

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

Peition 4551
June 2, 2020

**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): #15-34-426-004
	629 Montgomery Rd Montgomery IL
	Street Address (or common location if no address is assigned): 60538

2. Applicant Information:	Name Rebeca Venega Solis	Phone 630-890-8442
	Address 948 N. Highland Ave	Fax
	Aurora IL 60505	Email rcmautosales@hotmail.com

3. Owner of record information:	Name Lazaro Villa	Phone 630-659-7997
	Address 629 Montgomery Rd	Fax
	Montgomery, IL 60538	Email lv@naturegreenpaung.com

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.

RCM Auto Sales
Name of Development/Applicant

5-20-2020
Date

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

Previously was use as a mechanic shop
We are also Auto repair but we also have use car for sale.

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

B-3 District Business with Special use for outdoor.

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

THE PREMISES ARE ALREADY SET UP AS
A MECHANICAL WORKSHOP & WITH SPACE FOR
THE CARS THAT WILL BE DISPLAYED THERE
FOR THE CAR DEALER.

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

IT HAS BEEN THE SAME FOR SEVERAL YEARS
& AS FAR AS I AM CONCERNED IS STAYING THE
SAME

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

THERE IS REALLY NO EFFECT WHATSOEVER SINCE
THE PROPERTY IS GOING TO BE USED FOR
THE SAME PURPOSE IT HAS BEEN USED FOR YEARS.

Zoning and Use Information:

2040 Plan Land Use Designation of the property: _____

Current zoning of the property: 629 Montgomery rd Montgomery IL 60538

Current use of the property: Mechanic Shop

Proposed zoning of the property: increase of Revenue

Proposed use of the property: Auto Repair, Mechanic Shop and use Car Sale

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

No Construction is need it boys are already in the building

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (Available in pdf form at www.kanecdupageswd.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.

[Signature] _____ 6-17-2020
Record Owner Date

Rebecca Vanagers Sales _____ 6-17-2020
Applicant or Authorized Agent Date

June 29, 2020

Lazaro Villa
Special Use request in the B-3 Business District to allow for outdoor car sales

Special Information: The property has an existing Special Use granted in 2014 for outdoor storage for a landscaping business. The petitioner is seeking an additional Special Use to allow for outdoor car sales on the property.

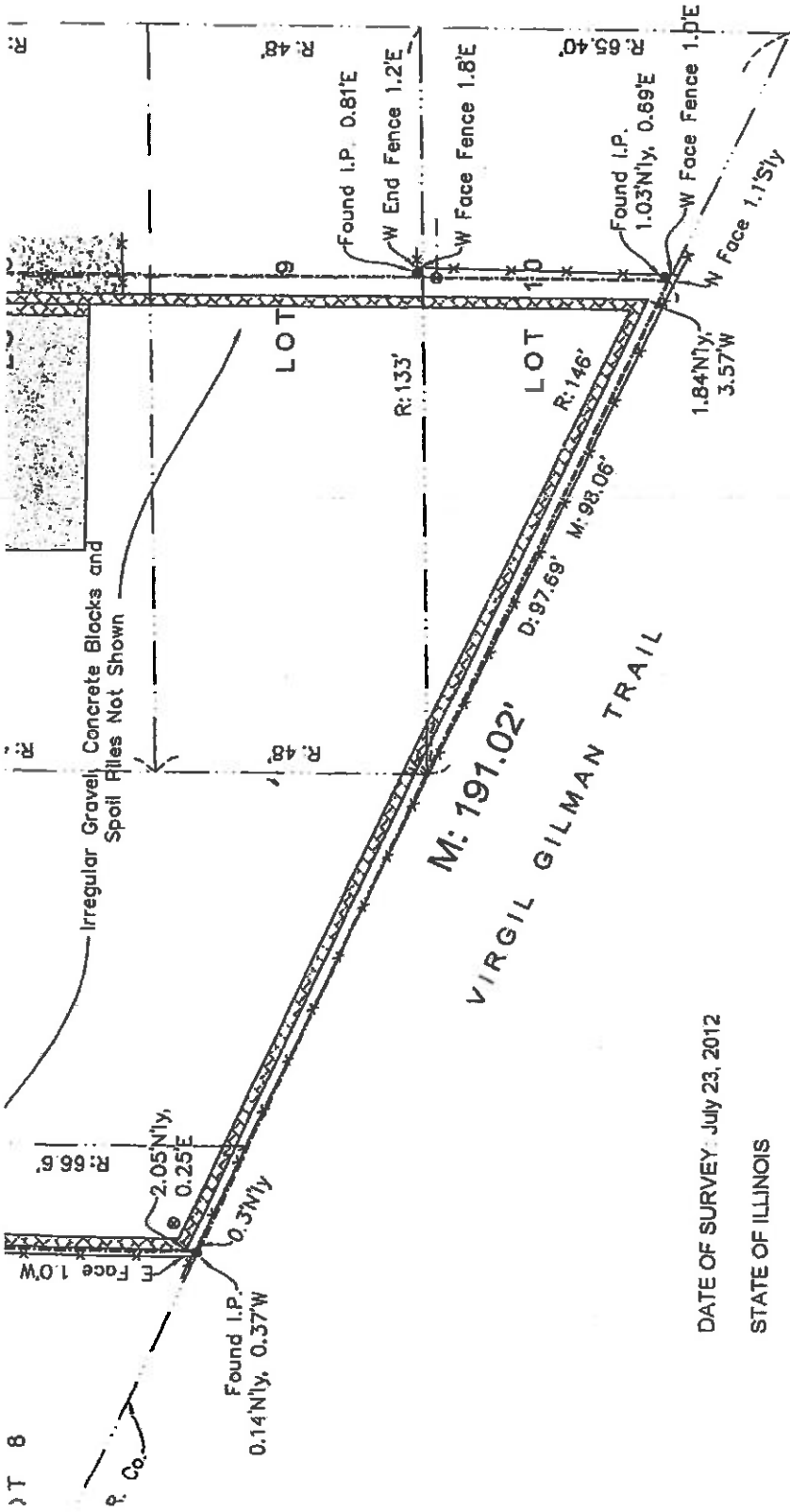
Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill. The purpose of this area is to protect and improve existing residential neighborhoods and enhance them to be livable, sustainable and healthy communities. This rezoning will provide a business zoned infill parcel with long established business zoned properties in the area.

Staff recommended Findings of Fact:

1. The Special Use would allow outdoor car sales on the property.

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

LOT 8



DATE OF SURVEY: July 23, 2012

STATE OF ILLINOIS

COUNTY OF KANE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCR OACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Vincent B. Frye

MY LICENSE EXPIRES 11-30-2012

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON, UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLE (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183



IRON
WEL
HALT



Map Title



June 29, 2020

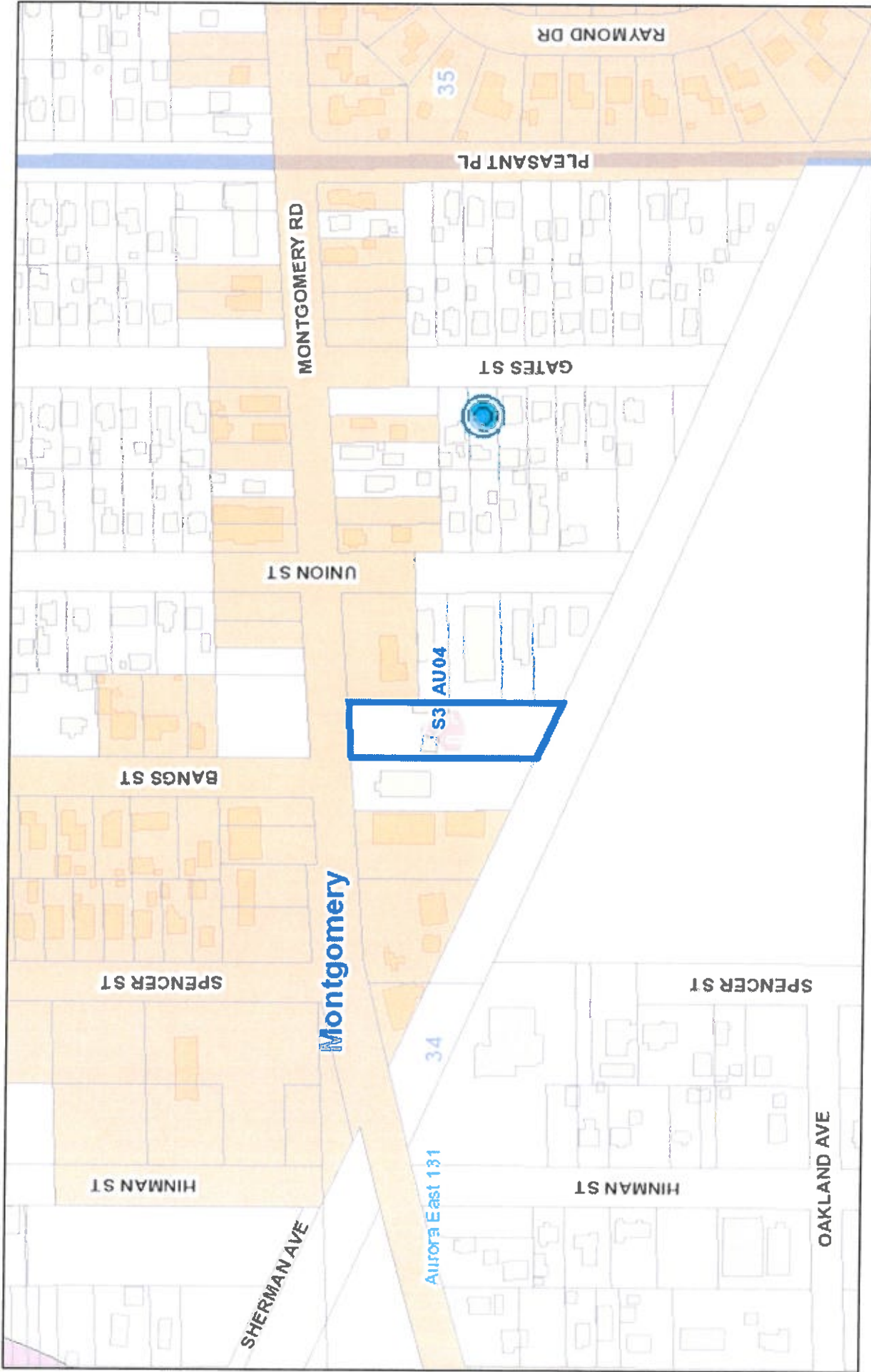
1:1,332



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.

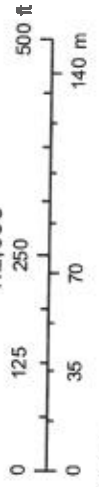
GIS Technologies
Kane County Illinois

Map Title



June 29, 2020

1:2,665



GIS-Technologies

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GIS-Technologies
Kane County Illinois

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building and Community Services Division
Mark D. VanKerckhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
Fax: (630) 232-3411
Website: www.co.kane.il.us

PIN: 15-34-426-004 and 003

ESTABLISHMENT OF USE

BUSINESS - COMMERCIAL - INDUSTRIAL - INSTITUTIONAL
(To be completed and submitted with Permit Application)

GENERAL INFORMATION

Date: 5-20-2020

Business Name: RCM Auto Sales

Address: 948 N. Highland Ave Aurora IL 60506

PUD/Subdivision Name: 629 Montgomery Rd Montgomery IL 60538

PUD/Subdivision Unit/Phase: _____ Lot _____ Suite _____

Previous Use: Mechanic Shop

Description of proposed use (attach additional pages, if needed)

Auto repair, Mechanic Shop / Use Cars Sales

Number of employees: 2

No. of parking spaces for building Regular: 40 Handicapped: 2
Total: 40

No. of parking spaces required for use Regular: 10 Handicapped: 1
Total: 10

RCM will use 4 for Mechanic and 6 for sales = 10

CONTACT PERSON:

Name: Julio Salas

Address: 948 N. Highland Ave Aurora IL 60506

Phone Number: 630-890-8442