



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 Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2014-4322 **Date** 08/22/2014

GENERAL INFORMATION

APPLICANT: NICHOLAS MANHEIM

4N009 THORNAPPLE ROAD
ST. CHARLES 60174

PURPOSE: REZONE THE ENTIRE PROPERTY TO B-3 DISTRICT BUSINESS WITH A SPECIAL USE FOR YARDS & BUILDINGS FOR STORAGE

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: B-3 - BUSINESS; WITH SPECIAL USE FOR YARDS AND BUILDINGS FOR STORAGE OF EQUIPMENT

SIZE: 1.21 ACRES

LOCATION: ON THE SOUTH SIDE OF MONTGOMERY ROAD, AT THE SOUTH INTERSECTION OF MONTGOMERY ROAD AND BANGS STREET, SECTION 34, AURORA TOWNSHIP (629 MONTGOMERY ROAD) (15-34-426-003, 004)

SURROUNDING	ZONING	USE
NORTH	B-3 - BUSINESS; CITY OF AURORA	COMMERCIAL;
SOUTH	F - FARMING;	BIKE PATH
EAST	B-1 - BUSINESS; B-3 - BUSINESS;	COMMERCIAL;
WEST	B-1 - BUSINESS; B-3 - BUSINESS;	COMMERCIAL;

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 10.4-1/

August 21, 2014

Lazaro Villa

Rezoning entire property to B-3 District Business with a Special Use for the yards and buildings for storage of equipment and vehicles

SPECIAL INFORMATION: The owner bought this property with the plan to relocate his landscaping business here. In addition to storing his vehicle fleet he would utilize buildings for cold storage and vehicle maintenance. The parcel as it exists now is comprised of several different zoning classifications. The parcels facing Montgomery Road are zoned B-1 District Business and parcels south of these are zoned B-3 District Business. Years ago a proposed section of Bangs Street was vacated and was placed into the F-Farming District under the Kane County Zoning Ordinance. The requesting rezoning and special use will allow the parcel to be used to its fullest potential.

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.

RECOMMENDATION: The Kane County Technical Staff recommends approval of this petition.

Finding of Facts:

1. The rezoning will allow the property to be used to its full potential.
2. The rezoning will be consistent with other business zoned properties in the immediate area.

Attachments: Location Map
Township Map

Findings of Fact Sheet – Rezoning

- 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.

627 MONTGOMERY ROAD
Name of Development/Applicant

7.15.14
Date

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

The subject parcel will change from F and B-1 to B-3 with special use. Much of the surrounding land is categorized as B-3.

2. What are the zoning classifications of properties in the general area of the property in question?
Business, B-1 or B-3

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

The subject parcel is currently part of a 1.2 acre property which is categorized under F, B-1, or B-3. The subject parcels are categorized as F or B-1 which are unsuitable for the proposed business.

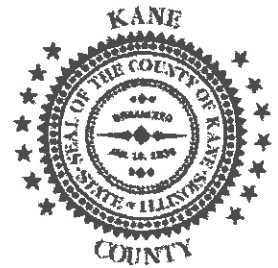
4. What is the trend of development, if any, in the general area of the property in question?

The surrounding properties and the general area are currently developed as business which will likely remain. This also aligns with the Village of Montgomery’s comprehensive plan for the surrounding area to be commercial in the future per the attached letter from the Village of Montgomery dated April 15, 2014.

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

In 2040, the area is defined to be mixed use infill and the proposed change would not affect the Kane County 2040 Land Use Plan.

Findings of Fact Sheet – Special Use



Maintenance / Storage Shed Building
Special Use Request

7.15.14
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 use of the property will not endanger public health, safety, morals, comfort or general welfare as the maintenance and storage operations will be minor and contained within the proposed building

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

The special use will not be injurious to the use, enjoyment and value of adjacent properties because any maintenance tended to will be within the proposed building.

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

The surrounding property is all zoned B-1 or B-3 and the construction of a maintenance and storage garage will not impede upon the current development and improvement of adjacent properties.

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

Yes, utilities, and access roads are already in place. The site will remain as is with the construction of new buildings where proper drainage will be assessed as needed.

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

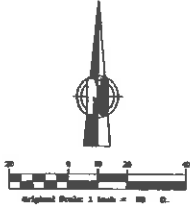
Yes, there will be no additional traffic as a result of the proposed construction and as a result it will not affect the traffic and congestion of the street.

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

Yes, the proposed structure will conform with all local building codes and regulations.

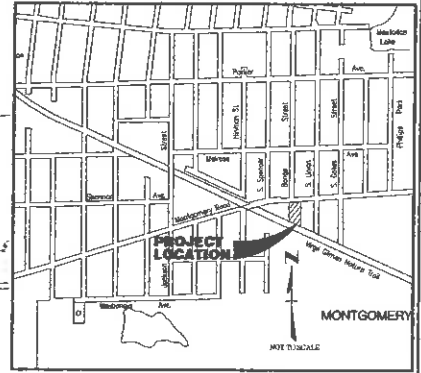
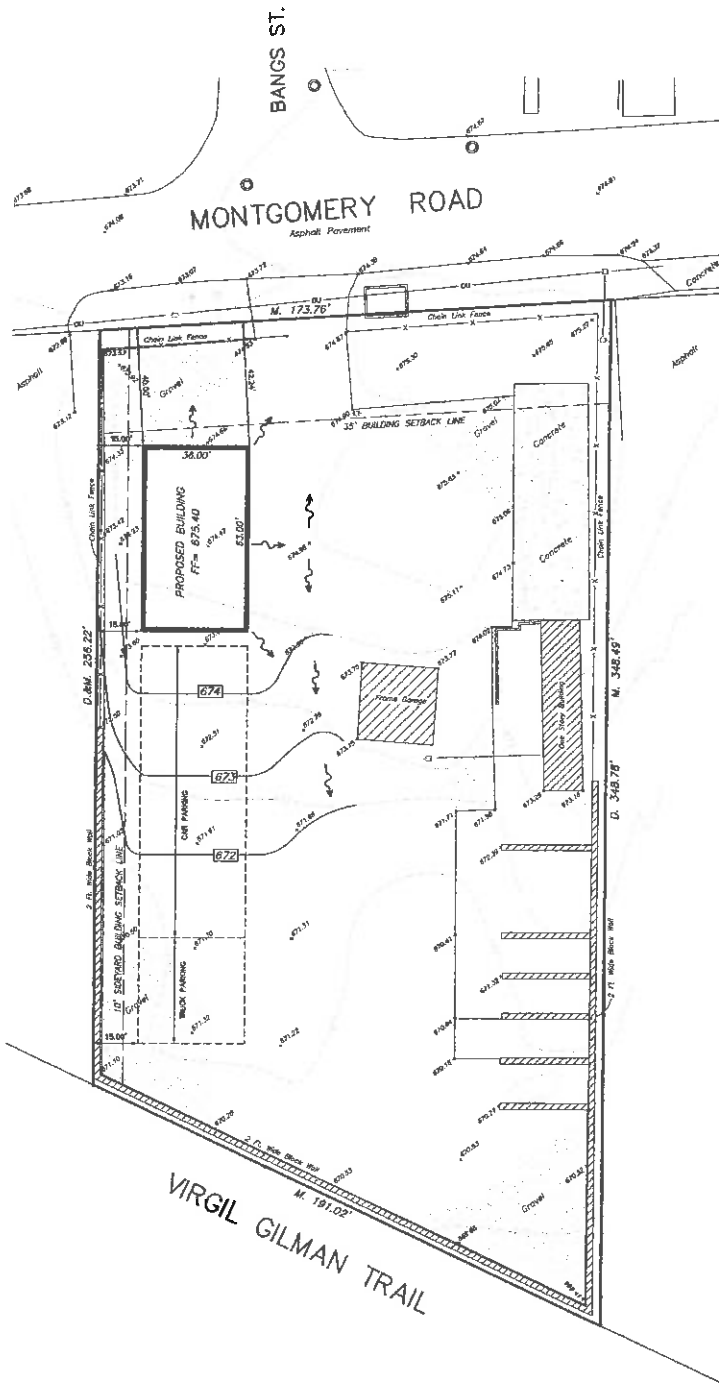
SITE DEVELOPMENT PLAN NATURE GREEN FACILITY

MONTGOMERY, ILLINOIS
COMMONLY KNOWN AS 629 MONTGOMERY ROAD, MONTGOMERY, ILLINOIS
PIN NO. 15-34-425-003 & 004



ABBREVIATIONS

- T/F TOP OF FOUNDATION
- FF FINISHED FLOOR
- T/C TOP OF CURB
- BC BACK OF CURB
- BW BOTTOM OF WALL
- TW TOP OF WALL
- FW FRONT OF WALK
- F-F FACE TO FACE
- B-B BACK TO BACK
- TYP. TYPICAL
- INL. INLET
- FL FLOW LINE
- EX. EXISTING
- DIA. DIAMETER
- I. & INV. INVERT
- R. RIM



LOCATION MAP
NO SCALE

PROPERTY DESCRIPTION

LOTS 5 AND 6, AND PART OF LOTS 7, 8, 9 AND 10 IN BLOCK 17 IN SOUTH PARK ADDITION TO AURORA, AND ALONG WITH:

THAT PART OF LOTS 1, 7 AND 8 IN BLOCK 18 AND VACATED BANGS STREET LYING BETWEEN BLOCKS 17 AND 18 IN SOUTH PARK ADDITION TO AURORA, ALL IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

SITE DATA

PROPERTY AREA: 52410.8 SQ. FT. = 1.20 ACRES

ZONING

CURRENT ZONING = B-1, B-3 & F
PROPOSED ZONING = B-3 WITH SPECIAL USE

811
Know what's below.
Call before you dig.

REMPE-SHARPE
CONSULTING ENGINEERS
324 WEST STATE STREET - CHICAGO, ILLINOIS 60604
Telephone: (312) 252-0677 • Fax: (312) 252-1871

PROJECT: **NATURE GREEN FACILITY**
MONTGOMERY, ILLINOIS

SHEET TITLE: **SITE DEVELOPMENT PLAN**

SCALE	PROJECT NO.	SHEET
AS SHOWN	MC-25	No. 1
	DATE	Of 1
	JUN. 2014	

No.	Date	Revisions	By

11	24
12	25
13	26

11	24
12	25
13	26

11	24
12	25
13	26

11	24
12	25
13	26

18
19

MELROSE AVE.

1	26
2	25
3	24
4	23
5	22
6	21
7	20
8	19
9	18
10	17
11	16
12	15
13	14

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11	14
12	13

1
2
3
4
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6
7
8
9
10
11
12

BANGS ST.

UNION ST.

MONTGOMERY AVE.

29

6	1
5	2
4	3
3	4
2	5
1	6
7	15
8	14
	13
	12
	11

6	1
5	2
4	3
3	4
2	5
1	6
7	22
8	21
9	20
10	19
11	18
12	17
13	16
	15
	14

6	1
5	2
4	3
3	4
2	5
1	6
7	30
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9	28
10	27
11	26
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15	22
16	21
17	20
	19
	18

UNION ST.

GATES ST.

PLEASANT PL.

1
6
7
8
9
10
11
12
13
14

SPENCER ST.

SPENCER ST.

Lazaro Villa, et ux

