

**KANE COUNTY DEVELOPMENT DEPARTMENT**  
 Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3411

**4505**

|                      |
|----------------------|
| <i>Received Date</i> |
| FEB 06 2019          |

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

*Instructions:*

Kane Co. Dev. Dept.  
 Zoning Division

*To request a map amendment (rezoning) 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 assist you.**

|                                 |   |
|---------------------------------|---|
| <b>1. Property Information:</b> | <b>Parcel Number (s):</b><br>07-08-100-013  |
|                                 | <b>Street Address (or common location if no address is assigned):</b><br>49W950 IL Rt. 64<br>Maple Park, IL 60151 |

|                                  |   |   |
|----------------------------------|---|---|
| <b>2. Applicant Information:</b> | <b>Name</b> Megan Miller                                  | <b>Phone</b> (630) 697-8778             |
|                                  | <b>Address</b><br>45W700 Ic Trail<br>Maple Park, IL 60151 | <b>Fax</b> N/A                          |
|                                  |   | <b>Email</b><br>mjmillier1027@gmail.com |

|  |   |  |
|--|---|--|
| <b>3. Owner of record information:</b> | <b>Name</b><br>64 Storage LLC                             | <b>Phone</b><br>(630) 774-6902         |
|  | <b>Address</b><br>45W700 Ic Trail<br>Maple Park, IL 60151 | <b>Fax</b> N/A                         |
|  |   | <b>Email</b><br>millerjoe1@outlook.com |

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Commerce/Employment

Current zoning of the property: B-3

Current use of the property: Vacant Lot

Proposed zoning of the property: B-3 with Special Use

Proposed use of the property: Commercial - Mini Storage Facility

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

Site Plan Attached. Will include construction of several storage buildings adjacent to existing asphalt driveway.

**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](http://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](http://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) *N/A*
- 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.**

Mr. Miller 01/31/2019  
Record Owner Date

M. Miller 01/31/2019  
Applicant or Authorized Agent Date

# Findings of Fact Sheet – Map Amendment and/or Special Use

- 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.

Megan Miller  
Name of Development/Applicant

01/31/2019  
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 is consistent with the current uses of property within the general area. Properties to the Northwest include the Sycamore Speedway and associated facilities, tavern/restaurant, and the Great Western Trail. The property immediately adjacent is farmland and a single residence (also zoned B3). A mini-storage facility would complement the surrounding business uses without disrupting the farm and residential activities.

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

Properties to the Northwest are B3. Other surrounding properties are F, with the Great Western Trail area zoned as Forest Preserve.

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

Use as a yard/building for storage of non-hazardous equipment and materials is an allowable special use in the B3 District. Use as a mini-storage facility is consistent with the permitted uses in B3 Districts, and consistent with the character of the surrounding area.

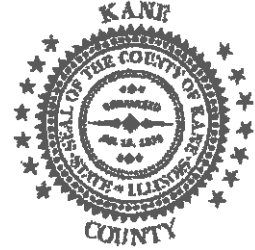
**4. What is the trend of development, if any, in the general area of the property in question?**

The existing businesses in the area have been there for many years, with relatively little new development. This property was formerly improved as a motel. The proposed use will bring the property back to a productive use as intended by the current B3 designation.

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

The property is intended for Commerce/Employment under the Kane County 2040 Land Use Plan. Use as a mini-storage facility is consistent with that designation.

# Findings of Fact Sheet – Special Use



B-3 special use  
Special Use Request

01/31/2019  
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 as a mini-storage facility is not inherently dangerous to the public. The plan for the property will include video monitoring of the facility to ensure safety. The agreements to be signed by prospective clients of the business will include rules and regulations to ensure all activities conducted are safe, moral, and non-disruptive to the surrounding neighbors.

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 use is complementary to the existing businesses in the area, and may actually provide a needed service to them. The operations will not involved frequent traffic in or out, excessive noise, or other nuisance. The proposed use will not limit any use or enjoyment of the neighboring properties.

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

The proposed use is consistent with the existing businesses to the Northwest, and will not impede farm activities elsewhere. While there is no current plan for development of the nearby farmland, use as a mini-storage facility would not impede almost any type of proposed development for the surrounding area.

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

Electric service is in place for the property, which will be used for exterior lighting of the buildings only. There is no anticipated need for well/septic or gas service. No retention is required for the square footage of buildings proposed to be constructed, but an area is being reserved in the site plan for future water retention if the buildings are ever expanded. Access is already available to the property via the existing asphalt driveway.

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

The proposed site plan makes use of the existing asphalt driveway, which was left when the prior motel buildings were demolished by a prior owner. There will be fencing and a gate, but the gate will be set far enough in from the roadway that any trucks or other entering vehicles will be able to fully exit the roadway before stopping. There will be no impediment to the flow of traffic, and no additional curb cuts are needed.

---

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

Yes, the proposed use is an allowable special use under the current B3 District designation.

---

---

---

### **Special Use Permit and Site Concept Plan**

We are proposing to establish an indoor/outdoor storage facility at 49W950 IL Rt. 64 in Maple Park Illinois (tax parcel number 07-08-100-013). Currently the property is a vacant lot with an asphalt drive already in place (prior to purchasing). Our proposed use for the lot is to be able to provide the community spaces for indoor and outdoor storage. The property is currently zoned B3. Since our proposed use is indoor/outdoor storage, Kane County is requesting that we file for a Special Use permit.

Our current plan is to accomplish the building of the site in two phases. The first phase is to build two buildings on the East side of the property (see site plan: buildings are labeled **A** and **B**). The buildings will measure as follows: 60'x 30' and 130'x 30'. The development of the two buildings and surrounding area will not exceed 25,000 sq. ft. In this phase stormwater detention will not be required prior to construction. We will complete this phase within a year.

After completing phase one, we will move to phase two. Phase two we are estimating will be completed in 5 years. Phase two will consist of building four more buildings. The buildings will measure as follows; 100' X 30' (**C**), 70' X 30' (**D**), 80' X 30' (**E**), and 140' x 40' (**F**). At this time we will exceed 25,000 sq. ft of development so water detention will be required. We will consult with an engineer and finalize the area for water detention. We will also consult with Kane County a second time to approve the last four buildings and water detention area. All consultations and final approvals will be done and acquired before any construction on phase two occurs.

May 28, 2019

64 Storage, LLC

Rezoning from F-District Farming to F-1 District Rural Residential with a right-of-way setback variance (20' setback, 15' variance for some of the proposed buildings)

**Special Information:** The property has an B-3 Business District zoning dating back to 1937 when zoning was instituted for unincorporated Kane County. The petitioner is interested in establishing a storage business on the property, which will require a Special Use in the B-3 District. \* After the petition was sent out for review the petitioner was made aware that an additional right-of-way dedication would be requested as a condition of the Special Use. The petitioner has agreed to this, which will result in three of the proposed buildings being closer to the new right-of-way than allowed. The petitioner has amended his original petition to request this additional variance.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Commerce/Employment. This new combined category reflects the need for non-residential land uses to be centers for commerce and to generate local employment opportunities. The suitability of various uses within this category for specific locations depend on the trend and character of the adjacent land uses, availability of infrastructure and the economic development needs of the local community.

**Staff recommended Findings of Fact:**

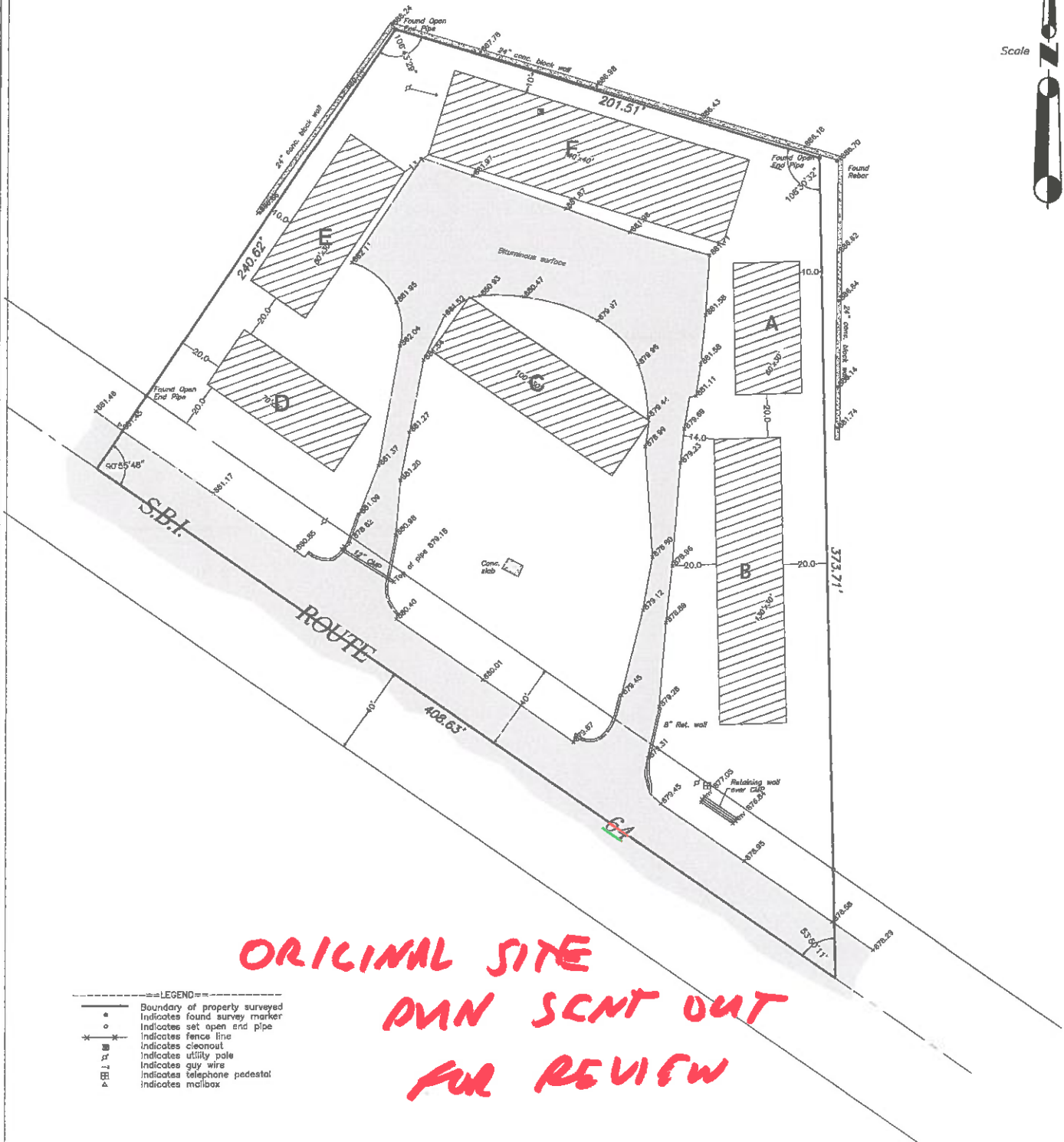
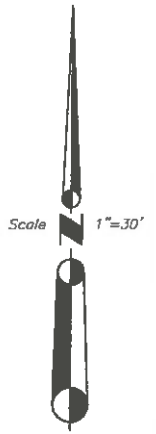
1. The Special Use would make a property productive again.

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

P.L.N. 07-08-100-013  
Total area=1.95 Acres  
Area in right of way=0.36 Acre  
Net Area=1.59 Acres

# SITE PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH,  
RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, VIRGIL TOWNSHIP, KANE  
COUNTY, ILLINOIS.



**ORIGINAL SITE  
PLAN SENT OUT  
FOR REVIEW**

- ==LEGEND==
- Boundary of property surveyed
  - Indicates found survey marker
  - Indicates set open end pipe
  - x— Indicates fence line
  - ▭ Indicates cleanout
  - |— Indicates utility pole
  - +— Indicates guy wire
  - ⊞ Indicates telephone pedestal
  - △ Indicates mailbox

DATE PREPARED: FEBRUARY 6TH, 2019.

FOR: JOE MILLER  
JOB NO. WES 146B5SITE

SHAWN R. VanKAMPEN  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710  
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020

Prepared by:  
William E. Hanna Surveyors  
508 Pine Street  
DeKalb, Illinois 60115  
(815) 756-2189  
Fax 748-2532  
info@hannasurveyors.com  
License # 184007413

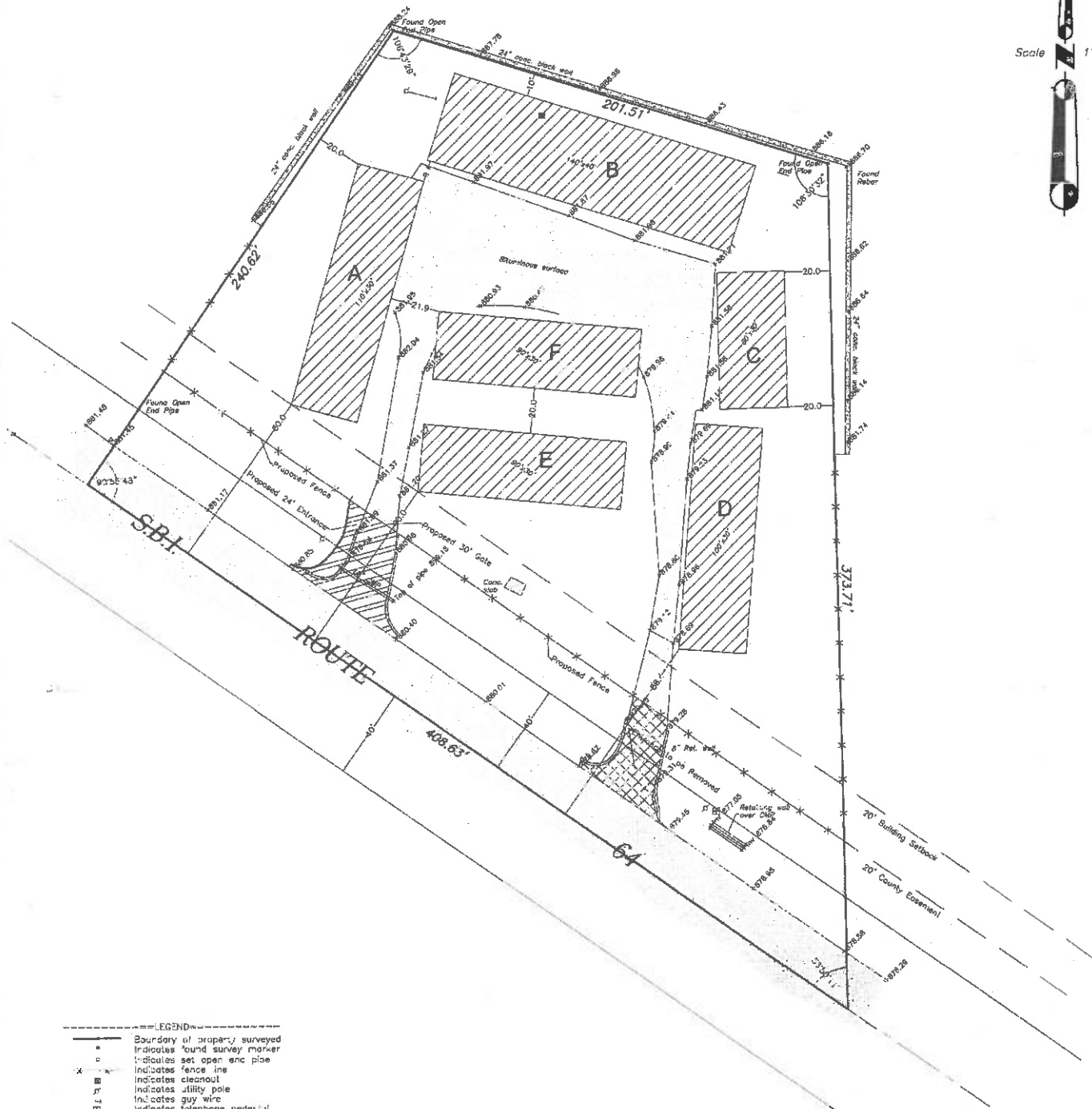


P.I.N. 07-08-100-013  
 Total area=1.95 Acres  
 Area in right of way=0.36 Acre  
 Net Area=1.59 Acres

# SITE CONCEPT PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH,  
 RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, VIRGIL TOWNSHIP, KANE  
 COUNTY, ILLINOIS.

Scale 1"=30'



- LEGEND
- Boundary of property surveyed
  - Indicates found survey marker
  - Indicates set open end pipe
  - - - Indicates fence line
  - Indicates cleanout
  - Indicates utility pole
  - Indicates guy wire
  - ▣ Indicates telehome pedestal
  - Indicates mailbox

DATE PREPARED: MARCH 26TH, 2019.

*Shawn R. VanKampen*  
 SHAWN R. VANKAMPEN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710  
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020



Prepared by:  
 William E. Hanna Surveyors  
 508 Pine Street  
 DeKalb, Illinois 60115  
 (815) 756-2189  
 Fax 748-2532  
 info@hannasurveyors.com  
 License # 184007413

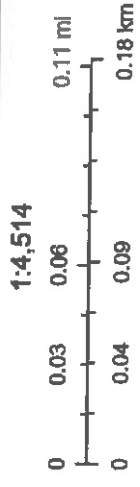
FOR: JOE MILLER  
 JOB NO. WES 14685SITE

# KaneGIS4 AGO



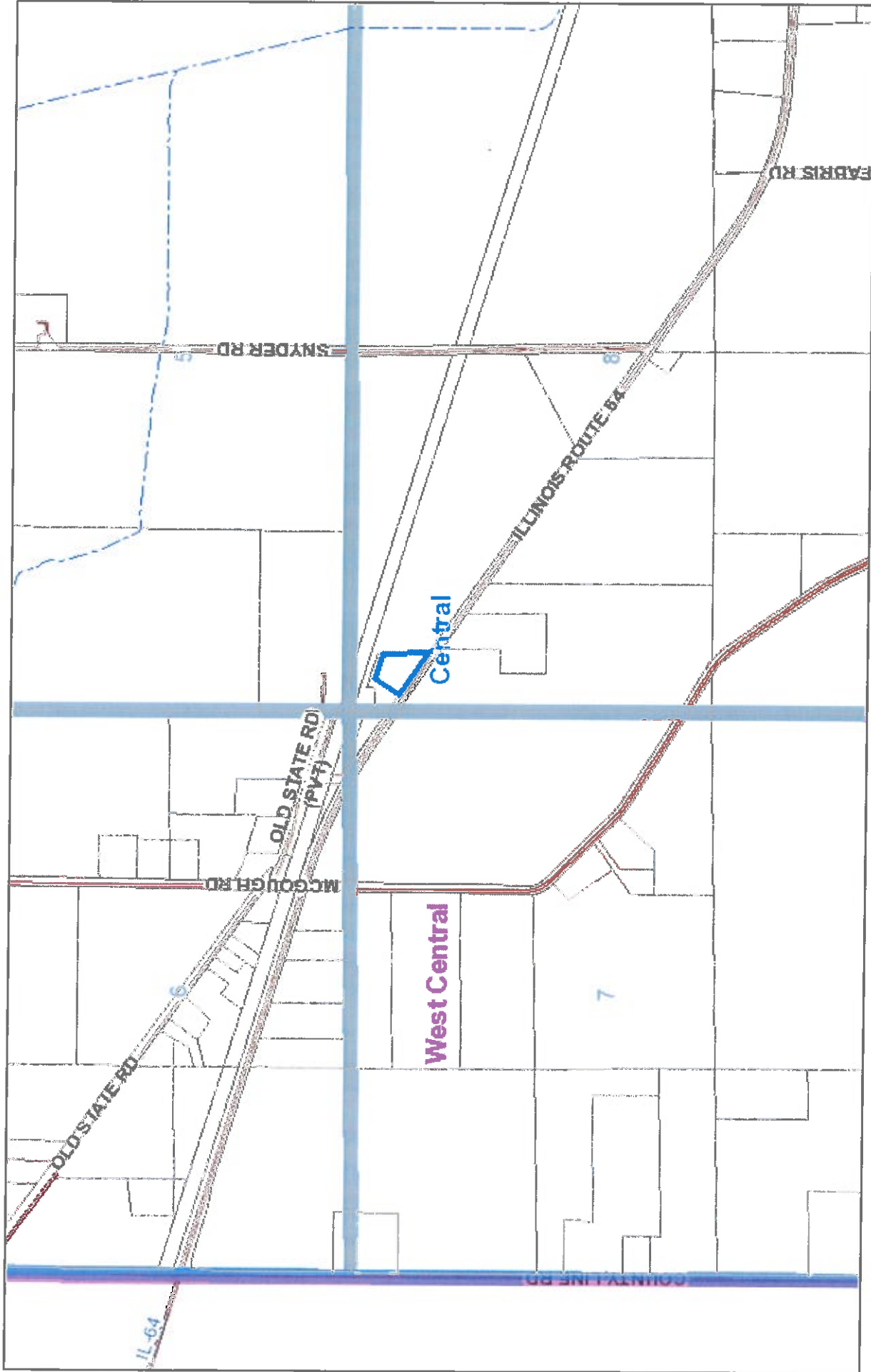
3/1/2019, 11:21:34 AM

- Townships
  - Parcel Line Leg Desc
  - Road ROW
  - Section Line
  - Parcel Line
- |                  |               |                 |  |
|------------------|---------------|-----------------|--|
| Barrington Hills | Big Rock      | Carpentersville |  |
| Bartlett         | Burlington    | East Dundee     |  |
| Batavia          | Campton Hills | Elburn          |  |
| Algonquin        |               |                 |  |
| Aurora           |               |                 |  |



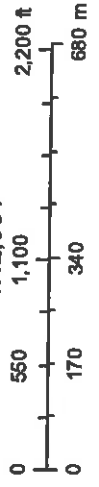
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
 These layers do not represent a survey. No Accuracy is assumed for the data records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

# Map Title



May 24, 2019

1:12,091



GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County Illinois

## Farruggia, Tony

---

**From:** McGraw, Keith  
**Sent:** Friday, March 8, 2019 2:43 PM  
**To:** Farruggia, Tony  
**Cc:** Nika, Kurt; Rickert, Tom  
**Subject:** RE: Request for Comments - Kane County Variance Petition #4499  
**Attachments:** 2019-03-08 ZBA Request.pdf

Tony,

In regard to the attached ZBA petition, KDOT has the following:

- The site shall have a single access, the second access point is to be removed.
- Based on the B-3 special use, the developer is required to dedicate a total of 85 foot half right of way, from centerline of IL Route 64.
- Based on the above requirements, the proposed site plan will need major amendments to comply.

Keith McGraw  
KDOT - Permitting

---

**From:** Farruggia, Tony  
**Sent:** Friday, March 8, 2019 11:28 AM  
**To:** Hain, Ronald <RonHain@countyofkane.org>; Schoedel, Carl <schoedelcarl@co.kane.il.us>; Gerard.Fabrizius@kanedupageswcd.org; Meyers, Monica <MeyersMonica@kaneforest.com>; William.boyd@illinois.gov; McGraw, Keith <McGrawKeith@co.kane.il.us>; Wilford, Anne <WilfordAnne@co.kane.il.us>; Rauscher, Erin <RauscherErin@co.kane.il.us>; Sparks, Rickey <SparksRickey@co.kane.il.us>; Wojnicki, Barbara <bwojnicki@kanecoboard.org>; virgiltwp@virgiltownship.net; virgilhwy@virgiltownship.net; teresa.witt@kaneland.org; Kevin.peterson@mapleparkfpd.org; villageofvirgil@yahoo.com  
**Subject:** Request for Comments - Kane County Variance Petition #4499

To whom it may concern,

Attached is a Special Use petition that will be going before the Kane County Zoning Board April 9, 2019. Please provide any comments in response to this email.

If you are a municipal government, please forward the petition to your Plan Commissions and Zoning Departments.

Regards,

**Tony Farruggia, AICP Candidate**  
Zoning Planner  
[FarruggiaTony@Co.Kane.IL.US](mailto:FarruggiaTony@Co.Kane.IL.US)  
630.232.3494  
The County of Kane, Illinois  
Development & Community Services Department

## Berkhout, Keith

---

**From:** Wilford, Anne  
**Sent:** Tuesday, April 23, 2019 2:52 PM  
**To:** VanKerkhoff, Mark; Berkhout, Keith  
**Cc:** Farruggia, Tony; McGraw, Keith; Wollnik, Jodie  
**Subject:** RE: Question on SU petition for 5/14 ZBA meeting

**Petition #**  
**PIN 07-08-100-013**  
**MILLER**  
**49W950 IL Route 64**  
**Maple Park**

Water Resources will require a Stormwater Permit with Phase I of this petition (2 buildings 60'x30' and 130'x30')

- **PHASE I STIPULATION: A STORMWATER PERMIT WILL BE REQUIRED FOR THE CONSTRUCTION OF THE BUILDING AND THE ASSOCIATED PARKING AND DRIVEWAY WORK. BMP's MAY BE REQUIRED AS PART OF THIS SUBMITTAL.**

As for Phase II, as the petitioner correctly notes, Stormwater Detention will be required for this phase. The current site plan does not include any space on the site allocated for detention or the proposed outlet for the detention. Water Resources strongly recommends the following stipulations:

- **PHASE II STIPULATION: A STORMWATER MANAGEMENT PLAN, WHICH INCLUDES DETENTION AND WATER QUALITY AND VOLUME BASED BEST MANAGEMENT PRACTICES MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITY OR IMPROVEMENTS ON THIS SITE BEYOND THOSE PERMITTED UNDER THE STORMWATER PERMIT IN PHASE I.**
- **PHASE II STIPULATION: A STORMWATER PERMIT WILL BE REQUIRED.**
- **SITE PLAN STIPULATION: THE SITE PLAN SHALL INCLUDE AN AREA DESIGNATED FOR STORMWATER MANAGEMENT. AS STORMWATER DETENTION IS NOT REQUIRED UNTIL PHASE I, A DETAILED DESIGN IS NOT REQUIRED AT THIS TIME, HOWEVER IT SHOULD BE DEMONSTRATED ON THE PETITIONER'S PLAN THERE IS A PROPOSED STORMWATER DETENTION LOCATION AND OUTLET.**

---

**From:** VanKerkhoff, Mark <vankerkhoffmark@co.kane.il.us>  
**Sent:** Tuesday, April 23, 2019 11:07 AM  
**To:** Berkhout, Keith <BerkhoutKeith@co.kane.il.us>  
**Cc:** Farruggia, Tony <FarruggiaTony@co.kane.il.us>; McGraw, Keith <McGrawKeith@co.kane.il.us>; Wollnik, Jodie <WollnikJodie@co.kane.il.us>; Wilford, Anne <WilfordAnne@co.kane.il.us>  
**Subject:** RE: Question on SU petition for 5/14 ZBA meeting

Hi Keith,

I think that is fine. I included WR as it impacts the storm water review.

Mark

---

**From:** Berkhout, Keith <BerkhoutKeith@co.kane.il.us>  
**Sent:** Tuesday, April 23, 2019 10:47 AM  
**To:** VanKerkhoff, Mark <vankerkhoffmark@co.kane.il.us>  
**Cc:** Farruggia, Tony <FarruggiaTony@co.kane.il.us>; McGraw, Keith <McGrawKeith@co.kane.il.us>  
**Subject:** Question on SU petition for 5/14 ZBA meeting  
**Importance:** High

## Kane County Zoning Board of Appeals

**Hon. Manuel Barbosa, Chairman**  
**Tracy Aris**  
**Marc Falk**  
**Mary Lake**  
**Wendy Melgin**  
**Marguerite Millen**  
**James Plonczynski**



**Mark D. VanKerkhoff,**  
**Zoning Enforcing Officer**

**Keith Berkhout, Secretary**

**Kane County Government Center**  
**719 S. Batavia Avenue**  
**Geneva, Illinois 60134**  
**Building A, 1st Floor Auditorium**  
**Phone: (630) 444-1236**  
**Fax: (630) 232-3411**

**AGENDA**  
**June 11, 2019**  
**7:00 p.m.**

- 1. CALL TO ORDER**
- 2. ROLL CALL AND DECLARATION OF QUORUM**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
- 5. PUBLIC HEARING**

**Petition:** 4503  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 12N988 Route 20, Plato Township (05-11-100-006)  
**Applicant:** John Neperman Trust (Beth Gehrke)

**Petition:** 4504  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 12N860 Route 20, Plato Township (05-11-200-011)  
**Applicant:** John Neperman Trust (Beth Gehrke)

**Petition:** 4505  
**Request:** Special Use in the B-3 Business District for a Storage Business  
**Location:** 49W950 Route 64, Virgil Township (07-08-100-013)  
**Applicant:** 64 Storage, LLC

**Petition:** 4506  
**Request:** Sideyard setback for a detached garage, which was built without a permit, (4' setback, 6' variance)  
**Location:** 34W760 N. James Drive, St. Charles Township (09-11-303-019)  
**Applicant:** Diannah Perez

**Petition:** 4507  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 50W014 Plank Road, Burlington Township (04-07-400-004)  
**Applicant:** Irene Romke

**6. OTHER BUSINESS**

**7. ANNOUNCEMENTS**

**8. ADJOURNMENT**