



ATTORNEYS AND
COUNSELORS AT LAW

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**Via Email: BerkhoutKeith@kanecountyil.gov; and
VanerkhoffMark@kanecountyil.gov**

Keith Berkhout
Mark VanKerkhoff
Kane County Development Department
719 S. Batavia Ave.
Geneva, IL 60134

**Re: CVM Property Management LLV
Rezoning and Special Use Application
7S880 Camp Dean Rd. (PIN 13-23-400-013)**

Dear Keith and Mark:

As mentioned previously in my October 8th email correspondence, we have continued to communicate with the Village of Sugar Grove (“VOSG”) and its development staff concerning our petition. Last week, we reviewed a list of additional recommendations that were developed by the VOSG staff and my client has advised that it is agreeable to incorporating them into our application and including them as additional Special Use conditions.

For your reference, I’ve attached the VOSG’s recommendations and our written response to each, with a couple of clarifications. By this letter, we ask that our application be supplemented with these additional recommendations. If there is anything further I need to do to formally amend our application, please advise and we will do so promptly.

Very truly yours,

GRIFFIN WILLIAMS McMAHON & WALSH LLP

Patrick M. Griffin

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cc: Danielle Marion – Village of Sugar Grove (via email)

No automobiles, pick-up trucks, SUVs, mini-vans

No buses, box trucks, step vans, semi-tractors, semi-trailers, flatbeds, tow trucks

No construction equipment, including, but not limited to, tractors, excavators, front end loaders, graders, boring machines, cranes, lifts

No construction material, including but not limited to pipes, wood, fencing material, wire, cable, pallets, bricks, concrete forms, scaffolding

No bulk storage of any excavation or mining material, including but not limited to, soil, sand, stone and aggregate, mulch, asphalt or concrete grindings

Additionally, all of the property shall be subject to the Village's Camp Dean Road weight restrictions as currently exist and as amended from time to time.

ATTACHMENTS

- Location map
- Big Rock/Sugar Grove boundary line map
- Site Plan

COSTS

There are no costs to the Village to discuss and to make a recommendation to the Kane County Zoning Board of Appeals.

RECOMMENDATION

Village staff recommends the Village formally object to the rezoning request by CVM Property Management, LLC, but offer to rescind the objection if the following conditions are met:

1. The property occupied by Chad Ford's Snow Removal and Concrete should be limited to the current uses.
[Agreed. Per the submittal, those uses will be restricted to the small corner of Lot 1 and all of Lot 3 per the attached map.](#)
2. The recreational vehicle storage yard should be limited only to recreational vehicles as follows: camping trailers, camping vans, camping trucks, recreational coaches, motor homes, boats, snowmobiles, all-terrain vehicles, and trailers for same.
[Agreed.](#)
3. The following uses and activities shall not be permitted on the recreational vehicle storage yard property:
[Agreed. Only request is that buses that have been converted to campers be permitted.](#)
 - No automobiles, pick-up trucks, SUVs, mini-vans
 - No buses, box trucks, step vans, semi-tractors, semi-trailers, flatbeds, tow trucks
 - No construction equipment, including, but not limited to, tractors, excavators, front end loaders, graders, boring machines, cranes, lifts
 - No construction material, including but not limited to pipes, wood, fencing material, wire, cable, pallets, bricks, concrete forms, scaffolding
 - No bulk storage of any excavation or mining material, including but not limited to, soil, sand, stone and aggregate, mulch, asphalt or concrete grindings
4. That the entire property and all associated vehicles be in compliance with the Village's weight restrictions for Camp Dean Road.
[Agreed.](#)

