



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
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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 2015-4347 **Date** 04/30/2015

GENERAL INFORMATION

APPLICANT: TRACY KASSON
RATHJE WOODWARD ATTORNEYS AT LAW
300 E. ROOSEVELT RD., STE 300
WHEATON 60187

PURPOSE: A SPECIAL USE TO ALLOW THE OUTDOOR STORAGE OF LANDSCAPING MATERIALS AND SUPPLIES

EXISTING ZONING: B-3 - BUSINESS; SPECIAL USE

REQUESTED ACTION: SPECIAL USE TO ALLOW OUTDOOR STORAGE

SIZE: 2.10 ACRES

LOCATION: NORTH SIDE OF REED RD., 300 FEET EAST OF OLD KIRK RD. SECTION 12, GENEVA TOWNSHIP (33W740 REED RD.)

SURROUNDING	ZONING	USE
NORTH	CITY OF GENEVA	VACANT;
SOUTH	B-3 - BUSINESS;	COMMERCIAL;
EAST	B-3 - BUSINESS;	VACANT;
WEST	CITY OF GENEVA	VACANT;

EXISTING LAND USE: COMMERCIAL;

LAND USE PLAN DESIGNATION: URBAN NEIGHBORHOOD/MIXED USE INFILL

ZONING HISTORY: ZONED B-3 SPECIAL USE IN 1969

APPLICABLE LAND USE REGULATION: ARTICLE X, SECTION 10.4-2 O

Jack Rada Declaration of Trust
Special Use to allow outdoor storage

Special Information: Jack Rada owns 2 acres in Geneva Township. The property was rezoned B-3 District Business in 1969 with a Special Use to allow candle manufacturing. All of the zoning in this area was originally established in the 1950's and 1960's. Mr. Rada, along with his tenant, Mr. Sitarz, is requesting a special use to allow outdoor storage for Mr. Sitarz landscaping business. Mr. Sitarz has been using the property since 1995. A complaint was made last year notifying the County of Mr. Sitarz use of the property. The City of Geneva has reviewed the application. While they do not object to the special use, they have submitted a list of concerns (see attached letter).

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhood/Mixed Use Infill. The character of the area is business zoning with outdoor storage approved on several adjacent lots.

Staff stipulation recommendation:

1. Landscaping materials/supplies or any debris brought back to the property must be stored in the designated storage bins. The height of the piles may not exceed 15 feet.

Staff recommended Finding of Facts:

1. The property is in an area of established business uses.
2. There are no residential uses currently adjacent to the property.

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

SPECIAL USE STANDARDS

1. 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.

RESPONSE: This site has contained, outside storage of equipment and materials for decades without any detriment or endangerment of the public health, safety, morals, comfort or general welfare. Commercial and industrial uses are located on the south side of Reed Road. Sitarz Landscape and Maintenance, Inc. has existed as a landscape contractor's yard in the rear portion of the property since 1995. A motor equipment company with outside storage operated the front half of the property since at least 1973, including the current tenant, American Dream Towing and Recovery.

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

RESPONSE: See response to #1 above. Also, no uses directly abut the subject property to the north, east or west. The property to the east and south is zoned B-3. To the west is Kirk Road. Property to the west is located in Geneva.

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

RESPONSE: The trend of development in this area is for commercial/industrial uses. The south side of Reed Road contains commercial and industrial uses, all which are zoned B-3. The property to the east is zoned B-3 and to the west is Kirk Road and property located in Geneva.

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

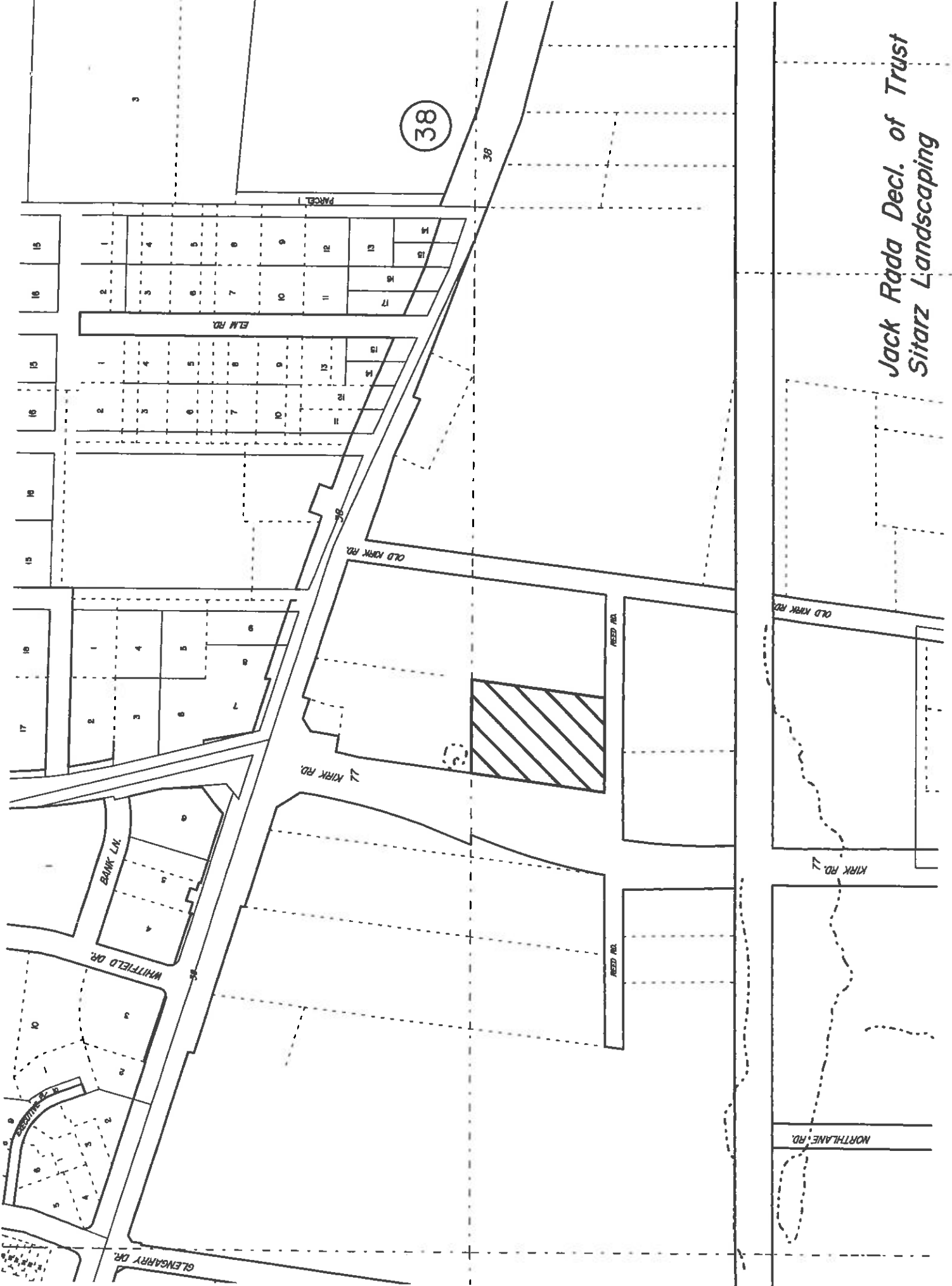
RESPONSE: The facilities have existed for decades to service the uses on the subject property.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.

RESPONSE: This site has contained outside storage for decades without any impact to adjoining roads. This site also generates limited traffic trips.

6. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the County Board pursuant to the recommendations of the Zoning Board of Appeals.

RESPONSE: It will.



*Jack Rada Decl. of Trust
Sitarz Landscaping*

JND IRON PIPE @ CORNER

S. LINE OF SECTION 1

TRUCK AND EQUIPMENT STORAGE

3 & 14.6' W

N. LINE OF SECTION 12 250.18' (M)&(R)

S 89°36'42" E (M)&(R)

BRICK STORAGE

FIREWOOD

MULCH

1 STORY BLOCK BUILDING

1.51'

LAWN EQUIPMENT STORAGE
METAL FRAME BUILDING
TRUCK STORAGE

TRUCK AND TRAILER PARKING

ASPHALT AREA

PARKING

TRAILER

PARKING

GAS TANK

PARCEL - 1

PLANT MATERIAL STORAGE

12" CMP

N 07°58'00" E (M)&(R)
358.81' (M)&(R)

STORAGE CONTAINERS (PERT MOSS, SOIL AND EQUIPMENT)

POLE FOR SIGN

UTILITY BOX (LAWN EQUIPMENT)

TRAILER PARKING
TRACTOR PARKING

PARKING

OVERHEAD BILLBOARD

PARKING

FRAME UTILITY BOXES (FIREWOOD)

23.22'

AMERICAN DREAM TOWING AND RECOVERY

1 STORY BLOCK BUILDING

WAGNER MATERIAL SERVICE INC.

PARKING

= 8.4' W ANCHOR

51.79'

TRUCK AND EQUIPMENT REPAIR

TRUCK AND EQUIPMENT

TRUCK AND EQUIPMENT

SHED

GATE

STORAGE BOXES (ENGINE)

32.22'

PARKING DECK

PARKING

PARKING

EDGE OF GR

DHW

DHW

DHW

DHW

BOLLARD (TYP.)

PARKING WALL

99.29'

GUY ANCH

POINT OF FOUND IF @ CORNER

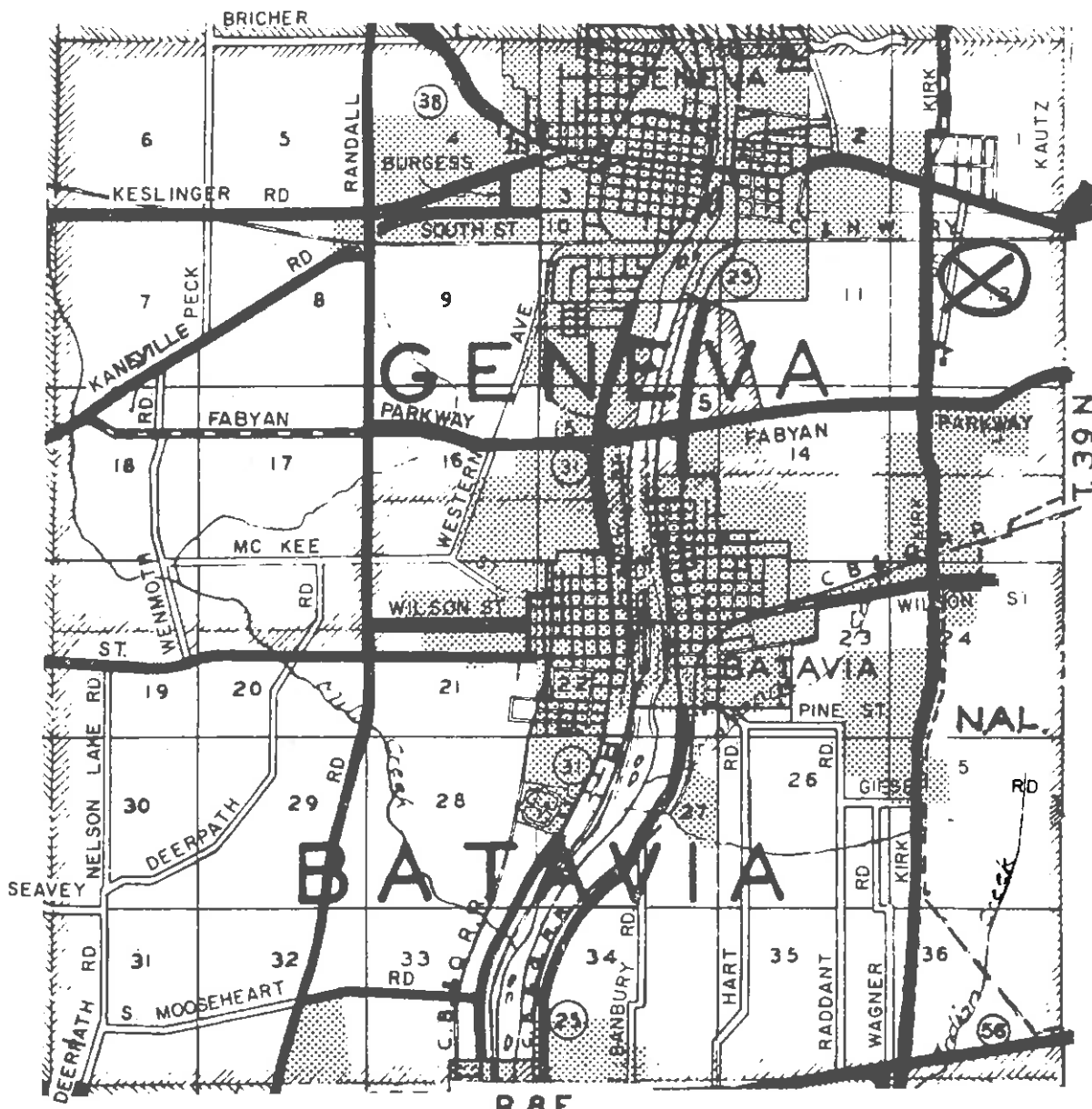
W 235.12' (SEE NOTE-7)

250.58' (M)&(R)

144.65'

FOUND IRON PIPE

PA (EASEMENT FC DER DOC)



BRICHER

6

5

4

2

KESLINGER RD

38

BURGESS

KIRK

1

KAUTZ

7

8

9

11

KANSVILLE PECK RD

GENEVA



FABYAN

PARKWAY

FABYAN

PARKWAY

18

17

16

T.39 N

WENMOTH ST

MC KEE

WILSON ST

WILSON ST

WILSON ST

19

20

21

23

24

NELSON LAKE RD

WILSON ST

BATAVIA

NAL

DEERPATH RD

BATAVIA

PINE ST

RD

SEAVEY

30

29

28

RD

RD

DEERPATH RD

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