

TCJ Drilling Holdings, LLC
F to B-3 with a Special Use for outdoor storage

Special Information: CJ Drilling purchased this property 5 years ago. CJ Drilling provides specialized drilling and heavy equipment hauling for the utility industry and the private sector. They specialize in drilling and placement of foundations for transmission lines, high mast towers, bridges and buildings. CJ Drilling works all over the United States. Their property on Galligan Rd. serves as their company headquarters. The owners live locally in the Huntley area. This proposal will allow CJ Drilling to expand their existing offices, creating room for 20 to 25 employees. They will also be building a new welding shop and expanding the existing maintenance building. The Special Use for outdoor storage will bring the existing storage areas into compliance and allow for some expansion.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Resource Management Area. The existing B-3 was granted in 1964 and has been used by a number of construction companies over the years. The County has never received any complaints on this property. The proposed site plan is using the area and wetlands as a natural buffer to adjacent properties.

Staff recommendation: The Kane County Technical Staff recommends approval of the rezoning and special use.

Staff recommended Finding of Facts:

1. The rezoning and special use will help CJ Drilling to expand business operation in Kane County.
2. Commercial uses were established on the property in 1964
3. Natural areas are being used as buffers to the neighbors.

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

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.*

CJ Drilling

Name of Development/Applicant

August 8, 2014

Date

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

The proposed use (Business, Vehicle Storage, Vehicle Maintenance, Equipment storage) are the same as the existing use. The B-3 zoning expansion is necessary to accommodate the current and future expansion needs.

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

F District Farm zoning is to the North, East and South. The Village of Gilberts is directly across the street to the West.

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

The current uses are low intensity and have no impact on the surrounding residential areas. The requested zoning expansion of the B-3 allows the property owner to conduct their current and future business activities while conforming to the zoning restrictions. The new zoning insures protection of wooded areas creating buffers to adjacent residential areas. Defined wetland areas will also remain in the F-1 district.

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

The trend of the development in the general area is F District Farm Zoning.

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

The projected use falls within the Resource Management designation of Open/Flexible non-residential uses.

Findings of Fact Sheet – Special Use



Outdoor Storage
Special Use Request

August 8, 2014
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 special use to allow Outdoor Storage will allow the current property owner to park vehicles and to store equipment related to their business activities. The storage of either vehicles or equipment will not be detrimental or endanger public health/safety since it occurs on private property. Safety and the concern of it's employees is of utmost importance.
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 to allow Outdoor Storage will be contained within the proposed zoned B-3 area of both parcels. Storage of vehicles and equipment will be kept towards the rear (East) areas of the B-3 zoning except for the staff parking lot which will be conveniently located close to the office building. Significant natural vegetation will act as a screen for the equipment storage from adjacent properties.
8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.
The special use to allow Outdoor Storage will be contained entirely within the proposed B-3 expanded zoning and relates specifically to the business operations of the current owner.
9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain:
The proposed project includes significant utility upgrades, improved on-site access drives with well defined vehicle parking areas, and engineered stormwater drainage.

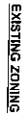
10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

The current ingress and egress will be maintained. Improved, on-site vehicle parking, vehicle turn-around and driveway organization is proposed.

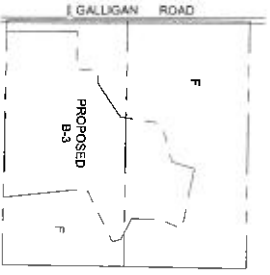
11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes. The special use will allow the current owner and their business operations to comply with the parking/storage regulations of the B-3 District.

EXISTING ZONING

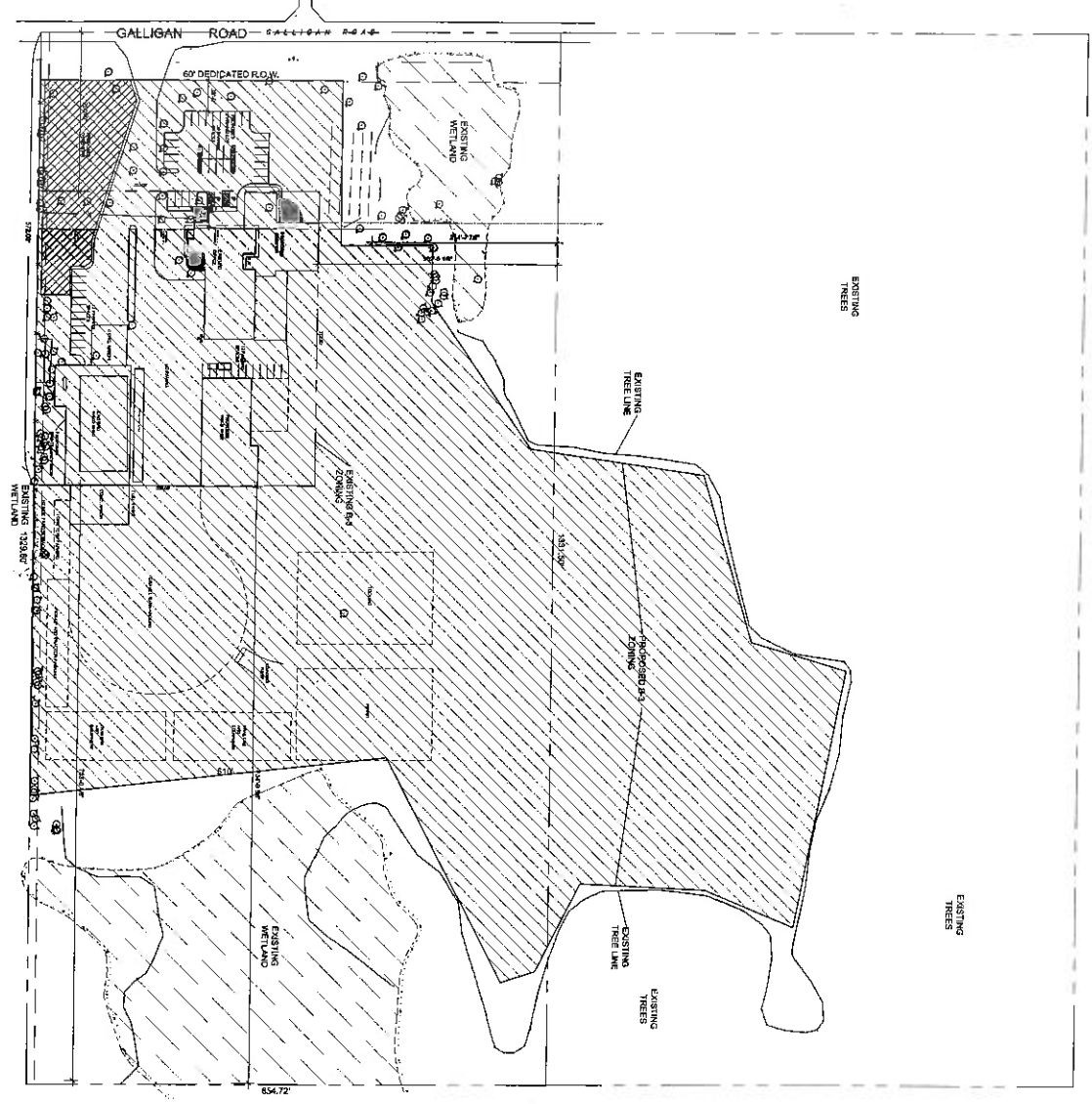


PROPOSED ZONING



F - FARMING DISTRICT
B-3 - BUSINESS DISTRICT

CONCEPT SITE PLAN



Site-1

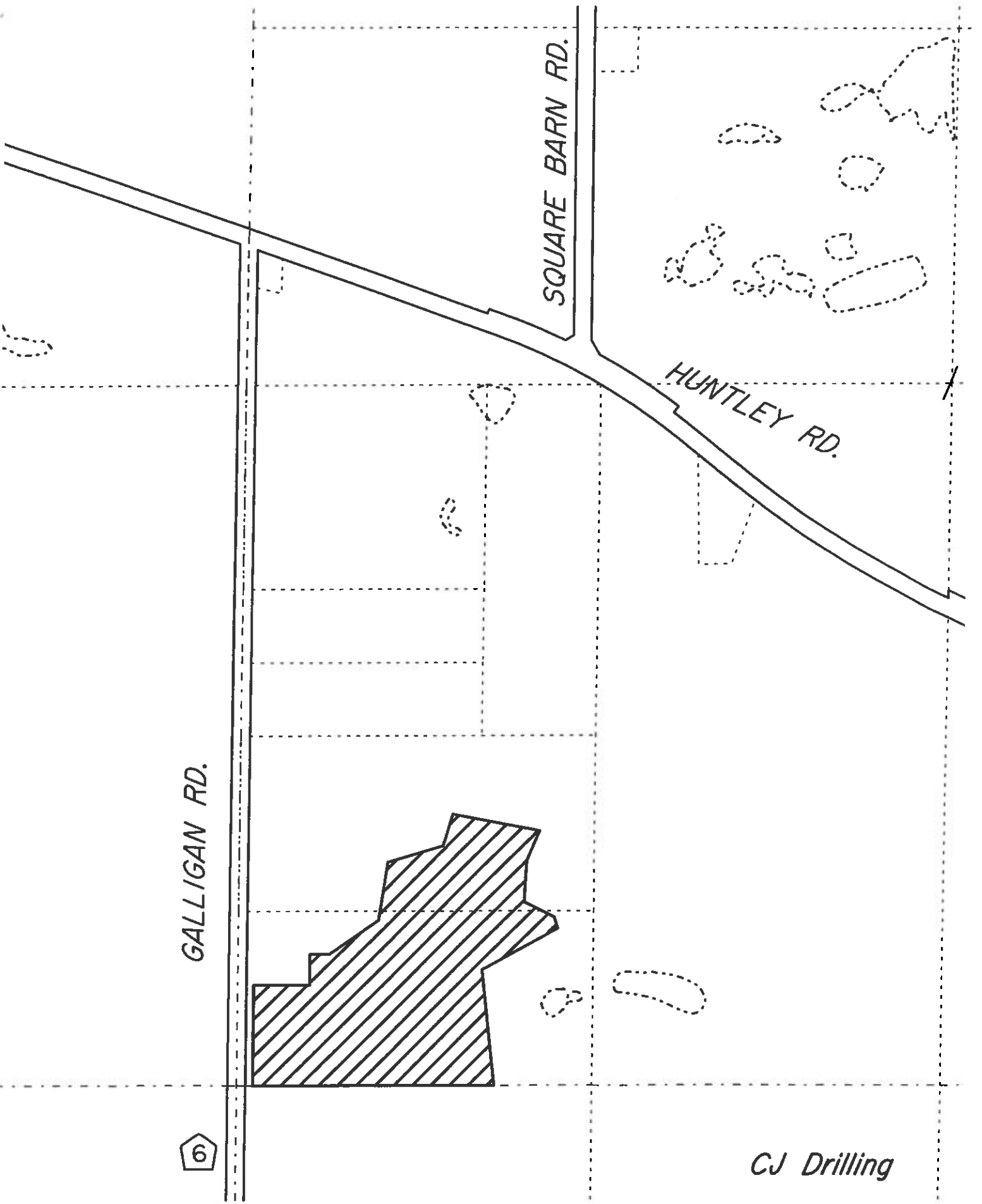
SHEET CONTENTS
CONCEPT SITE PLAN

PROJECT
CJ DRILLING
BLDG ADDITION & RENOVATION
19N041 GALLIGAN ROAD
DUNDEE, ILLINOIS

DRAWN BY:
CHECKED BY:
PROJECT NUMBER:
1407

ISSUED FOR REZONING APPLICATION
DATE: 8-6-14

korte architecture



GALLIGAN RD.

SQUARE BARN RD.

HUNTLEY RD.

6

CJ Drilling