



VILLAGE OF CAMPTON HILLS
40W270 LaFox Road, Suite B
Campton Hills, IL 60175-7624
Telephone: (630) 584-5700
www.villageofvamptonhills.org

February 10, 2020

Mr. Keith Berkhout
Kane County Development Department
719 S. Batavia Avenue
Geneva, IL 60134

VIA EMAIL berkhoutkeith@co.kane.il.us

RE: APPLICATION FOR ZONING MAP AMENDMENT AND/OR SPECIAL USE
ADDRESS: 10N862 MUIRHEAD RD.
APPLICANT: IMSE, Daniel R.
PIN: 05-22-200-025

Thank you for inviting the Village of Campton Hills to provide comments on the above-referenced application.

The Corporate Authorities of the Village of Campton Hills held their regular meeting on January 21, 2020, in which they reviewed Staff's presentation of the facts, and unanimously voted against a recommendation for approval of the application.

Accordingly, at the direction of the Village Board, we respectfully request that the Kane County Board consider the following comments at their meeting on February 11, 2020:

- 1) Applicant does not provide an answer to the question regarding current use of the property. However, observation of the site from the roadway, as well as from GIS aerial images suggest the probability that the *proposed* use is the *current* use.
- 2) Applicant states in response to Question #1, that the subject property is located in a rural area where the surrounding property is used for farming and agriculture; but does not demonstrate how a snowplow/pallet storage business is compatible.
- 3) Applicant states in response to Question #3, that the property is "not zoned correctly for wanted use," but does not explain how the intended use relates or does not relate to what is currently permitted in the E2 District.
- 4) The Kane County 2040 Land Use Plan identifies this area as rural residential. In response to Question #5, Applicant states that the proposed snowplow/pallet business "fits into" the plan for rural residential and agricultural use; but does not provide justification for the claim.
- 5) Applicant states in Question #7, the intent for "the expansion of the parking lot;" but does not provide evidence of suitability by way of engineering or stormwater studies. Further, the

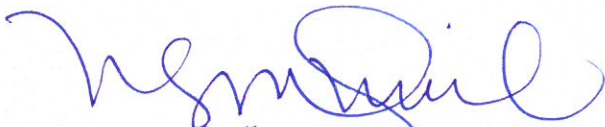
expansion of a parking lot would suggest an increase in traffic and/or heavy equipment; but the Applicant does not provide adequate response to the potential impact of traffic/congestion, nor is there an indication of hours of operation for the proposed business. Finally, further evaluation of current zoning ordinance compliance would be appropriate to determine if the reference to the existing parking lot is permitted in E2-A.

- 6) Overall, Applicant merely makes assertions that a snowplow and pallet business is compatible with F uses; but provides no supporting evidence of how such a business would relate to farming and/or agriculture.
- 7) Whereas an E2-A district is a residential district; and the Kane County 2040 Land Use Plan likewise seeks to secure rural residential land use in the area, a special use proposed snowplow and pallet business, whether it be interim or permanent is not compatible with the quality of life in rural residential areas.
- 8) The Village of Campton Hills has received input from residents in the surrounding area of the subject property, who have voiced concerns about the subject petition, as well as ongoing problems relating to excessive noise, vehicles, storage of materials and debris on this property. Although outside of the Village's corporate limits, the Village believes the concerns raised by these residents appear legitimate and worth investigating for zoning and nuisance code compliance.
- 9) The petition seeks consideration of the County zoning ordinance to conform to Applicant's business plan; but fails to show compatibility with surrounding land use.

The Village Board wishes to convey its appreciation to the Kane County Development Department, and the Kane County Board for providing this opportunity to comment.

Please feel free to contact us if you require any additional information.

Best regards,
VILLAGE OF CAMPTON HILLS



Vanessa Quail
Building & Zoning Officer
vquail@villageofcamptonhills.org

cc: Ron Searl, Campton Hills Village Administrator
Village of Campton Hills Plan Commission/Zoning Board of Appeals
Village of Campton Hills Board of Trustees