

4511

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

<i>Received Date</i>
MAY 22 2019

APPLICATION FOR ZONING MAP AMENDMENT AND/OR SPECIAL USE

Kane Co. Dev. Dept.
Zoning Division

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): 15-28-101-031; 15-28-101-032; 15-28-101-043
	Street Address (or common location if no address is assigned): 901 Ridgeway Avenue, Aurora, Illinois

2. Applicant Information:	Name Mid America Energy Services, Inc.	Phone (630) 897-9999
	Address 901 Ridgeway Ave.	Fax
	Aurora, Illinois 60506	Email abosch@maunderground.com

3. Owner of record information:	Name Ridgeway Partners, LLC	Phone (630) 897-9999
	Address 901 Ridgeway Ave.	Fax
	Aurora, Illinois 60506	Email abosch@maunderground.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Commerical/Employment

Current zoning of the property: R3

Current use of the property: Vacant

Proposed zoning of the property: B-3 (Special Use)

Proposed use of the property: Safety and utility locate training; construction trailer; employee parking

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

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.

x Adam M. Bosch *mm* 5.17.19
Record Owner Ridgeway Partners, LLC, by Adam Bosch, Member Date

x Adam M. Bosch *mm* 5.17.19
Applicant or Authorized Agent Mid America Energy Services, Inc., by Adam Bosch, President Date

Zoning Legal Descriptions:

15-28-101-031

The North 150 feet of Lot 5 and the North 150 feet (except the East 70 feet) of Lot 6 in Lenington Addition according to the Plat dated January 22, 1947 and Recorded February 4, 1947, in Plat Book 29, Page 60 as Document 573461, in the Township of Aurora, Kane County, Illinois.

15-28-101-032 and 15-28-101-043

The South 30 feet of Lot 5 and the South 30 feet of Lot 6 (except the East 70 feet) all in Lenington Addition to Aurora, in the Township of Aurora, Kane County, Illinois, and also that part of Block 9 of County Clerk's Subdivision of a part of Wagner's Second Addition to Aurora, described as follows: Beginning at a point on the South Line of Lot 6 of Lenington Addition to Aurora, 70 feet West of the Southeast Corner thereof; thence South parallel with the East Line of said Block 9, 50 feet; thence West parallel with the South Line of said Block, 80 feet; thence South parallel with the East Line of said Block 9, 125 feet to the center of Ridgeway Avenue; thence West along said center line 9 feet to a point 402 feet East of the Third Principal Meridian (measured along the center of said Ridgeway Avenue); thence North parallel with the West Line of said Northwest Quarter 175 feet to the South Line of said Lenington Addition; thence East along said South Line 89 feet to the Point of Beginning, in the Township of Aurora, Kane County, Illinois.

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.*

Ridgeway Partners, LLC
Name of Development/Applicant

5.17.19
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 to the north and west is residential, and the property to the south and east is zoned Industrial, and is an intensive use. The proposed use is consistent and less intensive than the adjacent industrial use, and will serve as a transition from Industrial to Residential although the trend of development is conversion or residential to commercial related uses.

2. What are the zoning classifications of properties in the general area of the property in question?
"I" - Industrial; R-1 Residential; and City of Aurora residential and business

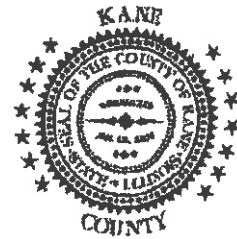
3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The subject property consists of vacant land for homes that have been torn down. The proposed uses as an employee training area, parking and construction trailer are consistent generally with uses allowed in the B-3 zoning area.

4. What is the trend of development, if any, in the general area of the property in question?
The nature of development in the area is trending toward industrial and general business uses as evidenced by the strength of those business in the area and the turnover of residential homes towards business related uses.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
The proposed use is generally consistent with the 2040 Land Use Plan in that it is an expanded commercial oriented use and increases employment in the area for the betterment of Kane County.

Findings of Fact Sheet – Special Use



B-3 Special Use - Safety and utility locate training, construction trailer and employee parking

05-19-19

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 proposed special use is consistent with (and less intrusive than) existing uses on adjacent industrial zoned property. The proposed special use is not intensive, and will not generate any offensive smoke, odor, or particulate emissions which would have an effect on neighboring properties.

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 uses are industrial in nature, and much more intensive in use. The proposed special use, being of a more business related use, will be a buffer to the existing industrial uses. Further, operations on the subject property will be limited to business hours.

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

The nature of development in the area is trending toward industrial and general business uses. The proposed special use, being a more transitional use from existing adjacent and nearby intensive industrial uses, will provide a proper buffer between residential and industrial uses.

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

Yes, all necessary utilities are present to the property. The proposed special use will not generate significant stormwater runoff, and actually has limited, if any, impervious surface due to the fact that the employee parking will be on gravel, and the construction trailer has the ability for stormwater to penetrate the ground underneath it.

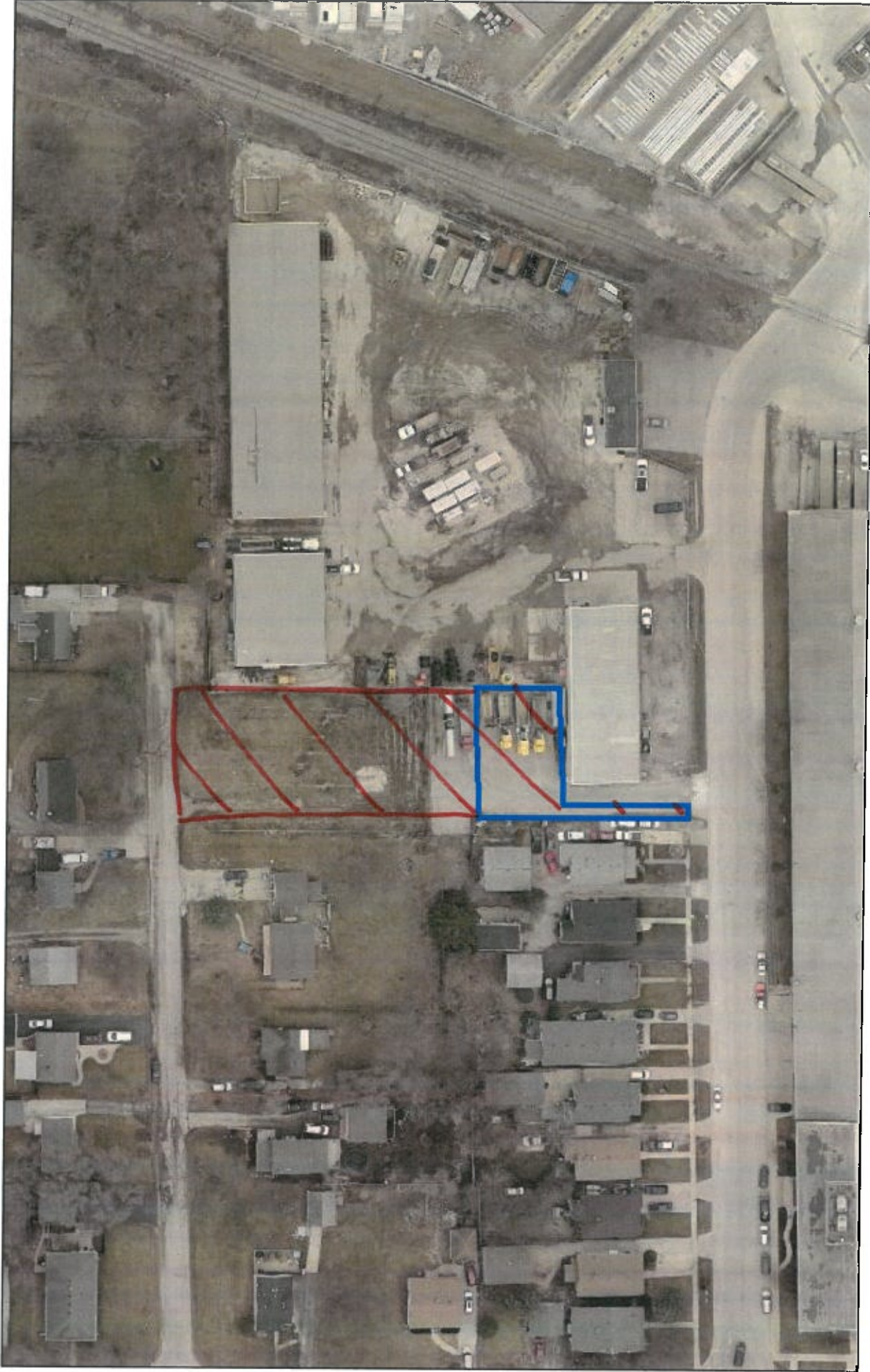
10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

The existing business the special use will complement needs parking, so the parking area will help alleviate traffic on the adjacent roadways. Existing ingress and egress is more than adequate to accommodate the limited amount of motor vehicles expansion of the current use.

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

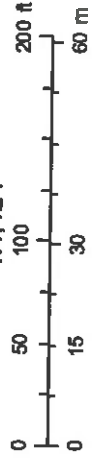
Parking, mobile office, and safety training are generally consistent with the various uses allowed in the County's Business district zoning designations.

Map Title



May 30, 2019

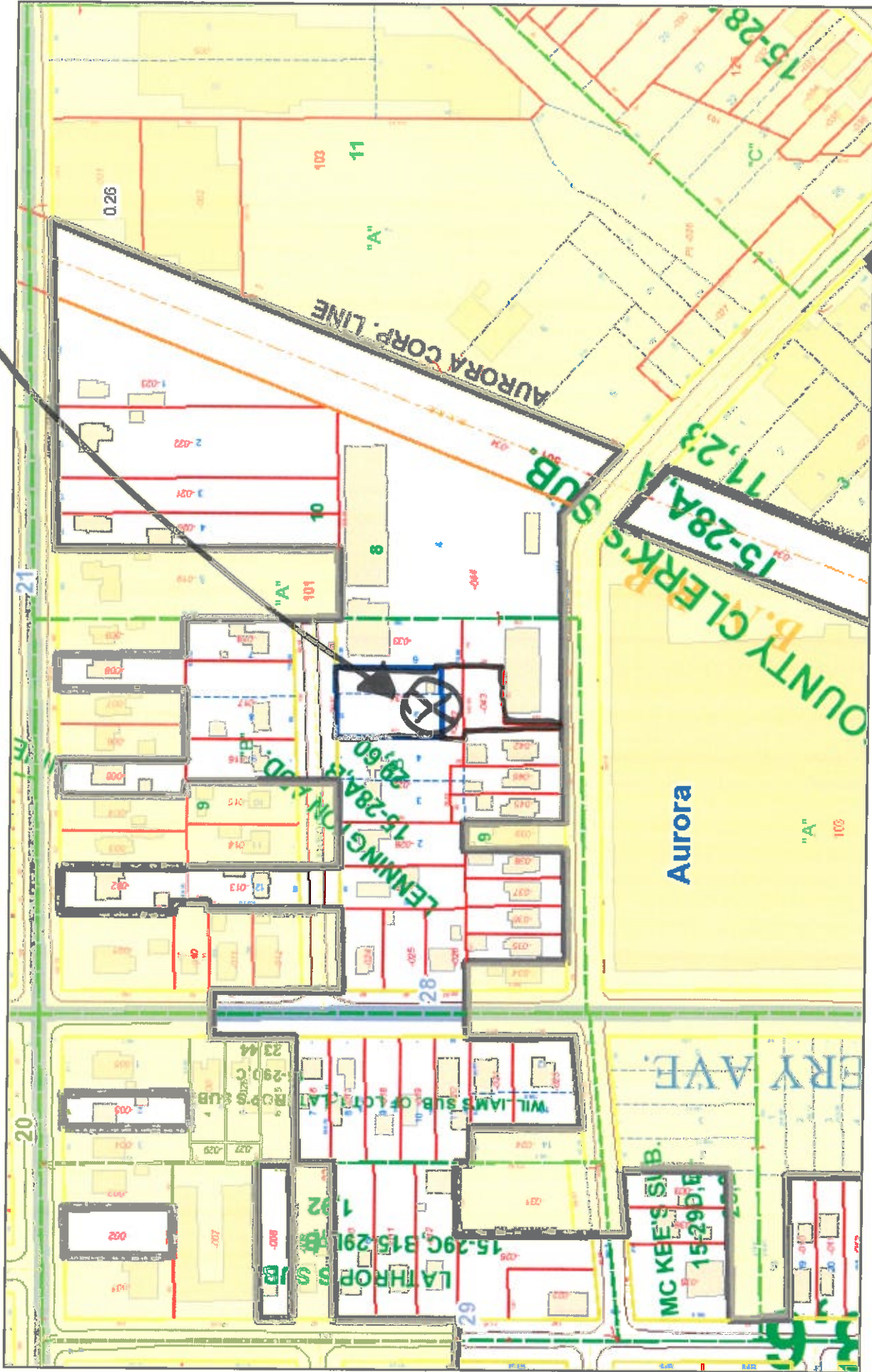
1:1,124



These layers do not represent a survey. No Accuracy is assumed for the data delineated here in, 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.

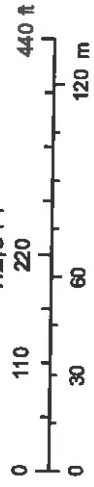
GIS-Technologies
Kane County Illinois

Map Title



June 24, 2019

1:2,344



GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated hereh, 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