

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**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): 06 06 376 006 + 06 06 - 376 - 0177
	Street Address (or common location if no address is assigned): 38W744 Highland Ave. Elgin, IL 60123

2. Applicant Information:	Name John T. Green	Phone 630.742.2355
	Address 1294 Christopher Ct.	Fax 847.428.8840
	Sleepy Hollow, IL 60118	Email John@GreenSolutionsNow.com

3. Owner of record information:	Name VICTOR PONTECASO	Phone 847-841-7800
	Address 2717 BLACKMAN RD.	Fax 847-841-7832
		Email BOSSAUTO INC @GMAIL.COM

Zoning and Use Information:

2040 Plan Land Use Designation of the property: RESOURCE MANAGEMENT DESIGNATION (MULTI-USE)

Current zoning of the property: Farm

Current use of the property: Vacant

Proposed zoning of the property: B-3 (Commercial)

Proposed use of the property: OPERATE LANDSCAPE BUSINESS

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

NEW DRIVEWAY, NEW GARAGE, NEW ROOF, REPAIR DAMAGED CHIMNEY

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

[Signature]

Record Owner

9/14/17

Date

[Signature]

Applicant or Authorized Agent

9/11/17

Date

November 28, 2017

Larry Polly Trust

Rezoning from F to B-3 on a portion of the property with a Special Use for yards and buildings for a landscaping business

Special Information: The Petitioner would like to purchase the property in order to relocate his landscaping business here. Vehicles and materials for landscaping and winter operations would be stored on the property. A new garage would be constructed and the existing home, which is in poor shape, would be remodeled for offices and showcasing the business services, such as outdoor patio and fireplace.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

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.

Green Solutions, Inc.
Name of Development/Applicant

6/27/17
Date

John T. Green

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

Currently the property is bordered on three sides by businesses. Neighboring areas are residential.

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

Adjacent properties are zoned commercial.

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

The existing structure is suitable for its current residential classification. (farm) ↗

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

Within the past two years, two adjacent properties have been granted special use permits to enhance their use as business properties.

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

Within the resource management designation allows for a wide use of business purposes for the area. Other adjoining properties currently falling within this designation are zoned B-3 commercial and are running successful business of varied types.

Findings of Fact Sheet – Special Use



OUTSIDE STORAGE / VEHICLE PARKING
Special Use Request

9/15/17
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.
- CURRENT SURROUNDING PROPERTIES ARE RUNNING BUSINESSES WITHOUT ADVERSE IMPACT. THIS PROPERTY WILL HOUSE A SMALLER BUSINESS WITH LESS VEHICLES AND EQUIPMENT THAN THE MAJORITY OF EXISTING.
7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.
- CURRENT ADJACENT PROPERTIES HAVE BUSINESSES RUNNING SUCCESSFULLY AND FALL WITHIN THE 2040 LAND USE PLAN. PROPOSED BUSINESS USE DOES NOT DEPART FROM THAT PLAN.
8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.
- CURRENT 2040 LAND USE PLAN CALLS FOR MULTI-USE OPPORTUNITIES OF PROPERTIES WITHIN THIS AREA. THE PROPOSED USE IS WITHIN THAT DESIGNATION.
9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain:
- PROPERTY CURRENTLY HAS ADEQUATE ACCESS, DRAINAGE AND UTILITIES FOR PROPOSED USE.

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

MINIMAL INCREASE IN VEHICULAR TRAFFIC WILL OCCUR, CURRENT
CONDITION IS A VACANT BUILDING. SURROUNDING BUSINESSES HAVE MUCH
GREATER POTENTIAL FOR TRAFFIC TO OCCUR.

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

THE 2040 PLAN IS FOR MORE MIXED USE OF ADJACENT PROPERTIES.

THE PROPOSED USE WILL FALL WITHIN THIS PLAN AS DO SURROUNDING PROPERTIES.



Mr. Keith Berkhout
Zoning Planner
Kane County Dev and Community Services

November 8, 2017

Mr Berkhout:

I am interested in purchasing a property on Highland Avenue in unincorporated Kane County and would like to propose having the zoning changed to allow me to move my business there.

Address: 38W744 Highland Ave., Elgin, IL (2 parcels)

Currently there is a house sitting on a parcel zoned Farm with a small parcel of B3 commercial on the West side. It is surrounded on the North and West sides and across the street to the South with commercial zoned B3. A small strip of B3 borders the East side and a residence is next to that.

Here is some personal information, Business information, and an idea on how I would like to make some changes to the property.

I am the owner of a small landscape construction and maintenance company called Green Solutions, Inc. operating in the fox valley. We typically have 5-6 employees for the landscape season and keep a couple on for snow removal in the winter. We are currently operating out of Gilberts at a rented space. We have built our clientele by providing excellent projects and services with very little warranty or repair. Most of our business comes from repeat customers and referrals. In 2017, we did no outside marketing and had more work than we could ask for. I expect the same in 2018.

Our business is involved in commercial maintenance for clients ranging from Pancor Construction and Development, Medical offices at Randall and 90, to Arlington Park Race Course. We also do design and landscape construction for both commercial and residential clients. There are 2 masons on staff who install our outdoor fireplaces and kitchens, do tuck pointing, and some interior brick work. We offer snow removal services for commercial clients near the randall/90 intersection and Big timber road.

Our hours of operation are 6am to 3pm Monday through Friday during the landscape season and 24/7 in the winter. Typically, we are pretty slow in the Winter months. Late March starts out landscape season, and it continues until November when the weather finally shuts us down. The employees start in the morning with vehicle and equipment checks and then head out to jobsites for the remainder of the day. We try to load in the afternoon for the next day so we can leave the yard as soon as possible in the morning.

Landscape Management

Design

Installation

Snow&Ice Management

Ph(630)742-2355

Nurserymen

PO Box 1081, West Dundee, Illinois 60118

www.GreenSolutionsNow.com



I currently own 3 pickup trucks, 1 dump truck (1 ton), and 4 trailers that would need to be parked on the property. We would need to apply for a special use permit to make that happen. There are some snow plows and ice melt equipment that would be stored as well. Also, I would like to make some changes to the property, and have drawn a map on the plat of survey to show this. I have Purchased some commercial grade permeable pavers from unilock to aid in the construction of a driveway, so we can keep from creating more runoff than necessary when paved areas are installed to support the equipment. I would like to have most of my materials and equipment kept behind the current structure to avoid having it on display.

The house is currently in poor shape and needs both a roof, wood repair, and some masonry repair to the façade and chimney. I employ a couple of masons who will take on this work as time allows. I am proposing building a garage behind the house near the East property line to both create a place to store small equipment, some materials, and to provide some screening of noise from any residences in that direction. I would like to remove the current garage from the West side of the house, since it was a poorly built addition that looks out of place, and bring the house back closer to its original design. This will also allow the driveway to pass on the West side of the house, further shielding vehicle and equipment from the neighbors to the East.

I have plans to build a new patio area and outdoor kitchen and fireplace for demonstration purposes. This would be located on the East side of the house. Although I do not intend to sell anything from this location, I would like to present ourselves in a manner that potential clients can come by and see a representation of our work and how we can improve any home with a similar project. New landscaping, in the form of foundation and perimeter plantings, will enhance the look of the property from the street and help to keep the property looking fresh and clean. Some of the plantings along the East perimeter will serve a duty as additional screening from the residences in that direction. While we do not intend to create an abundance of noise or dust, we would like to be as courteous as possible to our new neighbors.

The front of the house is currently uninviting. After the garage is removed, a new approach to the front porch will have to be installed to replace the unstable set of stairs currently there. Handicap accessibility will be provided from the back door or the door to the East. There a ramp can be easily installed and have access to the parking in back.

I plan on building 2 bins to store bulk materials on the Northwest corner. This is where our loading would take place, further reducing noise from neighbors to the East. Some additional screening in the form of a 6' wood privacy fence would also help in both noise reduction and security for my equipment. The rear parking and loading area would be asphalt paving to allow us to keep it clean so we can have a safe environment to load and organize our materials and equipment.

I have included some photos to show the current state of the property, so that you can have some perspective on the impact any improvement would make to this property. It has been neglected for many years and is in need of repair and upkeep. Any time an abandoned property can see new life is a good thing for the neighborhood. Too many older buildings are being demolished and replaced when there is still potential to make it good again.

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PO Box 1081, West Dundee, Illinois 60118

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I have also included the plat of survey, a zoning map, a map of proposed improvements with a paving and parking layout.

We are very excited to move to a new location. Having a place of our own will bring additional enthusiasm to our staff and help foster more professional environment to work in.

Please feel free to call or email me with any questions. I am also available to come to your office to further present my ideas and intentions if it is needed.

My contact information is:

John Green

Cell 630-742-2355

Email John@GreenSolutionsNow.com

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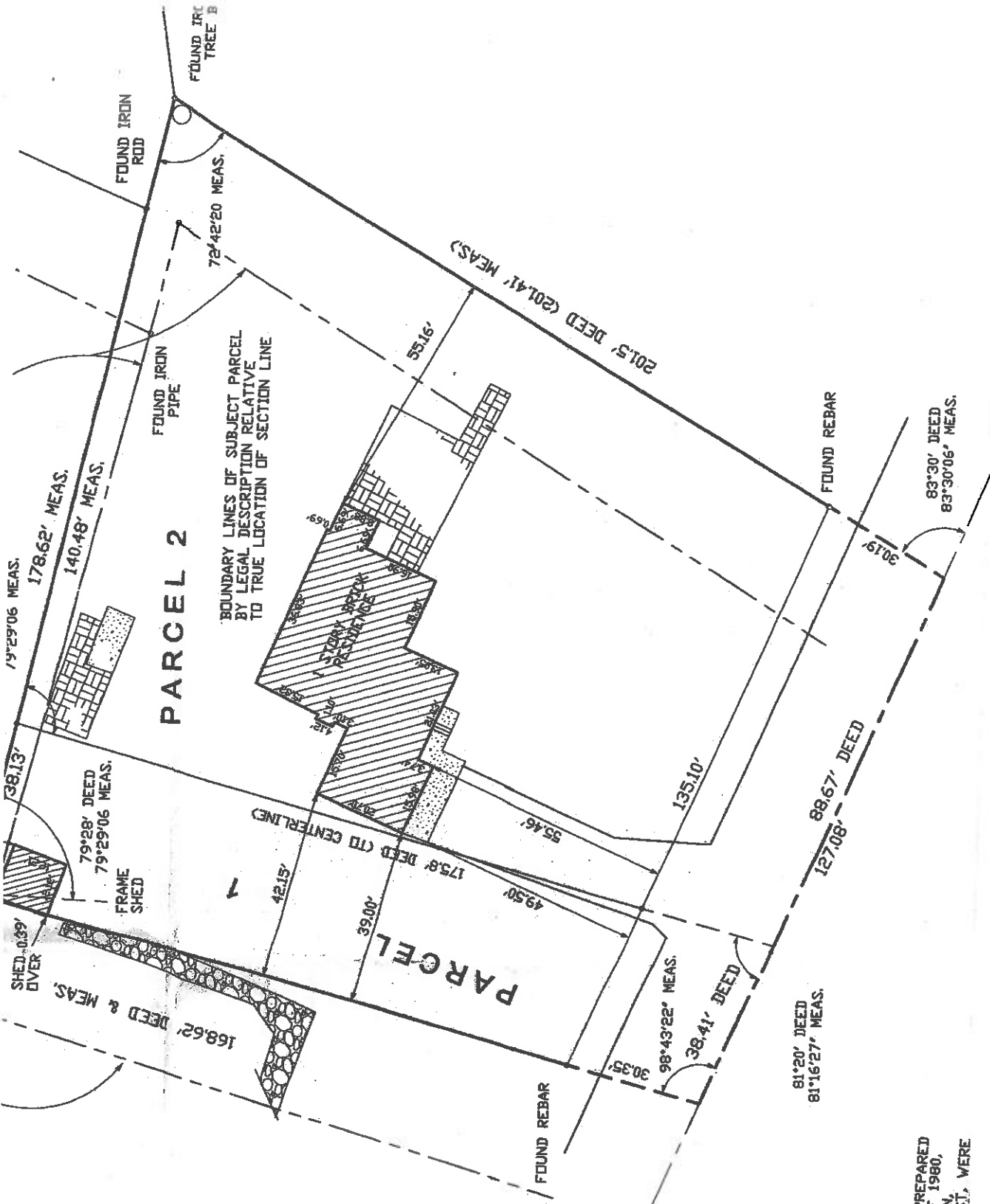
Alan J. Coulson, P.C.
PROFESSIONAL LAND SURVEYORS
PLAT OF SURVEY

OF PROPERTY DESCRIBED AS:

PARCEL ONE: That part of the Southwest Quarter of Section 6, Township 41 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the old center line of Highland Avenue Road with the West line of said Southwest Quarter; thence Northerly along the West line of said Southwest Quarter, 190.35 feet; thence Easterly along a line that forms an angle of 94 degrees 26 minutes to the right with the prolongation of the last described course, 226.55 feet; thence Southerly along a line that forms an angle of 88 degrees 13 minutes to the right with the prolongation of the last described course, 89.05 feet for the point of beginning; thence Southeasterly along a line that forms an angle of 79 degrees 28 minutes to the left with the prolongation of the last described course, 38.0 feet; thence Southwesterly along a line (hereafter referred to as line "A") that forms an angle of 92 degrees 06 minutes to the right with the prolongation of the last described course, 175.8 feet to the old center line of Highland Avenue Road; thence Northwesterly along said old center line, a distance of 36.41 feet to a line drawn Southwesterly, parallel with said line "A", from the point of beginning; thence Northwesterly along said parallel line 168.62 feet to the point of beginning, in the Township of Elgin, Kane County, Illinois.

PARCEL TWO: That part of the Southwest Quarter of Section 6, Township 41 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence North along the West line of said quarter section to the old center line of Highland Avenue Road; thence Southeasterly along said old center line 321 feet; thence Northeasterly along a line forming an angle of 83 degrees 30 minutes to the left with the prolongation of the last described course 201.5 feet for the point of beginning; thence Southwesterly along the last described course 201.5 feet to the old center line of said Highland Avenue Road; thence Northwesterly along said old center line 88.67 feet; thence Northeasterly along a line forming an angle of 81 degrees 20 minutes to the right with the prolongation of the last described course 175.8 feet; thence Southeasterly to the point of beginning, in the Township of Elgin, Kane County, Illinois.

A OF PROPERTY:
7,764 SQ FT



NOTE: BASED ON SURVEYS IN OUR FILES PREPARED AND ASSOCIATES, DATED IN DECEMBER OF 1980, THAT THE SUBJECT PARCEL SHOWN HEREON, NUMEROUS ADJOINING PARCELS TO THE EAST, WERE CRIED AND MINIMIZED FOR THE EAST, WERE

LINE OF SW 1/4 OF SEC. 6-41-8
(SEE SURVEYOR'S NOTE BELOW)

FOUND IRON PIPE

FOUND IRON PIPE

92°06' DEED
79°29'06" MEAS.

178.62' MEAS.

140.48' MEAS.

79°28' DEED
79°29'06" MEAS.

FOUND IRON PIPE

72°42'20" MEAS.

FOUND IRON ROD

WOOD FENCE

EXIST HEDGE ROW

WOOD FENCE

BUFFER PLANTING

CONCRETE BIN

ASPHALT

PERMEABLE PAVEMENT + GRAVEL

PARCEL 2

BOUNDARY LINES OF SUBJECT PARCEL
BY LEGAL DESCRIPTION RELATIVE
TO TRUE LOCATION OF SECTION LINE

LEAD (TO CENTERLINE)

SHED 0.65' CLEAR

SHED 0.39' OVER

168.62' DEED & MEAS.

FRAME

42.15'

39.00'

49.50'

55.46'

175.8'

1 STORY BRICK RESIDENCE

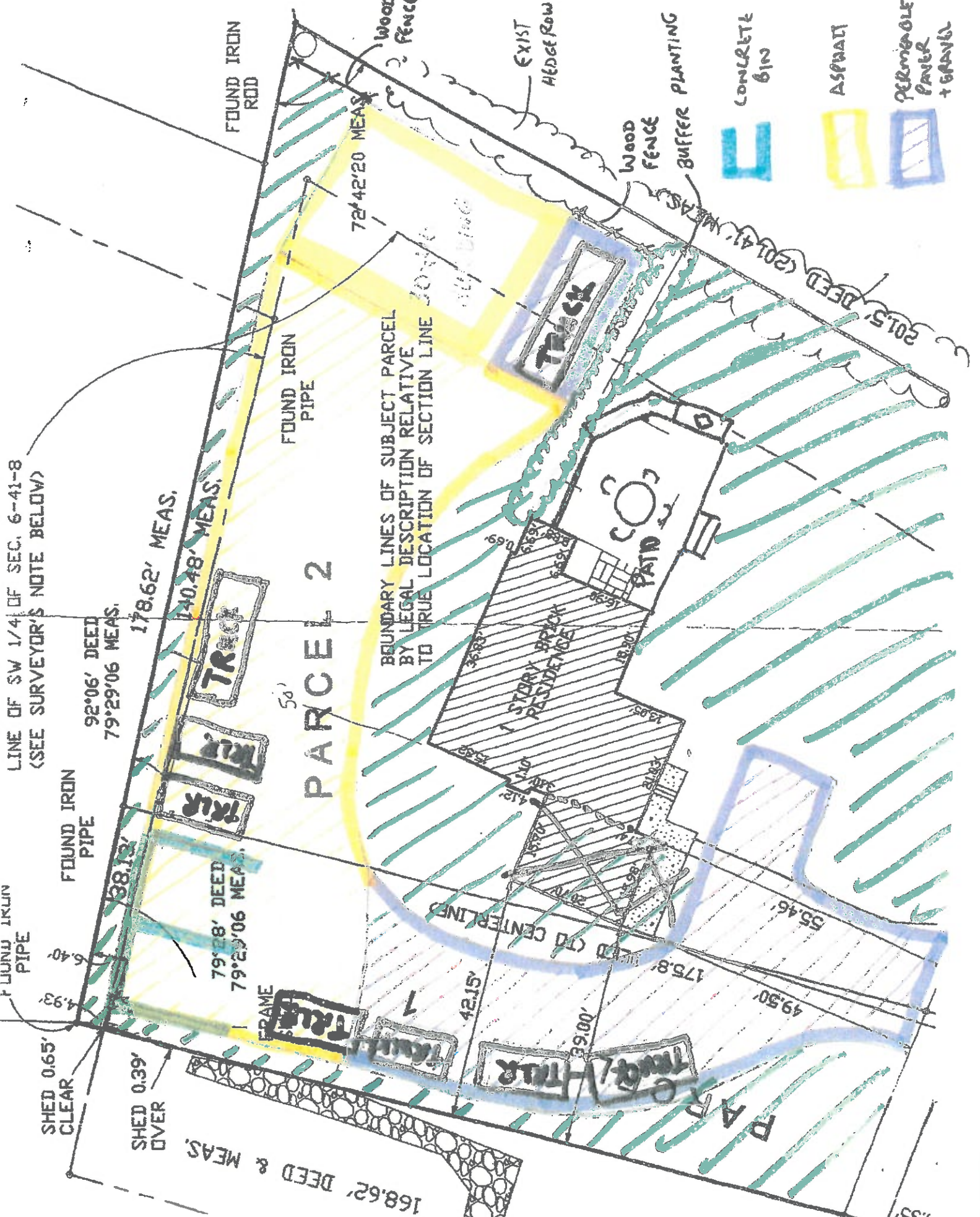
TRUCK

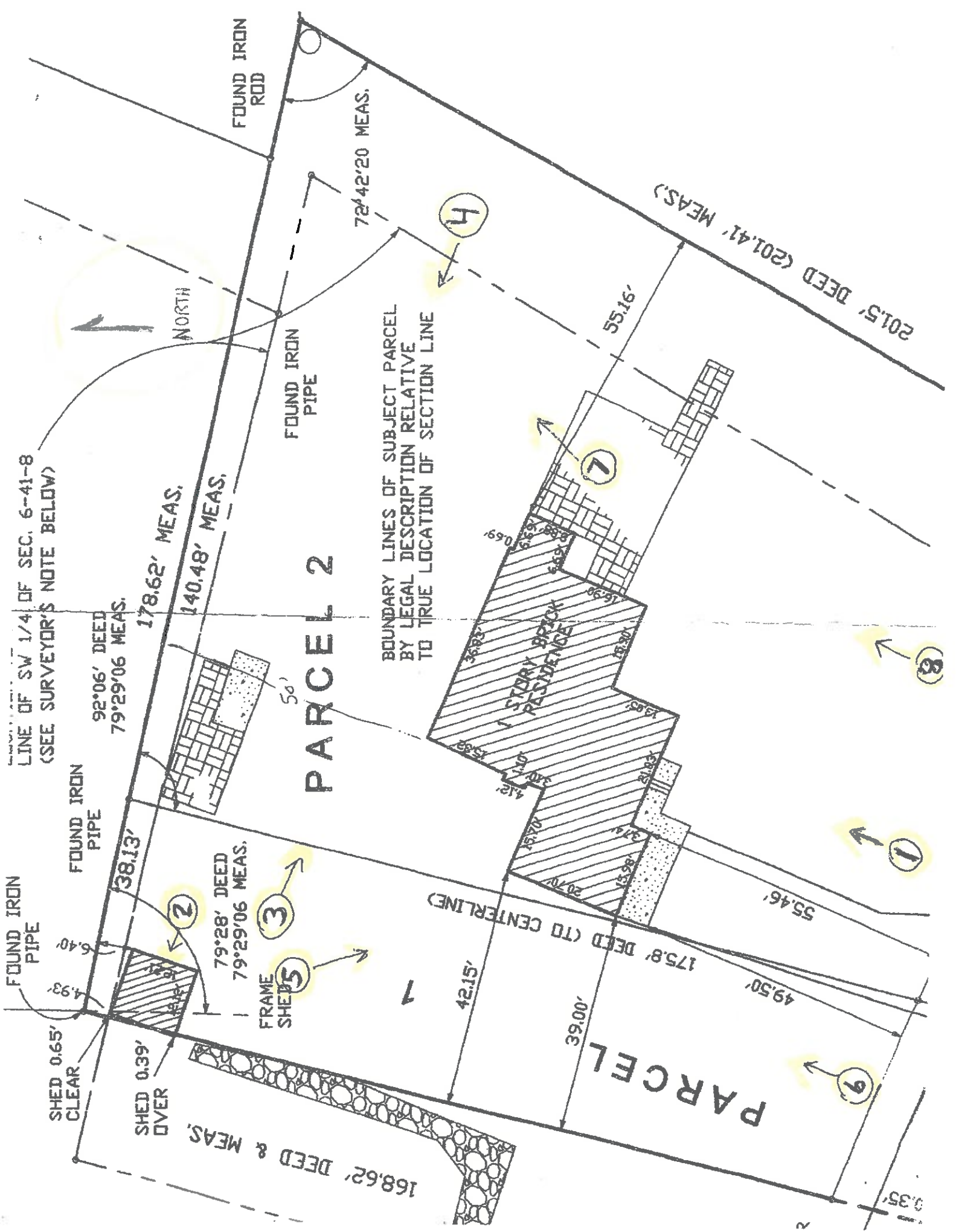
PAID CO₂

2015' DEED (2014' MEAS.)

PAR

1.35'





LINE OF SW 1/4 OF SEC. 6--41-8
(SEE SURVEYOR'S NOTE BELOW)

92°06' DEED
79°29'06 MEAS.

178.62' MEAS.
140.48' MEAS.

FOUND IRON
PIPE

FOUND IRON
ROD

NORTH

PARCEL 2

BOUNDARY LINES OF SUBJECT PARCEL
BY LEGAL DESCRIPTION RELATIVE
TO TRUE LOCATION OF SECTION LINE

1 STORY BRICK
RESIDENCE

FRAME
SHEBS

SHED
OVER

SHED
CLEAR

PARCEL

168.62' DEED & MEAS.

2015 DEED (201.41 MEAS.)

175.8' DEED (TO CENTERLINE)

FOUND IRON
PIPE

FOUND IRON
PIPE

55.46'
49.50'

39.00'

42.15'

72°42'20 MEAS.

79°28' DEED
79°29'06 MEAS.

1

8

4

7

2

3

5

9

0.35'



①

REMOVE
GARAGE



②

TO BE
REMOVED



3



4



5



6



7

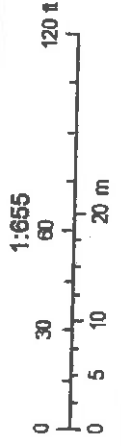


8

Map 1116



April 4, 2017



Source : GIS-Technologies

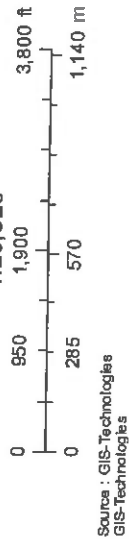
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

Map Title



November 9, 2017

1:20,826



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Kane County Illinois