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KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
719 S. 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): 15-32-300-013
	Street Address (or common location if no address is assigned): 27 Baseline Rd Oswego, IL 60538

2. Applicant Information:	Name Luis Esparza	Phone 630-392-4356
	Address Oswego, IL 60543	Fax NA
	Oswego, IL 60543	Email esparzaluis27@gmail.com

3. Owner of record information:	Name Francisco & Martha Esparza	Phone 630-673-6598
	Address Oswego, IL 60543	Fax NA
	Oswego, IL 60543	Email franciscoesparza57@icloud.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Rural Residential

Current zoning of the property: F

Current use of the property: Residential

Proposed zoning of the property: B-3 Special Use for rear half

Proposed use of the property: Residential with rear B-3 Special Use

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

Site Plan has been prepared detailing the gravel parking lot in the rear 110'x120' area of the property. A future 25' x 45' building is proposed to be located in the northeast corner of the parking lot.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- 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.

Francis Lopez Martha Espinoza 3-16-2021
Record Owner Date

Yuis E 3-16-2021
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.*

Francisco & Martha Esparza

Name of Development/Applicant

3-16-2021

Date

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

The outdoor truck storage will be similar to other properties along Baseline Road .

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

M-2 & F Zoning to the east. B-3 & M-1 to the west.

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

The proposed property will be similar in use to the other properties along baseline Road that have a mix of truck parking and storage.

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

The trend of development in this general area is warehousing and trucking.

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

The 2040 Kane County Land Use Plan shows this parcel annexed into the Village of Montgomery which is possible along this area of Baseline Road.

Findings of Fact Sheet – Special Use

3-16-2021
Date

Special Use Request

- *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 truck business will be enclosed in a 6' wood privacy fence with a single access out to baseline Road. The trucks will leave in the morning and be gone all day and return late in the afternoon. No truck repairs will be made on the site. No fuels will be stored on the site. There will be no retail sale of any materials for the site. There will be no storage of materials on the site.
-

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

The truck business will be enclosed in a 6' wood privacy fence. The business will not impact the property values in the surrounding area. We are installing a 90' long infiltration trench along the low side of the parking area which will minimize any storm water runoff.

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

Other properties have been rezoned along baseline Road in the last few years. The area is being rezoned to an light industrial use and the Village of Montgomery's Comprehensive Plan indicate s this area to be Light Industrial/Business Park.

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

The lot drains from the northwest to the southeast and we have detailed an infiltration trench to run along the south edge of the parking lot. The rear portion of the lot drains around the east side of the house and out towards Baseline Road. There will not be any change in the overland flow path of the storm water.

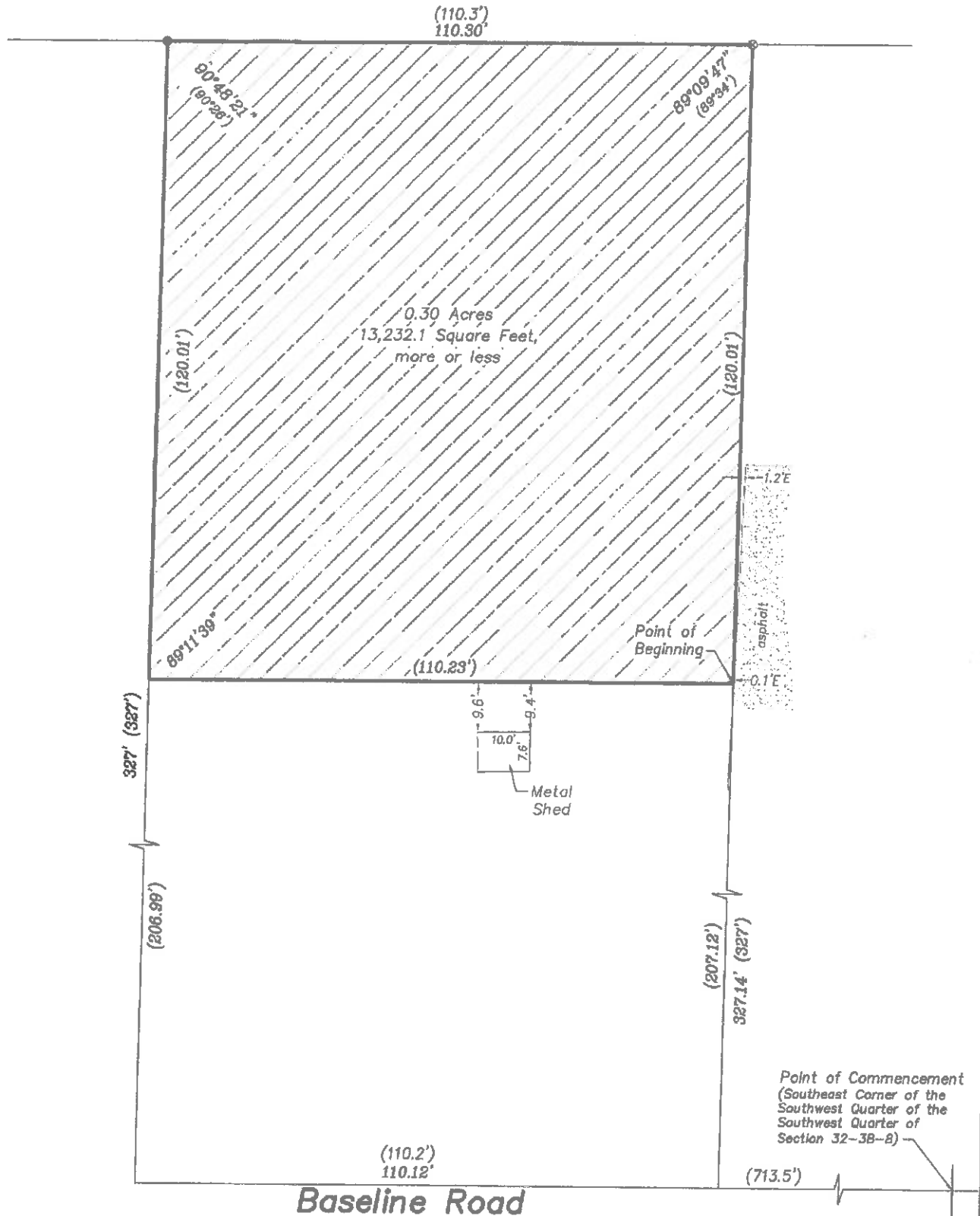
10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

There will be one access drive in and out of the property. The trucks leave the site early in the morning and are gone all day and return late in the afternoon. There will not be any congestion or impacts to the traffic on Baseline Road.

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 requirements of Kane County .

"ZONING EXHIBIT A"



Prepared By:

TODD SURVEYING

Professional Land Surveying Services

"Cornerstone Surveying PC"

759 John Street, Suite D

Yorkville, IL 60560

Phone: 630-892-1309 Fax: 630-892-5544

Project Number:

2021-0545

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"ZONING EXHIBIT B"

PARENT PARCEL:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 713.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 34 MINUTES MEASURED FROM EAST TO NORTH WITH THE LAST DESCRIBED LINE, 327 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 110.3 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 26 MINUTES MEASURED FROM EAST TO SOUTH WITH THE LAST DESCRIBED LINE 327 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE 110.2 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL BEING RE-ZONED:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 713.5 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 34 MINUTES MEASURED FROM EAST TO NORTH WITH THE LAST DESCRIBED LINE, 107.12 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE 120.01 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 110.30 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 26 MINUTES MEASURED FROM EAST TO SOUTH WITH THE LAST DESCRIBED LINE 120.01 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 110.23 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

Prepared By:

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
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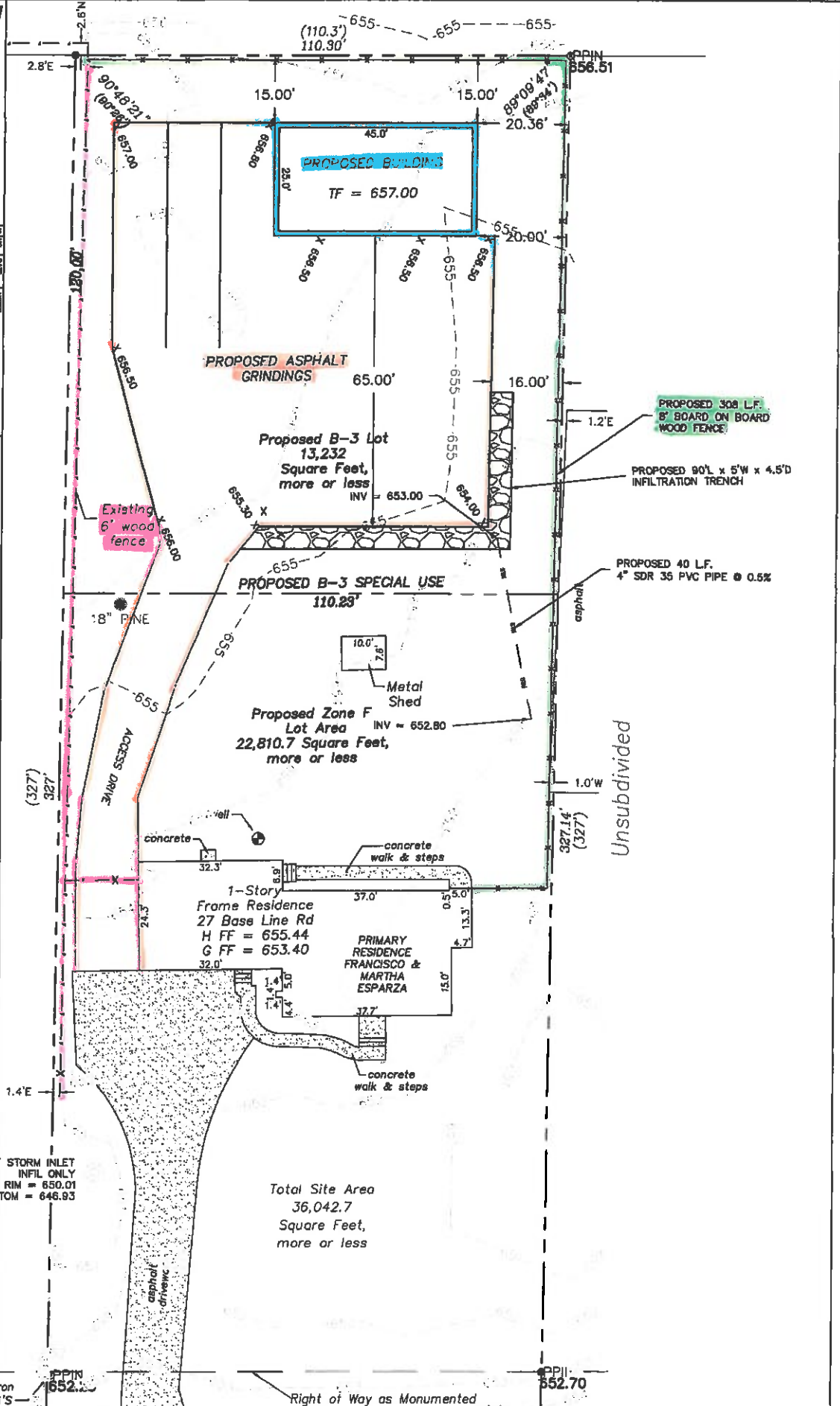
Page 2 of 2

NO.	DATE	REVISIONS

PREPARED FOR:
LUIS ESPARZA
 27 Baseline Rd, Oswego, IL 60538

27 BASELINE RD - OSWEGO, IL
CIVIL SITE PLAN

PROJECT NO. 20-0001
 SHEET NO. 1
 DATE: 1-1-20
 OF 1 SHEETS



Total Site Area
 36,042.7
 Square Feet,
 more or less

STORM INLET
 INFIL ONLY
 RIM = 650.01
 TOM = 646.93

Unsubdivided

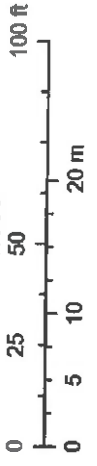
Right of Way as Monumented

Map Title



May 28, 2021

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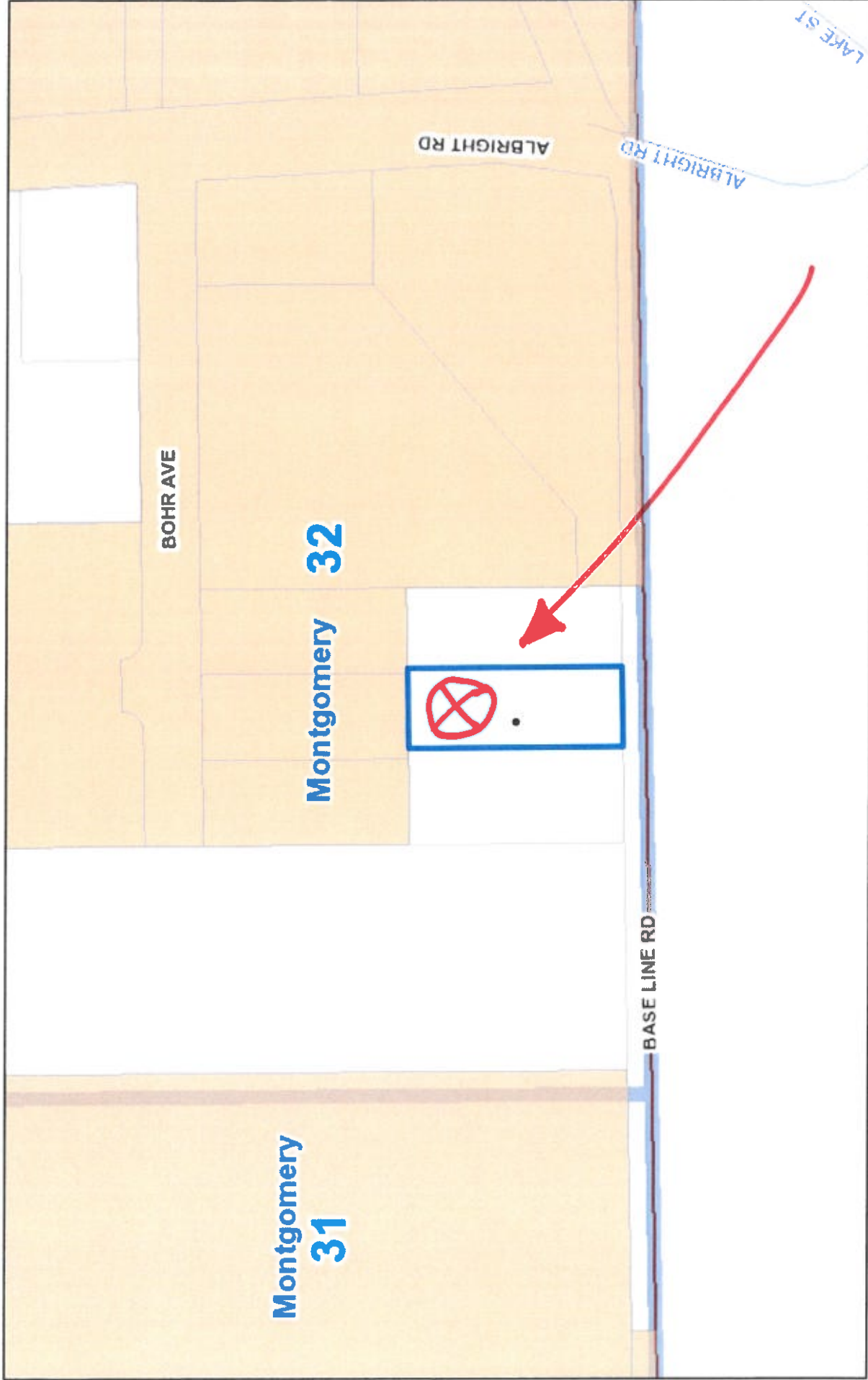


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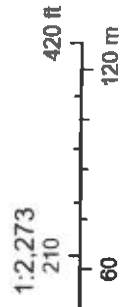
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Kane County Illinois

Map Title



May 28, 2021



GIS-Technologies

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GIS-Technologies
Kane County Illinois

Francisco Esparza, et ux

Rezoning the northern portion of the property from F-District Farming to B-3 District with a Special Use to allow for truck storage

Special Information: The petitioner is currently in violation for the storage of trucks on the northern portion of the property. He is seeking a rezoning and Special Use to bring this use into conformance with the Zoning Ordinance. The residential use of the existing home would continue and is not part of this request.

Analysis: The Kane County 2040 Land Use Plan designates this area as Urban Neighborhood / Mixed Use Infill. The purpose of this designation is to protect and improve existing residential neighborhoods and identify opportunities for the creation of additional livable, sustainable, and healthy neighborhoods and communities.

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