TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill
Petitioner

Carl Scheodel
Mark VanKerkhoff
Monica Meyers

PETITION NUMBER 2014-4327

GENERAL INFORMATION

APPLICANT: VIC PORTINCASO
13N055 COOMBS ROAD
ELGIN 60124

PURPOSE: REQUEST A SPECIAL USE FOR A BODY AND PAINT SHOP

EXISTING ZONING: B-3 - BUSINESS; WITH A SPECIAL USE FOR TRUCK MAINTENANCE AND STORAGE

REQUESTED ACTION: SPECIAL USE; FOR A BODY AND PAINT SHOP

SIZE: 1.08 ACRES

LOCATION: ON THE NORTHEAST CORNER OF COOMBS AND HIGHLAND ROADS, SECTION 6, ELGIN TOWNSHIP (06-06-376-004) (13N055 COOMBS ROAD)

SURROUNDING ZONING
NORTH B-3 - BUSINESS; COMMERCIAL;
SOUTH B-3 - BUSINESS; RESIDENTIAL; COMMERCIAL;
EAST B-3 - BUSINESS; RESIDENTIAL; COMMERCIAL;
WEST B-3 - BUSINESS; CITY OF ELGIN COMMERCIAL; RESIDENTIAL;

EXISTING LAND USE: COMMERCIAL;

LAND USE PLAN DESIGNATION: RESOURCE MANAGEMENT

ZONING HISTORY: ZONED TO B3 AROUND THE 1940'S, WITH A SPECIAL USE FOR TRUCK MAINTENANCE AND STORAGE IN 1981

APPLICABLE LAND USE REGULATION: ARTICLE X, SECTION 10.4-2 (C) OF THE KANE COUNTY ZONING ORDINANCE
Vic Portincaso  
Special Use request in the B-3 Business District for a body and paint shop

**Special Information:** This parcel and existing building are zoned B-3 have been used for an auto repair business for approximately 15 years. The parcel also has a Special Use allowing truck storage and maintenance. The petitioner purchased the parcel earlier this year and relocated his existing auto body business to this property. This proposed use requires a Special Use in the B-3 District. The petitioner has operated his body and paint shop in a building to the west since 2010. The petitioner believes the location is better for his business, especially with better visibility to traffic on Coombs road.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Resource Management Area. The existing B-3 was granted in 1981 for a truck maintenance and storage facility and has been used by a business for years. The County has never received any complaints on this property.

**Staff recommendation:** The Kane County Technical Staff recommends approval of the Special Use request.

**Staff recommended Finding of Facts:**

1. The proposed use will be similar to other automotive related businesses that have been there in the past.
2. No significant changes will be made to the site.

**Attachments:**  
Location Map  
Township Map  
Petitioner's finding of fact sheet
Zoning and Use Information:

2030 Plan Land Use Designation of the property: RESOURCE MANAGEMENT

Current zoning of the property: B3 DISTRICT BUSINESS

Current use of the property: AUTO REPAIR

Proposed zoning of the property: SPECIAL USE FOR BODY REPAIR SHOP

Proposed use of the property: 

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

CONSTANT FENCE TO SCREEN

ACTIVITY FROM OTHER PROPERTIES

Attachment Checklist

☑ Plat of Survey prepared by an Illinois Registered Land Surveyor.
☑ Legal description
☑ Completed Land Use Opinion application (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 www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
☑ List of record owners of all property adjacent & adjoining to 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.

Record Owner: [Signature] 8-8-14

Applicant or Authorized Agent: [Signature] 8-8-14
Special Use Request

- 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.

   **CAMP COUNTRY IS BEING USED FOR AUTO REPAIR, THE SPECIAL USE IS FOR BODY REPAIR. ALL OPERATIONS WILL CONTINUE TO BE PERFORMED INSIDE THE EXISTING BUILDING. PROPER DRAINAGE AND BUILDING REQUIREMENTS ARE ALREADY IN PLACE AND UP TO CURRENT CODE.**

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

   **THERE IS NO CHANGE BEING MADE TO THE PROPERTY. IT IS REMAINING AS IT IS, ALL OPERATIONS ARE PERFORMED INSIDE THE EXISTING BUILDING. IT WILL NOT EFFECT VALUE OR ENJOYMENT OF SURROUNDING PROPERTIES.**

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

   **THERE ARE NO CHANGES BEING MADE TO EXISTING PROPERTY OR BUILDING. THE PROPERTY WILL REMAIN AN AUTO REPAIR SHOP; WE WILL BE CONSTRUCTING A PRIVACY FENCE AROUND THE NORTH PART OF THE BUILDING SO CARS PARKED IN THIS LOT WILL NOT BE SEEN.**

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

   **ALL APPLICABLE UTILITIES, ROADS, DRAINAGE AND OTHER FACILITIES ARE ALREADY IN PLACE. NO ADDITIONAL WORKS ARE REQUIRED.**
10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

There will be no changes to current ingress and egress of the building property. Access will be reviewed by DOT.

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

The special use will conform to district regulations as they have been explained to me by the county.