

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

<i>Received Date</i>

**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): 15-31-451-015 15-31-451-011 15-31-451-003 15-31-401-007
	Street Address (or common location if no address is assigned):

2. Applicant Information:	Name Carlos Esparza	Phone 630-330-3607
	Address 2420 Geneva Ln	Fax
	Montgomery, IL 60538	Email cet40@yahoo.com

3. Owner of record information:	Name Carlos Esparza	Phone 630-330-3607
	Address 2420 Geneva Ln	Fax
	Montgomery, IL 60538	Email cet40@yahoo.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: B-3

Current zoning of the property: B-3

Current use of the property: TRUCK STORAGE

Proposed zoning of the property: B-3

Proposed use of the property: TRUCK STORAGE

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

RECONSTRUCTION OF GARAGE/WORKSHOP AND
CONSTRUCTION OF NEW ENTRY DRIVE TO BASELINE RD.

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 within 250 feet of the 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.

Carlos Esparza 11/28/18
Record Owner Date

Carlos Esparza 11/28/18
Applicant or Authorized Agent Date

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.

Carlos Esparza
Name of Development/Applicant

11/28/18
Date

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

NEARBY PROPERTIES ARE ALSO ZONED B-3
HAVING CAR REPAIR & AUTO BODY & TAVERN

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

B-3 & RESIDENTIAL

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

TRUCKING FIRM IS ALLOWED UNDER B-3 ZONING

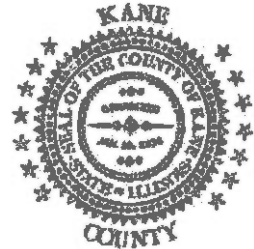
4. What is the trend of development, if any, in the general area of the property in question?

PROPERTIES ALONG BASELINE ROAD ARE
NOW BEING RE-DEVELOPED FOR COMMERCIAL,
TRUCKING & OUTSIDE STORAGE

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

THE B-3 ZONING USE WILL REMAIN THE SAME

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 6' PRIVACY FENCE WILL BE INSTALLED
AROUND PERIMETER OF PROPERTY

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 HAVE NO ADVERSE
IMPACTS TO THE SURROUNDING PROPERTIES
AND THE 6' FENCE WILL KEEP ANY HEAD
LIGHTS FROM SHINING ONTO OTHER PROPERTIES.

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

THE SURROUNDING PROPERTY ALONG BASELINE
ROAD IS CURRENTLY BEING RE-DEVELOPED
WITH SIMILAR B-3 USES.

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

Please explain:

A NEW ACCESS ROAD WILL BE CONSTRUCTED
TO BASELINE ROAD, NEW WATER
SERVICE TO THE GARAGE & DRAINAGE
WITH DETENTION POND WILL BE CONSTRUCTED.

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

A NEW DRIVE WILL BE CONSTRUCTED TO
BASELINE ROAD AND THE ENTRANCE
OFF RTE 30 WILL BE REMOVED.

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

THE SPECIAL USE WILL CONFORM TO THE
USES OF THE COUNTY & VILLAGE OF
MONTGOMERY.

February 18, 2019

Carlos Esparza

Special Use request in the B-3 Business District on a portion of the property to allow a trucking business

Special Information: The property has had a B-3 District Business zoning for many decades. Over the years access to the property was from the road which would become Route 30 and then through a neighboring property to the south. The petitioner recently bought the property and would like to use it to store his trucks on. Since direct access directly onto Route 30 would no longer be permitted he will create a new access drive from Baseline road through additional properties he owns to the west.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Commerce/Employment. This new combined category reflects the need for non-residential land uses to be centers for commerce and to generate local employment opportunities. The suitability of various uses within this category for specific locations depend on the trend and character of the adjacent land uses, availability of infrastructure and the economic development needs of the local community.

Staff recommended Findings of Fact:

1. The Special Use would allow the petitioner to operate his trucking business from the property.

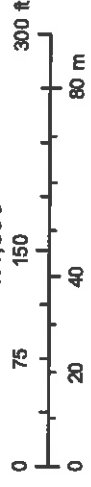
Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

Map Title



January 25, 2019

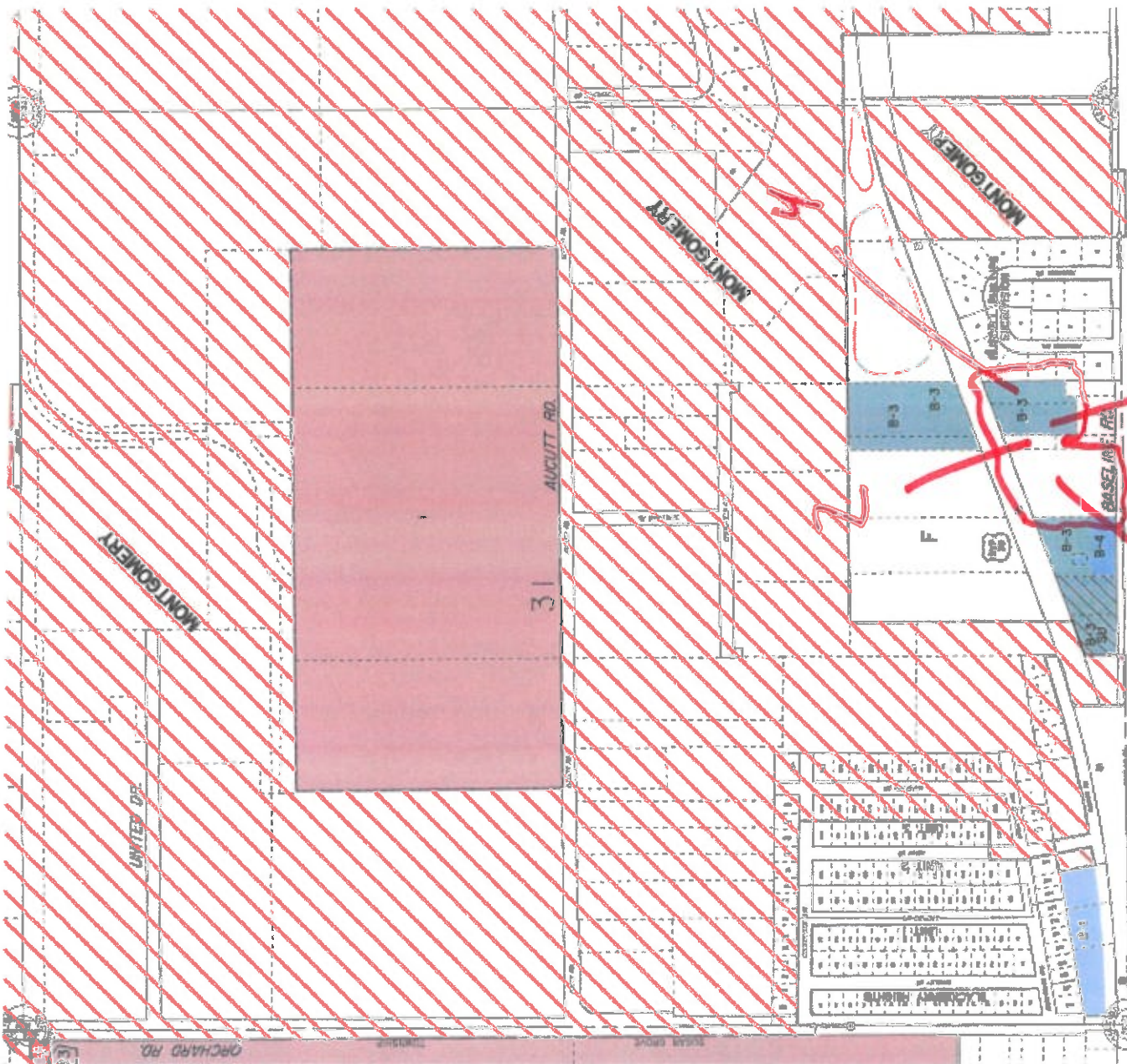
1:1,599



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.

GIS-Technologies
Kane County Illinois



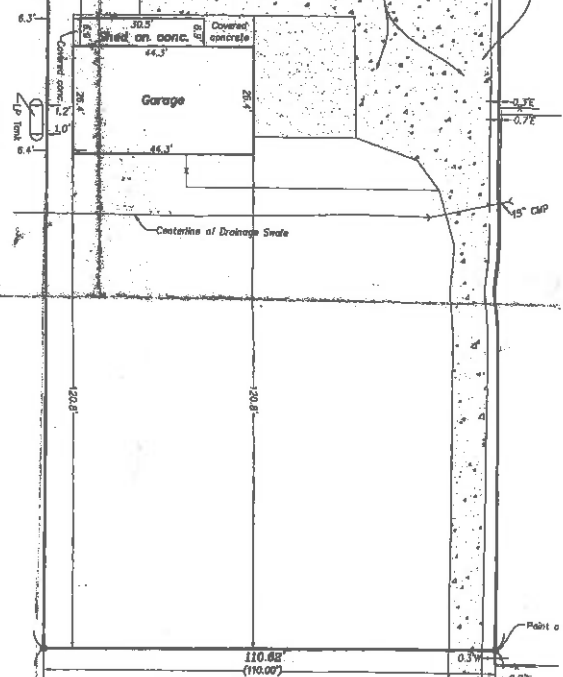
PLAT OF SURVEY

F.A. Route 192
(U.S. Route 30)

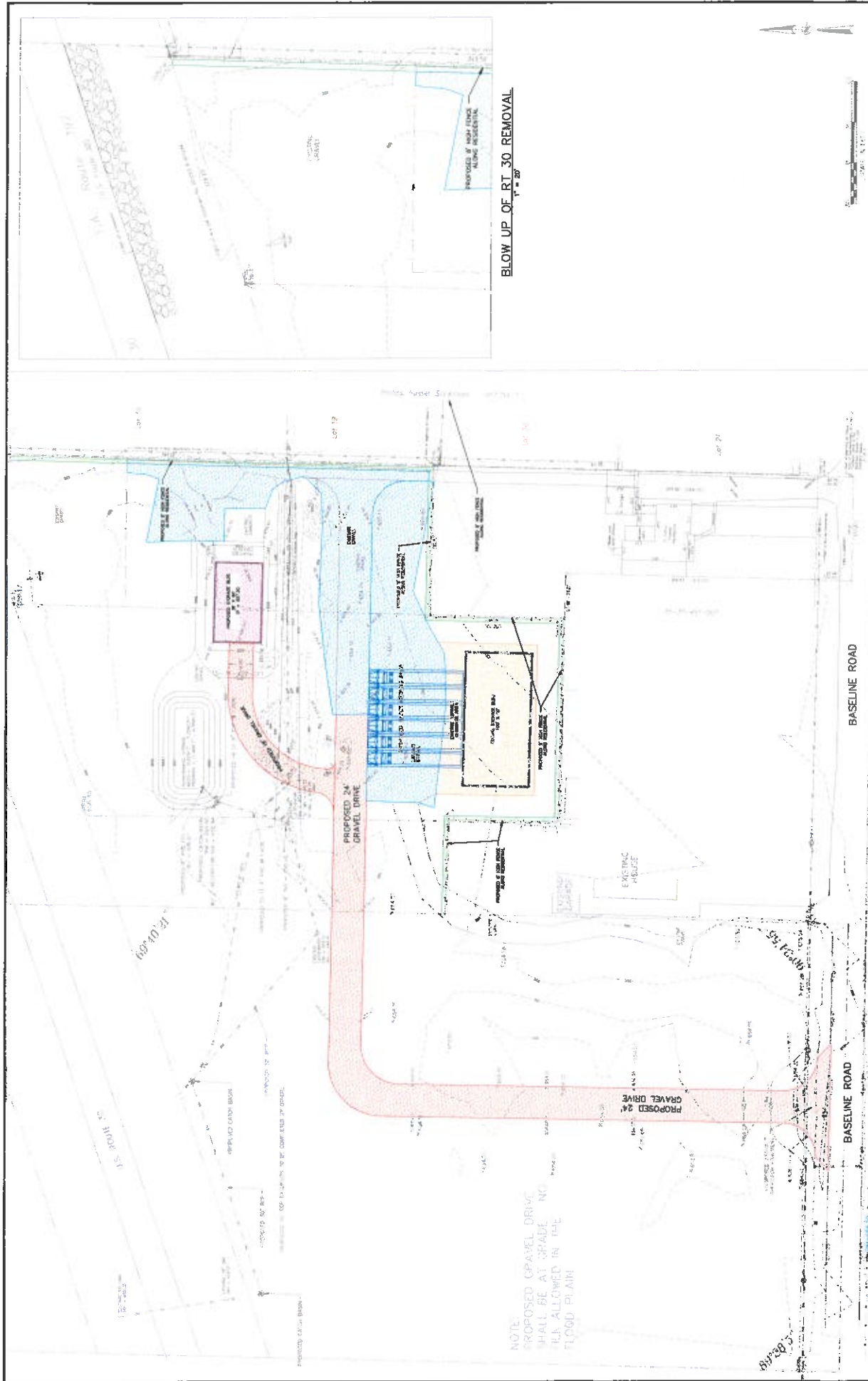
Right of way per Document No. 923243 & 923244
118.13'

Parcel 2
38,464.0
Square Feet,
more or less
0.8 Acres

LEGAL DESCRIPTION
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE B EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; SAID LINE ALSO BEING THE WEST LINE OF RUSSELL PHILLIPS SUBDIVISION, UNIT ONE, 311.55 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID EAST LINE 348.52 FEET TO THE SOUTH LINE OF A TRACT OF LAND DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS BY INSTRUMENT DATED MARCH 1, 1956 AND RECORDED DECEMBER 10, 1956 IN BOOK 38 OF PLATS, PAGE 14 AS DOCUMENT 823244; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF INSTRUMENT DATED JANUARY 30, 1956 AND RECORDED DECEMBER 10, 1956 IN BOOK 38 OF PLATS, PAGE 13 AS DOCUMENT 893244, FORMING AN ANGLE OF 109 DEGREES 32 MINUTES TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED LINE TO THE INTERSECTION OF A LINE DRAWN PARALLEL WITH AND 110.0 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID QUARTER QUARTER; THENCE SOUTH ALONG SAID PARALLEL LINE, 308.17 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER, 110.82 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.



15-31-451-011



 TERRUGGE ENGINEERING 410 E. CHERRY STREET - SUITE A - MONTGOMERY, IL 61804 PHONE: 618-283-1805 FAX: 618-283-1806 WWW.TERRUGGEENGINEERING.COM	283 US ROUTE 30 SITE PLAN - MONTGOMERY CIVIL SITE PLAN	SHEET NO. 1 OF 1 SHEETS
	CE TRUCKING 28W283 US ROUTE 30, MONTGOMERY, IL	DATE: 09/14/2018 SCALE: 1" = 30' PROJECT NO. 18-413-01