

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): Part of 05-08-400-008
	Street Address (or common location if no address is assigned): 43W471 Bahr Road Hampshire, IL 60140

2. Applicant Information:	Name Ruizscape Construction Inc.	Phone 847-754-5427
	Address 2215 Grove Lane, Cary, IL 60013	Fax
		Email juanruiz1408@comcast.net

3. Owner of record information:	Name Bahr Property LLC	Phone 847 310 4200
	Address 2790 Pinnacle Drive	Fax
	Elgin, IL 60124	Email BMacetause@AOL.COM

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Agricultural

Current zoning of the property: ~~W District Rural Residential~~ F-DISTRICT FARMING

Current use of the property: Residence

Proposed zoning of the property: F2 District-Agricultural Related Sales, Service, Processing, Research, Warehouse and Marketing with a Special Use Permit for Horticultural Services.

Proposed use of the property: Landscape Contractor/Nursery Operation

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

Improvements will immediately consist of parking areas, handicapped accessible facilities

for office and planting of nursery stock.

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/nrc/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 --Bahr Property LLC

3/14/19
Date

[Signature]
Applicant or Authorized Agent --Ruizscape Construction Inc.

3.4.19
Date

April 30, 2019

Bahr Property, LLC

Rezoning a portion of property from F-District Farming to F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for a landscaping and nursey business

Special Information: The petitioner is seeking a rezoning on the northern portion of the property to allow the placement of his landscaping business. A small nursery would be sited in the northeast portion of this area. The existing home would be converted to office use.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan states that the Agricultural use category also provides for agribusinesses, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area. In 2013, The Kane County Board adopted the “Growing for Kane” Program, which supports and encourages local food propagation, consumption, and the production of value added products.

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.

Ruizscape Construction Inc.
Name of Development/Applicant

3/4/19
Date

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

The property is located in an agricultural area and the use of the property for a landscape contractor/nursery operation will preserve the agricultural nature of the area, while allowing the use of the improvements already existing on the property.

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

The zoning classifications of properties in the general area of the property in question are primarily F District with some F1 and F2 nearby.

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

The property in question is suitable for the proposed use in that it is a large property with existing buildings suitable for use as offices and inside storage of equipment and materials needed for a landscape contractor/nursery operation. Applicant intends to grow nursery stock on the property and install screening plantings at the perimeter of the property.

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

There is no trend of development in the immediate area of the property in question.

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

The projected use of the property is in line with the Kane County 2040 Land Use Plan in that it preserves the open space in that area and maintains an agricultural related use.

Findings of Fact Sheet – Special Use



Landscape Contractor/Nursery operation 3/4/19
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. The 5.3 acre parcel will be used for a landscape contractor/nursery operation. There will be company offices on the property and owner supervision daily. No work other than maintenance and staging of equipment and materials will be performed on site. Some planting will occur to create screening and nursery stock. None of the proposed activities will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

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 due to the planned screening of the landscape operation use around the perimeter of the property. Most of the adjacent properties are farmed acreage with few residential properties in the immediate area.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property. The special use will not impede the normal, orderly development and improvement of the surrounding property that is zoned and used as Farming. The proposed use will not impact the continued use of the surrounding parcels for farming and farming related uses.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain: Adequate utility, access roads, drainage and other necessary facilities already exist on this parcel. To the extent the entrances from the two public streets require improvements, those will be completed by the Petitioner.

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

Adequate measures for ingress and egress already exist in the form of two driveways. No significant increase in traffic is anticipated to be created by this use.

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 regulations of the district in which it is located. The use will be limited to the area shown on the site plan and will be screened from view of all adjacent landowners.

ILLINOIS STATE ROUTE 47

WEST LINE OF SE ¼ SEC. 8-41-7

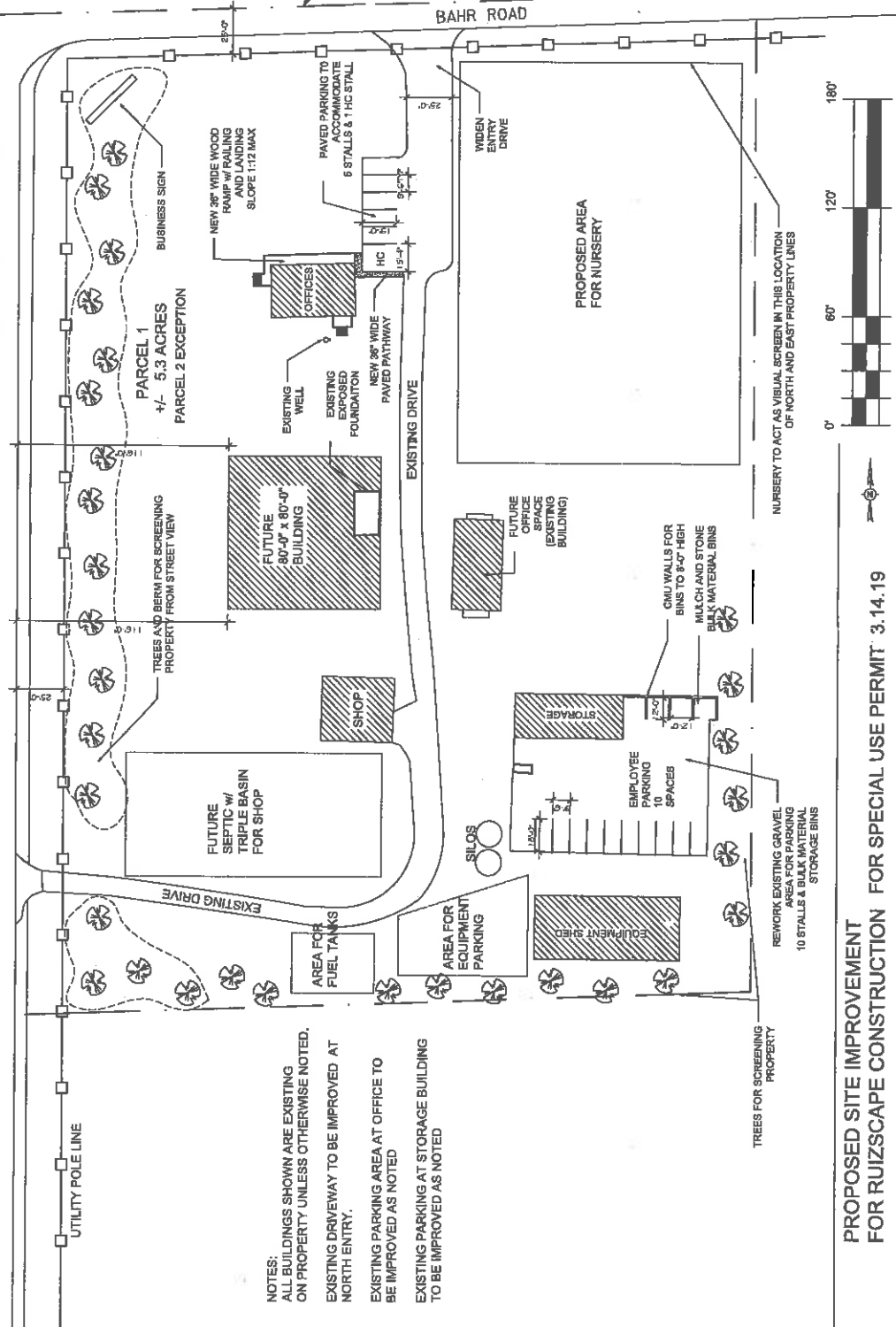
NORTH LINE OF SE ¼ SEC. 8-41-7
BAHR ROAD

NICHE CONSTRUCTION AND DESIGN
CARY L. CARROLL
ARCHITECT
1111 W. WASHINGTON ST.
CHICAGO, IL 60604
TEL: 312.234.1111
WWW.NICHEDESIGN.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	3.14.19
2	REVISED PER COMMENTS	3.14.19
3	REVISED PER COMMENTS	3.14.19
4	REVISED PER COMMENTS	3.14.19
5	REVISED PER COMMENTS	3.14.19
6	REVISED PER COMMENTS	3.14.19
7	REVISED PER COMMENTS	3.14.19
8	REVISED PER COMMENTS	3.14.19
9	REVISED PER COMMENTS	3.14.19
10	REVISED PER COMMENTS	3.14.19

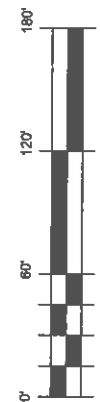
RUIZSCAPE CONSTRUCTION
4801 BAHN ROAD
MUNSTER, IL 61454
TEL: 815.835.8888
WWW.RUIZSCAPE.COM

SCALE
1" = 20'
DATE
3.14.19
SP1



NOTES:
 ALL BUILDINGS SHOWN ARE EXISTING
 ON PROPERTY UNLESS OTHERWISE NOTED.
 EXISTING DRIVEWAY TO BE IMPROVED AT
 NORTH ENTRY.
 EXISTING PARKING AREA AT OFFICE TO
 BE IMPROVED AS NOTED
 EXISTING PARKING AT STORAGE BUILDING
 TO BE IMPROVED AS NOTED

PROPOSED SITE IMPROVEMENT
 FOR RUIZSCAPE CONSTRUCTION FOR SPECIAL USE PERMIT 3.14.19



NURSERY TO ACT AS VISUAL SCREEN IN THIS LOCATION
 OF NORTH AND EAST PROPERTY LINES

TREES FOR SCREENING
 PROPERTY

REWORK EXISTING GRAVEL
 PARKING TO ACCOMMODATE
 10 STALLS & BULK MATERIAL
 STORAGE BINS

CMU WALLS FOR
 BINS TO 8'-0" HIGH
 MULCH AND STONE
 BULK MATERIAL BINS

FUTURE OFFICE
 SPACE
 (EXISTING
 BUILDING)

FUTURE
 90'-0" x 80'-0"
 BUILDING

FUTURE SEPTIC W/
 TRIPLE BASIN
 FOR SHOP

SHOP

EQUIPMENT SHED

STORAGE

EMPLOYEE
 PARKING
 10
 SPACES

SILOS

AREA FOR
 FUEL TANKS

AREA FOR
 EQUIPMENT
 PARKING

EXISTING DRIVE

TREES AND BERM FOR SCREENING
 PROPERTY FROM STREET VIEW

PARCEL 1
 +/- 5.3 ACRES
 PARCEL 2 EXCEPTION

NEW 36" WIDE WOOD
 RAMP W/ RAILING
 AND LANDING
 SLOPE 1:12 MAX

EXISTING WELL

EXISTING EXPOSED
 FOUNDATION

NEW 36" WIDE
 PAVED PATHWAY

EXISTING DRIVE

PAVED PARKING TO
 ACCOMMODATE
 8 STALLS & 1 HC STALL

WIDEN
 EXISTING
 DRIVE

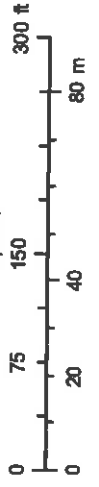
PROPOSED AREA
 FOR NURSERY

Map Title



April 3, 2019

1:1,599

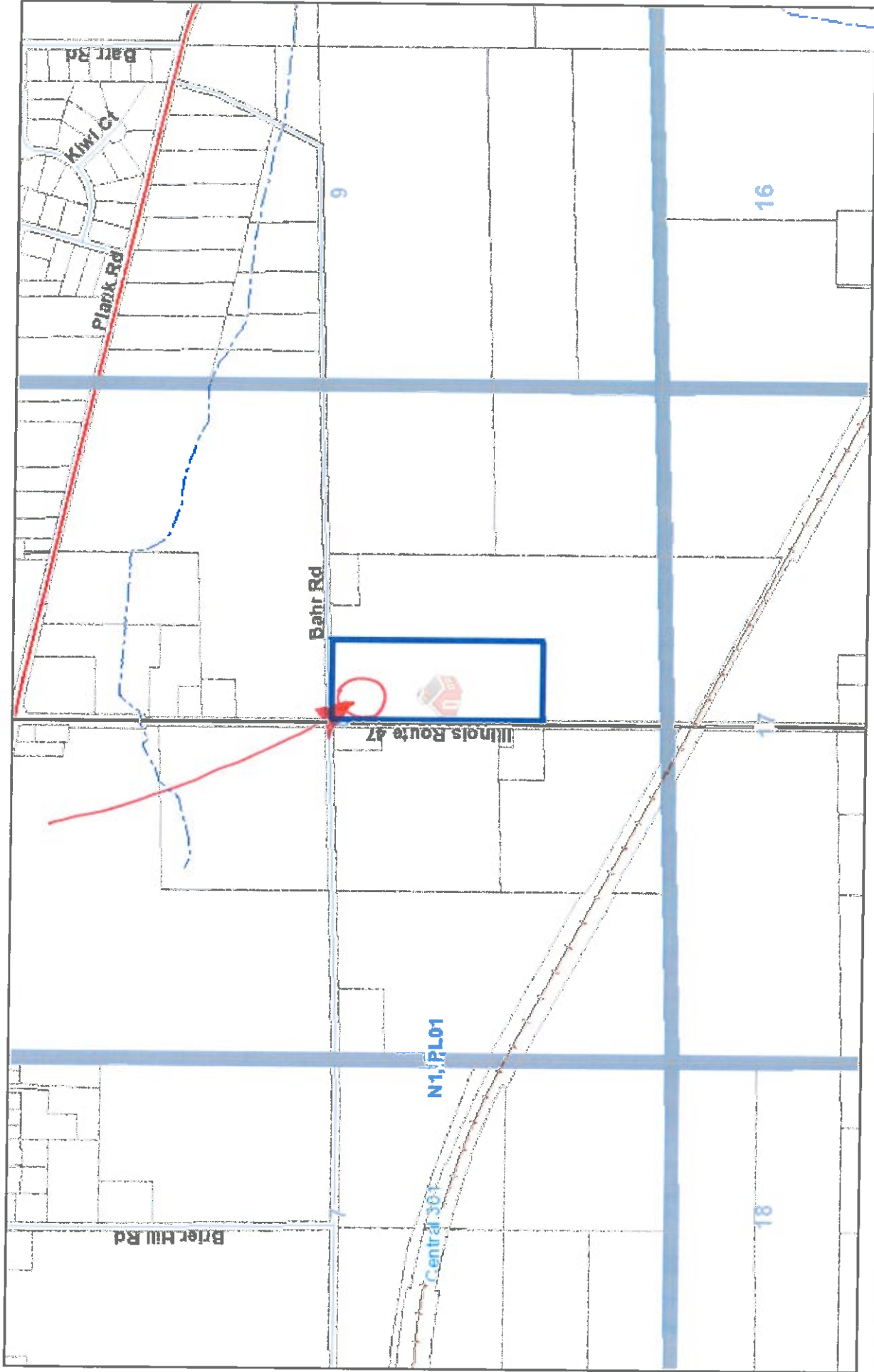


GIS-Technologies

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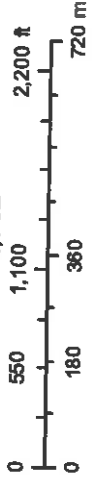
GIS-Technologies
Kane County Illinois

Map Title



April 3, 2019

1:12,792



GIS-Technologies

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