

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 fenced & is well over 1000' from our home. Area is behind a barn which is also fenced. No one is allowed on property just us not near streets or accessible to others unless they trespass. We have also planted 8' Norway Spruce to help with keeping area clear & not as usable to others.

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

No changes are made just a gravel road to lead back there & store of trucks trailer & equipment to operate family owned business.

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

Please explain:

No need for electricity is already there in the barn no need for additional utility; we are just storing our equipment & no workers for our family owned business come to our home.

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

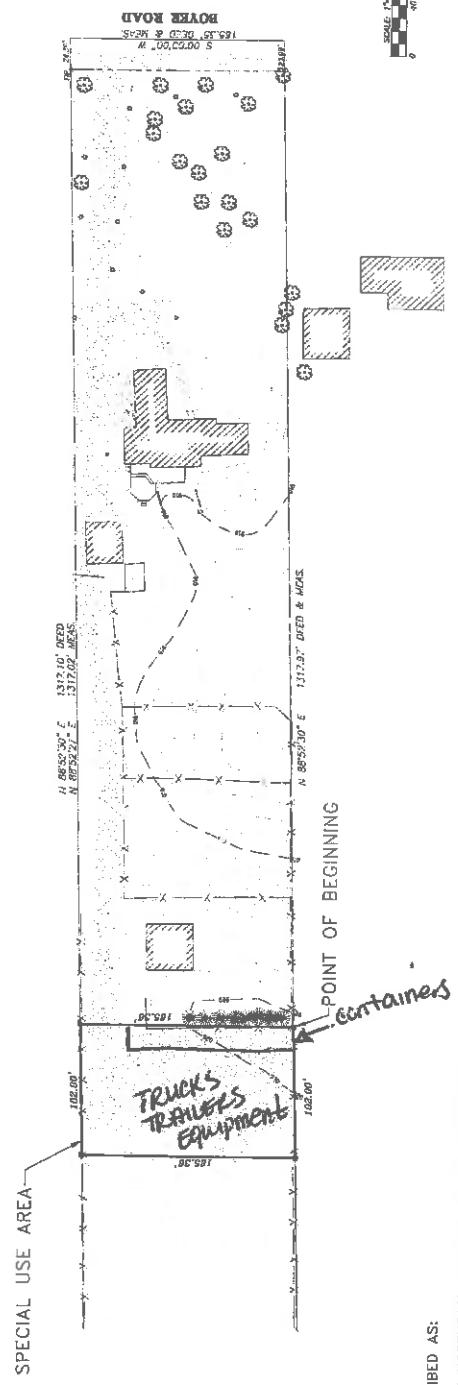
N/A

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

we have a small family owned business that is operated from our home.

KANE COUNTY, ILLINOIS  
 KARWOWSKI RESIDENCE  
 19N610 BOYER ROAD

PARKING AREA SPECIAL USE EXHIBIT



OF PROPERTY DESCRIBED AS:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER QUARTER 350.35 FEET THENCE SOUTH 88 DEGREES 52 MINUTES AND 30 SECONDS WEST 772.60 FEET TO A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52 MINUTES AND 30 SECONDS WEST 102.00 FEET; THENCE NORTH 88 DEGREES 52 MINUTES 27 SECONDS EAST 102.00 FEET; THENCE SOUTH 10 DEGREES 19 MINUTES 45 SECONDS WEST 165.36 FEET TO POINT OF BEGINNING. IN THE TOWNSHIP OF DUNDEEL, KANE COUNTY, ILLINOIS, CONTAINING 16,861 SQUARE FEET (0.387 ACRES).



ILLINOIS KANE COUNTY KARWOWSKI RESIDENCE 19N610 BOYER ROAD SPECIAL USE EXHIBIT	
181.00' 102.00' 102.00' 102.00' N 88°52'30" E 1317.00' DEED & MOAS N 88°52'30" E 1317.00' DEED & MOAS N 88°52'30" E 1317.00' DEED & MOAS	SCALE: 1" = 40' 0 40' 80'
181.00' 102.00' 102.00' 102.00' N 88°52'30" E 1317.00' DEED & MOAS N 88°52'30" E 1317.00' DEED & MOAS N 88°52'30" E 1317.00' DEED & MOAS	1" = 40' 0 40' 80'
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Patrycja Karwowski

CORPORATE PKWY.

CORP.

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WENDT ST.

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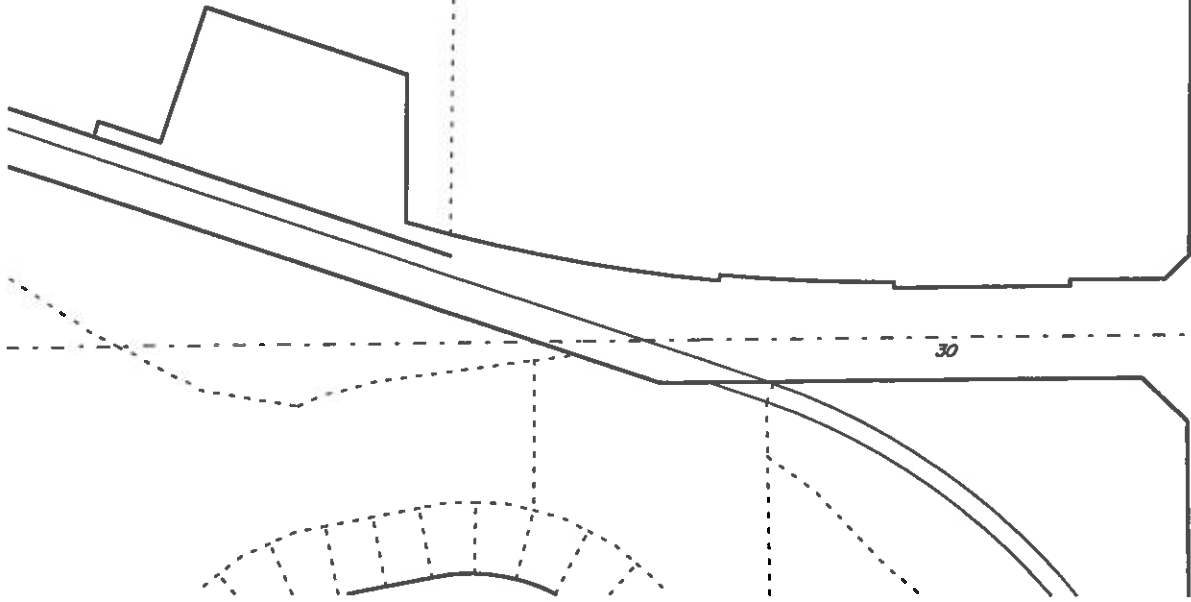
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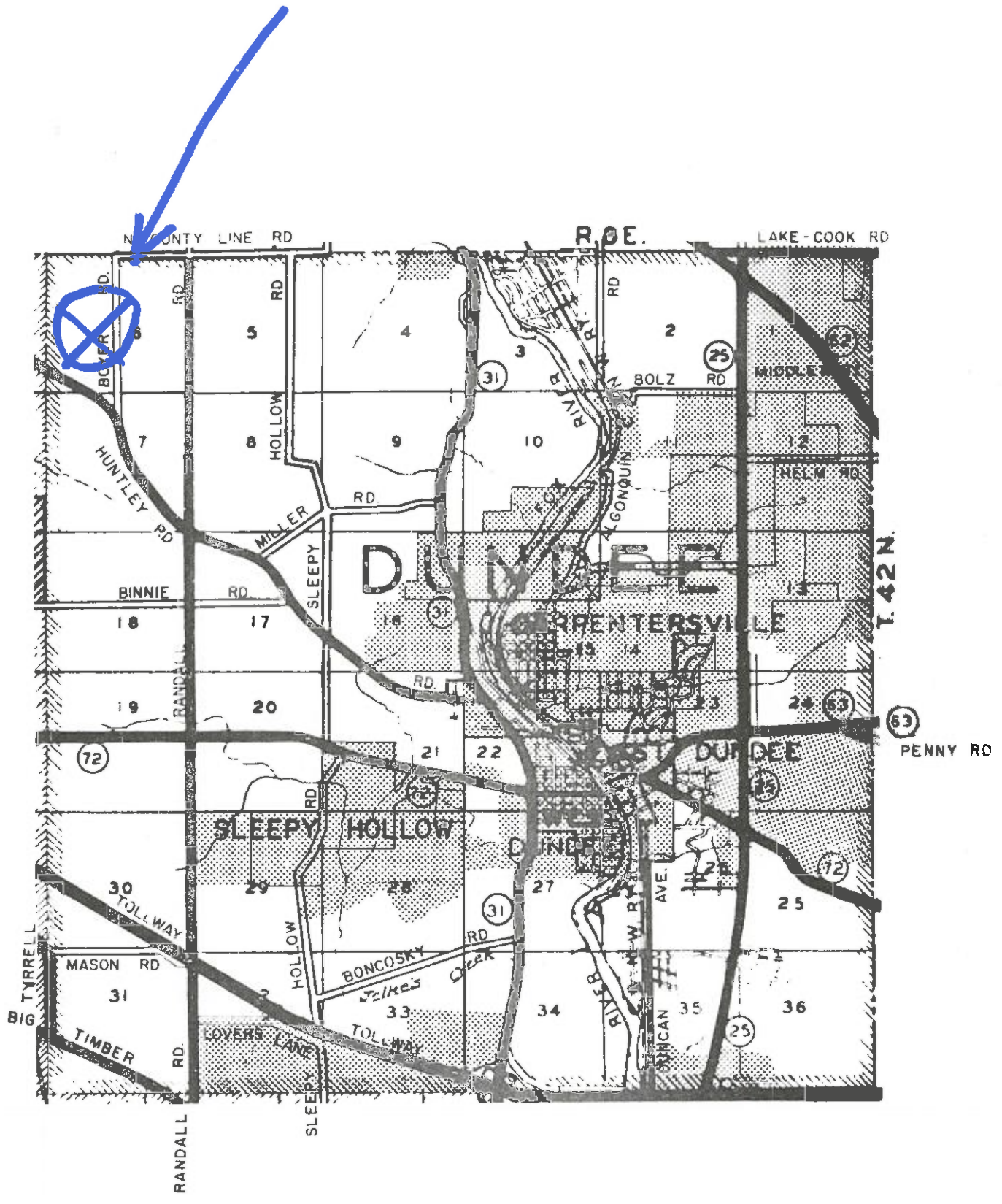


BOYER RD.

BOYER RD.

30









Village of Algonquin  
The Gem of the Fox River Valley

September 19, 2016

County of Kane  
Development and Community Services  
County Government Center  
719 S. Batavia Avenue  
Geneva, IL 60134

RE: Karwowski Special Use Request, Boyer Road

Brooke;

Thank you for the opportunity to comment upon this request. As the Planning Staff from the Village of Algonquin understands the request, this is for outdoor storage of equipment and materials (in a container or two) for a small interior remodeling business.

The Village has no real objection to this request with appropriate provisions that address the following concerns:

1. The property is in the critical protection area for the Woods Creek Watershed Plan, so all storage should be limited to dry goods and no large volumes of potential contaminants (paint, petrochemicals, etc.) should be allowed;
2. The storage should be limited only to goods and equipment used by the contracting business, no portion of the property should be used to store equipment or vehicles, other than those owned by the business or the residents;
3. Additional landscaping should be required for screening, particularly on the west and north sides of the storage area;
4. It should be clear that at the end of 5 years, this special use is terminated. There should be no opportunity to continue the use beyond that timeframe.

Please contact me with any questions or comments about these recommendations.

Sincerely,

Russell W. Farnum, AICP  
Community Development Director