



**Zoning Request Report**  
County of Kane

Kane County Development  
719 Batavia Ave  
Geneva, IL 60134  
Phone: (630) 232-3492  
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals  
Kane County Development Committee  
County Board Member District  
Janice Hill                      Carl Schodel                      Mark VanKerkhoff                      Monica Meyers  
Petitioner

**PETITION NUMBER** 2016-4396 **Date** 09/02/2016

**GENERAL INFORMATION**

**APPLICANT:** CARLOS QUINTANA

7161 HAWTHORNE LANE  
HANOVER PARK 60133

**PURPOSE:** SPECIAL USE REQUEST FOR OPEN AIR LOT FOR CAR SALES ON THE SOUTHERN 60' OF THE PROPERTY

**EXISTING ZONING:** B-3 - BUSINESS;

**REQUESTED ACTION:** SPECIAL USE FOR OPEN AIR PARKING LOT FOR CARS FOR SALE

**SIZE:** 3960 SQUARE FEET

**LOCATION:** 1738 INDIAN AVENUE, SECTION 24, AURORA TOWNSHIP (15-24-127-032)

SURROUNDING	ZONING	USE
NORTH	B-3 - BUSINESS;	INDUSTRIAL;
SOUTH	R-1 - ONE-FAMILY RESIDENTIAL;	RESIDENTIAL;
EAST	B-3 - BUSINESS;	INDUSTRIAL;
WEST	B-3 - BUSINESS;	RESIDENTIAL;

**EXISTING LAND USE:** COMMERCIAL;

**LAND USE PLAN DESIGNATION:** URBAN NEIGHBORHOODS/MIXED USE INFILL

**ZONING HISTORY:** NO PREVIOUS REQUESTS FOR THIS PROPERTY

**APPLICABLE LAND USE REGULATION:** ARTICLE X, SECTION 10.4-2 (I) OF THE KANE COUNTY ZONING ORDINANCE

Maria Ruiz  
Special Use for open air lot for car sales

**Special Information:** The petitioner would like to establish an online car sales business on this property. As part of the business several cars for sale would be parked in front of the existing home. The front portion of the home would be used for an office. Potential buyers would visit the property and inspect the cars by appointment only. The petitioners intend for this to be a lower profile business model than the typical car sales lot.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill. The property is located in a well-established area on the southeast side of Aurora Township in the immediate area is a mix of older commercial, light industrial and residential properties, with mostly residential properties directly to the south.

**Staff recommended Finding of Facts:**

1. Cars for sale would be parked on the front portion of the property only.

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.

CARLOS QUINTANA  
Name of Development/Applicant

5/23/16  
Date

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

THERE IS A MECHANIC SHOP LEFT TO THE PROPERTY BUSINESS USE WITHIN BUSINESS AREA.

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

COMMERCIAL - IN NEED OF SPECIAL USE PERMIT

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

THE PROPERTY ALREADY SITS ON A COMMERCIAL AREA. SPECIAL USE IS NEEDED DUE TO THE TYPE OF BUSINESS CLASS.

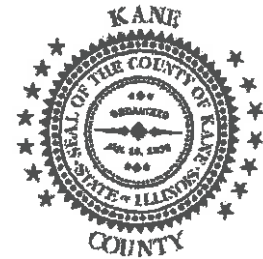
4. What is the trend of development, if any, in the general area of the property in question?

~~NO DEVELOPMENT NEEDED.~~  
BUSINESS / LIGHT INDUSTRIAL IN THE IMMEDIATE AREA

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

THE PROPERTY LAND HAS BEEN IMPROVED 100%

# Findings of Fact Sheet – Special Use



Special Use Request \_\_\_\_\_

Date

7/21/16

- 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.

VEHICLES WILL BE PARKED IN THE FRONT OF THE PROPERTY WITHOUT THE ENDANGERMENT OF ANYONE.

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

5 TO 10 VEHICLES WILL BE PARK IN THE FRONT OF THE PROPERTY WITHOUT GIVING ANYONE A RISK OF INJURY

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

WE ARE ONLY USING THE FRONT OF THE PROPERTY TO PARK A FEW CARS

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

THE SMALL LOT IS ALREADY SET FOR OCCUPANCY. DRAINAGE HELPS THE STREET WHERE THE PROPERTY IS LOCATED.

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

YES. SALES ARE BY APPOINTMENT ONLY  
MINIMIZING THE TRAFFIC ON EVERYDAY  
BASIS

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

Yes.

1738 INDIAN AVE, AURORA IL 60505

# AUTO SALES

**SPECIAL USE PERMIT**

(847) 322-0269

Email: insuranceC@yahoo.com

To Whom It May Concern,

We would like for Kane County to consider giving us a special use permit for our business venture. We are in need for the permit so we can have space to park our vehicles which will range from 5 to 10 vehicles and also space to conduct business at the point of sale.

Our strategy is to sell our vehicles Online. Our plan to obtain the awareness of our future clientele is through online marketing using various websites and social media currently used in this industry. Our location in 1738 Indian Ave offers almost no traffic so it's best for us to rely on all the Online Marketing available for this type of business.

Our mission is to provide a unique car buying experience to our clients in search of purchasing a used vehicle. We also believe it is important to have quality vehicles at a low cost.

The current location shares as neighbors a mechanic shop on the left side of it and a welding factory on the right side of it. 1738 Indian Ave sits in a commercial area. With your permission we would like to use this empty parking lot to conduct our business.







# **AURORA AUTO SALES**

**1738 INDIAN AVE**

**CARLOS QUINTANA**

**(847) 322-0269**

**WE WOULD LIKE TO THANK YOU FOR ALLOWING US TO PRESENT OUR BUSINESS TO YOU SO WE CAN BE GIVEN THE SPECIAL USE PERMIT TO START IT UP.**

**OUR BUSINESS CONCEPT RELAYS A LOT ON THE INTERNET. NOW A DAYS EVERYBODY IS BUYING THROUGH THE INTERNET. WE WOULD BE GIVING UNLIMITED ACCESS OF INFORMATION TO OUR CLIENTELE FOR THEM TO MAKE A GOOD BUYING DECISION, FROM PICTURES TO THE COMPLETE HISTORY OF THE CAR AND MORE.**

**WHEN THEY ARE READY TO MAKE THE PURCHASE THEY CAN CALL AND WE WILL ATTEND TO ANSWER EVEN MORE QUESTIONS OR PROCESS THE SALE **PER APPOINTMENT ONLY.****

**WE ARE GOING THROUGH A LICENSING PROCESS THOUGH THE STATE OF ILLINOIS BUT WE NEED THE LOT WHERE WE WILL BE PUTTING THE CARS IN TO BE APPROVED FOR A DEALERSHIP USE. WE WONT BE GIVING THE LICENSING UNLESS THE LOT IS APPROVED TO BE USE AS A DEALERSHIP. THIS DEALERSHIP IS A NEW CONCEPT AND WE ARE CERTAIN THAT IT WILL WORK.**

**AGAIN WE ASK KINDLY FOR THE COUNTY TO CONSIDER GIVING US THE SPECIAL USE PERMIT SO WE CONTINUE TO MOVE FORWARD WITH OUR PROJECT.**

**SINCERELY,**



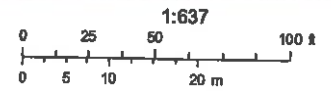
**CARLOS QUINTANA**



# Map Title



August 3, 2016



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-Technology  
Kane County Illinois

DECAVV:1:1:1

Beckwith St.

Carlos Quitana  
Maria Ruiz

McClure Rd.

Plain Ave.

Dearborn Ave.

Indian Ave.

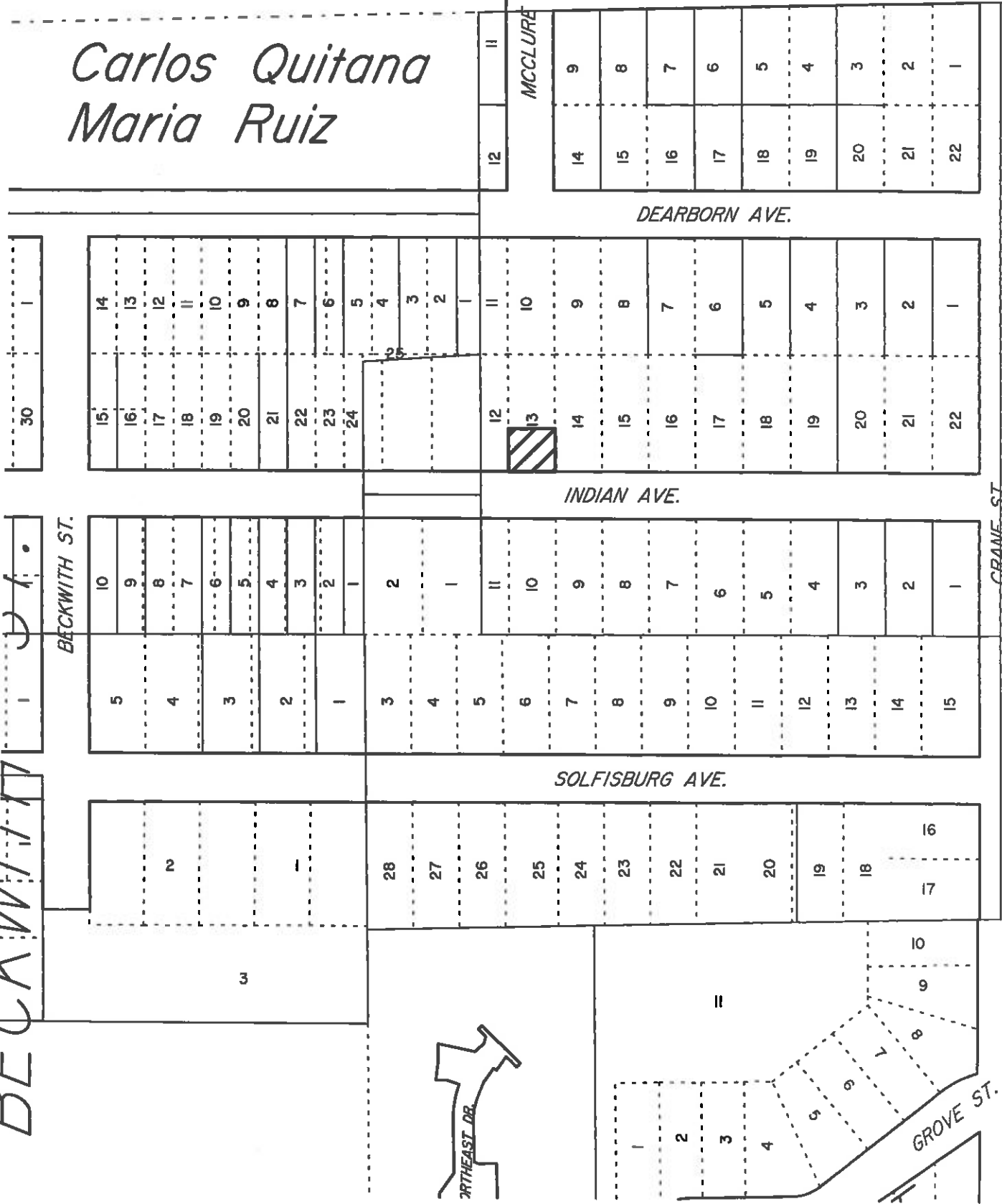
Solfisburg Ave.

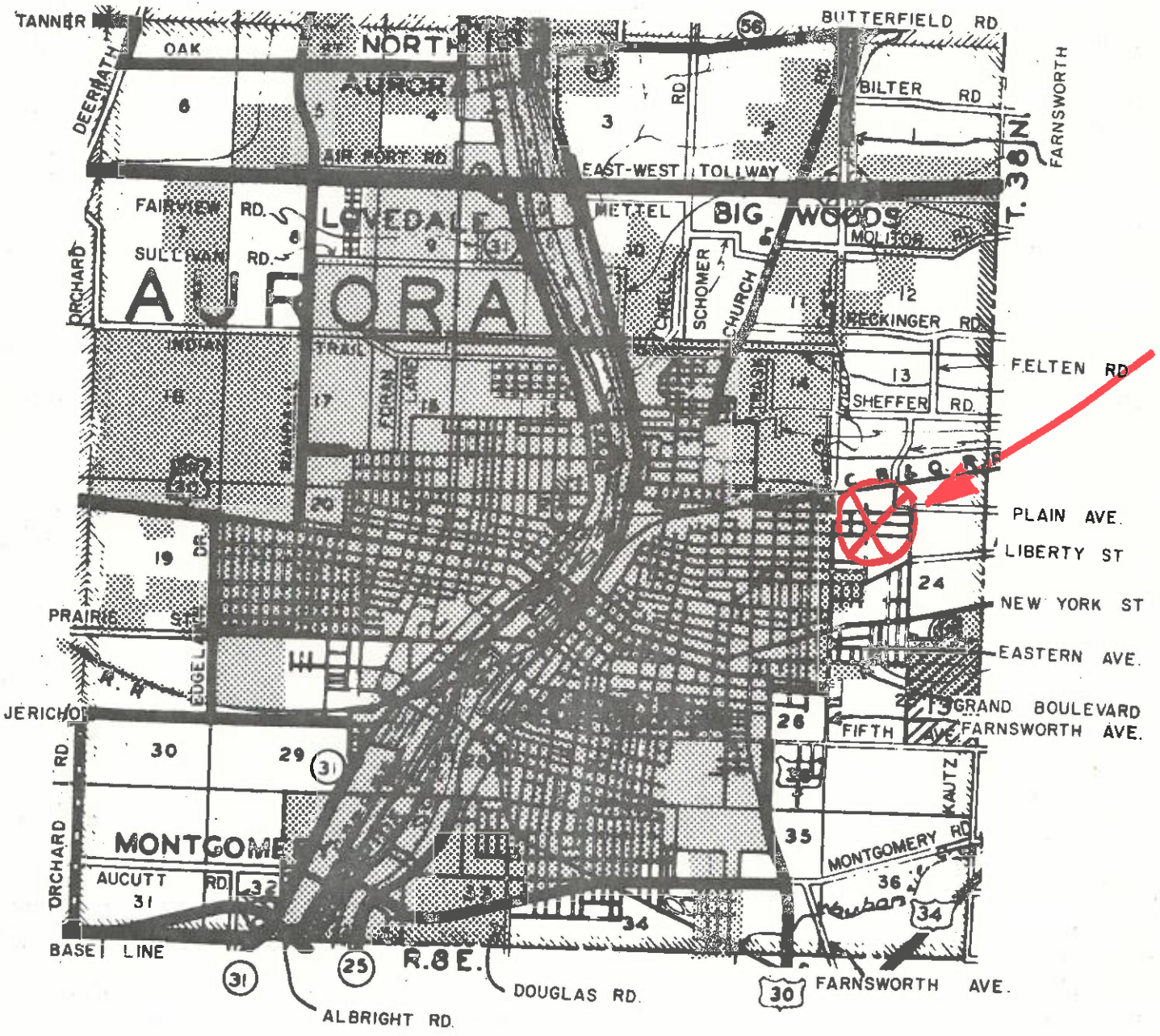
Crane St.

CRANE ST.



Grove St.





## **Berkhout, Keith**

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**From:** Wilford, Anne  
**Sent:** Wednesday, August 24, 2016 2:25 PM  
**To:** Berkhout, Keith  
**Subject:** Special Use for open air car sales lot 15-24-127-032

Keith,

This property does have drainage issues. The ditch in front of the property was filled in by the property owner. In speaking with John Shoemaker he has expressed that no cars being sold can be parked in the ROW. John would like to be contacted when this matter is to be presented to the Zoning Board.

Please let me know if you need anything further.

Thanks,  
Anne

Anne Wilford  
Water Resources Engineer  
Kane County - Water Resources Division  
719 Batavia Avenue  
Geneva, IL 60134  
(630)232-3496