

KANE COUNTY DEVELOPMENT DEPARTMENT
 Subdivision and Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 232-3492 Fax: (630) 232-3411

<i>Received Date</i>

**ZONING MAP AMENDMENT AND/OR
 SPECIAL USE APPLICATION**

Instructions:

To request a zoning map amendment and/or a special use for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to help you.

1. Property Information:	Parcel Number (s): 15-13-326-007 & 15-13-326-006 McClure Road
	Street Address (or common location if no address is assigned):

2. Applicant Information:	Name Bill Xinos c/o Anastasia Xinos	Phone (630)221-1755
	Address 1755 South Naperville Road	Fax (630)221-1756
	Suite 200 Wheaton, IL 60189	Email axinos@huckbouma.com

3. Owner of record information:	Name Bill Xinos c/o Anastasia Xinos	Phone (630)221-1755
	Address 1755 South Naperville Rd. Suite 200	Fax (630)211-1756
	Wheaton, IL 60189	Email axinos@huckbouma.com

July 17, 2018

Ronald Hill, et al
Rezoning F-Farming District to B-3 District Business with a Special Use for yards and buildings for a
landscaping business

Special Information: The petitioner is seeking a rezoning to allow for the storage of trucks and equipment as well as areas for storage of wood to process into firewood. The firewood will be cut on site and then delivered to the customers. The public will not come to the site to purchase firewood. In addition, a portion of the property would be for rent for storage of vehicles.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill.

Staff recommended Findings of Fact:

1. The rezoning will bring a vacant parcel into productive use.

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

Zoning and Use Information:

2030 Plan Land Use Designation of the property:

Urban neighborhoods/ mixed use infill.

Current zoning of the property:

F

Current use of the property:

B3 with a conditional use for storage yard

Proposed zoning and/or special use of the property: storage yard

If the proposed Special Use/Map Amendment is approved, what improvements or construction is planned?

The property shall be improved with a gravel parking lot and stormwater management.

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.kanedupageswcd.org/land_use.htm), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 2315 Dean Street, Suite 100, St. Charles, IL 60175.
- EcoCAT (available in pdf form at <http://dnrecocat.state.il.us/ecopublic/EcoPublicHome.aspx?TopMenu=0>) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted contact: The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)
- In case of Special Use, site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)
- Digital submittal on CD, including Plat of Survey, Site Plan (where applicable), Aerial photo (all pdf format).

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

Date

Bill Nicos

4-16-18

Applicant or Authorized Agent

Date

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.*

McClure Road Storage Yard
Name of Development/Applicant

4/13/18
Date

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

There are multiple existing land uses within the area (industrial & residential); the majority of uses are industrial, and that is what we are proposing.

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

The property to the north is zoned "F" (Kane County), property to the south is zoned "F" (Kane County), property to the west is zoned "M-1" (City of Aurora) and the property to the east is zoned "R-1" (City of Aurora).

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

The proposed use is not allowed as a permitted or Special Use within the existing Farming District ("F").

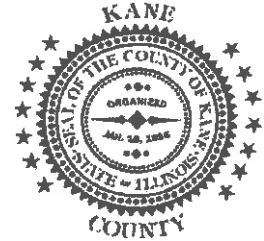
4. What is the trend of development, if any, in the general area of the property in question?

The trend of development in the general area is industrial.

5. How does the projected use of the property, relate to the Kane County 2030 Land Use Plan?

The 2030 Land Use Plan does not include a projected use for the property in question.

Findings of Fact Sheet – Special Use



McClure Road
Special Use Request

4/13/18
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 proposed use shall be low impact and shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Moreover, the proposed use provides local small business owners & operators with a consolidated, safe space for truck/ equipment parking, which would encourage investment in Kane County, and revenue for the locality and County.

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

The proposed will not negatively affect the property in the immediate vicinity. The proposed use shall be screened and generate minimal traffic.

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

The proposed use shall not impede development of the surrounding property. The proposed use shall be screened and generate minimal traffic in the area.

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

Adequate access shall be provided and stormwater management shall be provided to deal with drainage.

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

The site will provide for one full access off of McClure Road which shall be adequate for proposed use.

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

Yes it will by meeting all applicable code requirements.

Addendum to Site Plan for McClure Road Storage Yard

Applicant's proposed use of the property is for storage.

Bill Xinos is seeking to use the property for outdoor storage, as a location where he can keep his trucks and equipment, and as a location where he can store and process firewood.

The site plan reflects the area intended for storage: all of the property within the fenced area shown on the Site Plan will be used for this purpose.

A small portion of the property within the fenced area will be used by Aurora Firewood (Bill Xinos' firewood company). Bill and his crew will process logs into firewood. The logs are typically cut via chainsaw into manageable lengths, and then further split with a firewood splitter. Noise and nuisance is kept to a minimum, as the equipment is only run during daylight hours (8am - 6pm) and the noise of the splitter does not exceed that of a standard lawn mower. The processed firewood is seasoned and sold to his customers. Bill and his crew deliver the high quality, seasoned firewood to the customers. All firewood will be sold via delivery; there will be no retail sales on site. Deliveries of wood will also occur during those same hours.

We intend for a section along the East fence, 25-30 feet wide by 100 feet deep, to store and display the processed firewood. This area will not exceed 12 feet in height. We also intend for a section along the West fence, toward the middle part of that fence, where the firewood will be processed by Bill and his crew. That processing area will be comprised of a section 50 feet wide by 50 feet long, with a height not to exceed 8 feet. Both of these proposed firewood areas are marked in blue on the attachment to this Addendum.

For the remaining fenced area of the property, Bill plans to rent space for parking and storage for similar companies and for local small business owners/operators, including local truck (semi) drivers - space where they can park and store their trucks and equipment overnight and/or when the equipment is not in use, to go home and spend evenings with their families and loved ones. We will not allow those renting space to sleep or stay on the property overnight.


Our proposed plan is to provide small business/owner-operators with a reliable and safe long-term option to store their vehicles and equipment. We are estimating 800 square feet per space, which would allow for approximately 100-150 spaces based on our current site plan.

We anticipate immediate additional benefit for the County from the increased presence on the McClure site due to increased commerce at local businesses and gas stations. More so, with the long-term viability of our site, these entrepreneurs will bring additional growth and investment to Kane County and the local area as they relocate to be closer to their place of business. With our proposed plan, we expect to foster opportunity, community, and growth.

MCCLURE ROAD STORAGE YARD

T38N, R8E, SEC. 13



 CEMCON, Ltd.	PROJECT / CLIENT: Bill Xinos c/o Anastasia Xinos 1755 South Naperville Road Suite 200 Wheaton, IL 60189 (630) 344-1150	DRAWN BY: ARF	4/19/18
		CHECKED BY:	
		APPROVED:	
		SCALE: N.T.S.	

