



**Zoning Request Report**  
County of Kane

Kane County Development  
719 Batavia Ave  
Geneva, IL 60134  
Phone: (630) 232-3492  
Fax: (630) 232-3411

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** 2014-4327 **Date** 09/25/2014

GENERAL INFORMATION

**APPLICANT:** VIC PORTINCASO

13N055 COOMBS ROAD  
ELGIN 60124

**PURPOSE:** REQUEST A SPECIAL USE FOR A BODY AND PAINT SHOP

**EXISTING ZONING:** B-3 - BUSINESS; WITH A SPECIAL USE FOR TRUCK MAINTENANCE AND STORAGE

**REQUESTED ACTION:** SPECIAL USE; FOR A BODY AND PAINT SHOP

**SIZE:** 1.08 ACRES

**LOCATION:** ON THE NORTHEAST CORNER OF COOMBS AND HIGHLAND ROADS, SECTION 6, ELGIN TOWNSHIP (06-06-376-004) (13N055 COOMBS ROAD)

<b>SURROUNDING</b>	<b>ZONING</b>	<b>USE</b>
<b>NORTH</b>	B-3 - BUSINESS;	COMMERCIAL;
<b>SOUTH</b>	B-3 - BUSINESS;	RESIDENTIAL; COMMERCIAL;
<b>EAST</b>	B-3 - BUSINESS;	RESIDENTIAL; COMMERCIAL;
<b>WEST</b>	B-3 - BUSINESS; CITY OF ELGIN	COMMERCIAL; RESIDENTIAL;

**EXISTING LAND USE:** COMMERCIAL;

**LAND USE PLAN DESIGNATION:** RESOURCE MANAGEMENT

**ZONING HISTORY:** ZONED TO B3 AROUND THE 1940'S, WITH A SPECIAL USE FOR TRUCK MAINTENANCE AND STORAGE IN 1981

**APPLICABLE LAND USE REGULATION:** ARTICLE X, SECTION 10.4-2 (C) OF THE KANE COUNTY ZONING ORDINANCE

Vic Portincaso  
Special Use request in the B-3 Business District for a body and paint shop

**Special Information:** This parcel and existing building are zoned B-3 have been used for an auto repair business for approximately 15 years. The parcel also has a Special Use allowing truck storage and maintenance. The petitioner purchased the parcel earlier this year and relocated his existing auto body business to this property. This proposed use requires a Special Use in the B-3 District. The petitioner has operated his body and paint shop in a building to the west since 2010. The petitioner believes the location is better for his business, especially with better visibility to traffic on Coombs road.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Resource Management Area. The existing B-3 was granted in 1981 for a truck maintenance and storage facility and has been used by a business for years. The County has never received any complaints on this property.

**Staff recommendation:** The Kane County Technical Staff recommends approval of the Special Use request.

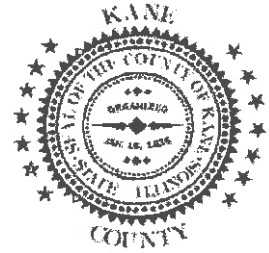
**Staff recommended Finding of Facts:**

1. The proposed use will be similar to other automotive related businesses that have been there in the past.
2. No significant changes will be made to the site.

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



# Findings of Fact Sheet Special Use



## Special Use Request

- 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.

LAND CURRENTLY IS BEING USED FOR AUTO REPAIR THE SPECIAL USE IS FOR BODY REPAIR. ALL OPERATIONS WILL CONTINUE TO BE PERFORMED INSIDE THE EXISTING BUILDING PROPER DRAINAGE AND BUILDING REQUIREMENTS ARE ALREADY IN PLACE AND UP TO CURRENT CODE

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

THERE IS NO CHANGE BEING MADE TO THE PROPERTY. IT IS REMAINING AS IT IS. ALL OPERATIONS ARE PERFORMED INSIDE THE EXISTING BUILDING. IT WILL NOT AFFECT VALUE OR ENJOYMENT OF SURROUNDING PROPERTIES

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

THERE ARE NO CHANGES BEING MADE TO EXISTING PROPERTY OR BUILDING. THE PROPERTY WILL REMAIN AN AUTO REPAIR SHOP, WE WILL BE CONSTRUCTING A PRIVACY FENCE AROUND THE NORTH PART OF THE BUILDING SO CARS PARKED IN THIS LOT WILL NOT BE SEEN

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

ALL ADEQUATE UTILITIES, ROADS, DRAINAGE AND OTHER FACILITIES ARE ALREADY IN PLACE. NO ADDITIONAL NEEDS ARE REQUIRED

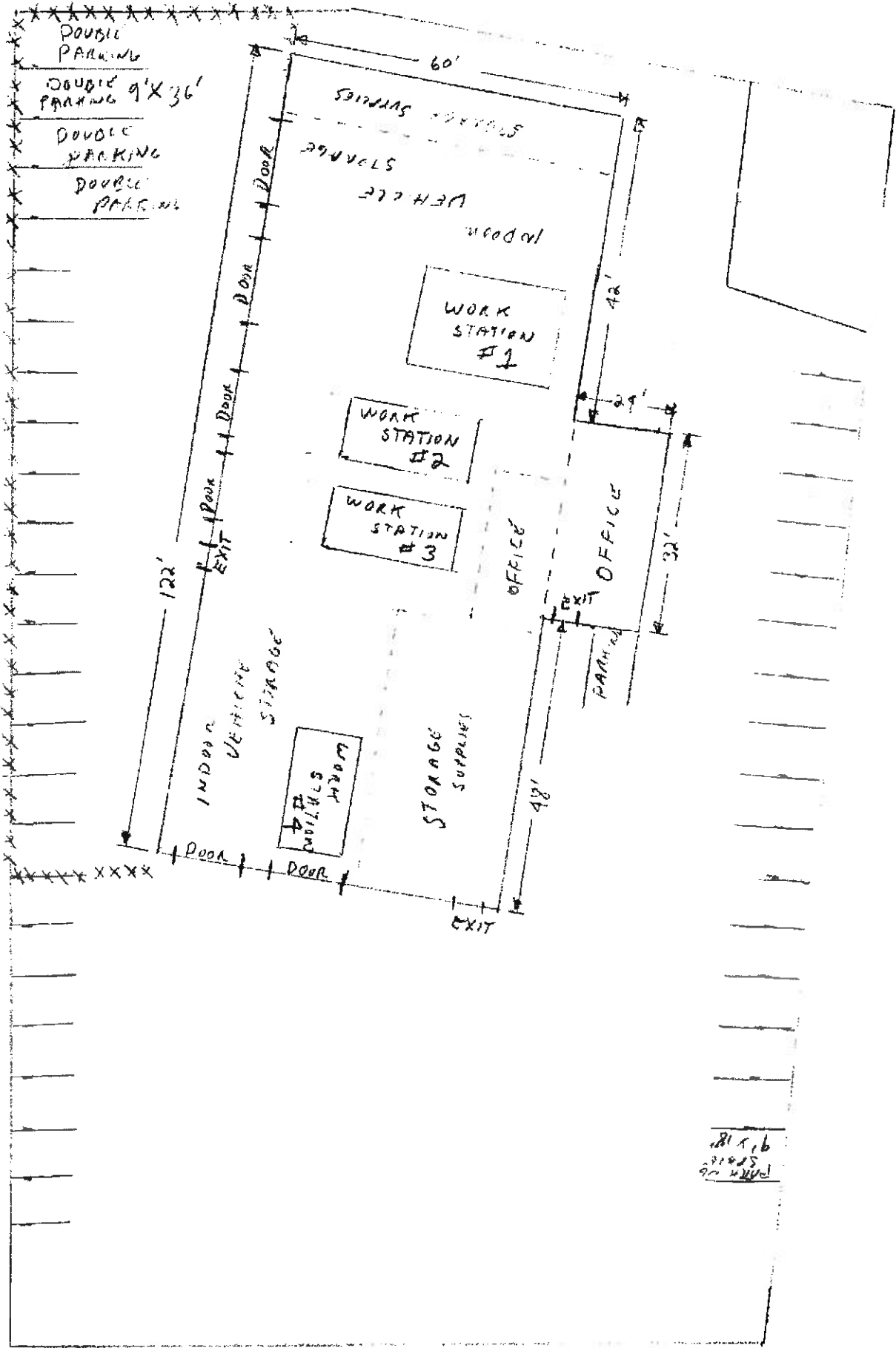
10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

THERE WILL BE NO CHANGES TO CURRENT INGRESS AND EGRESS OF THE ~~BTOWALL~~ PROPERTY. ACCESS WILL BE REVIEWED BY KDOT.

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

THE SPECIAL USE WILL CONFORM TO DISTRICT REGULATIONS AS THEY HAVE BEEN EXPLAINED TO ME BY THE COUNTY

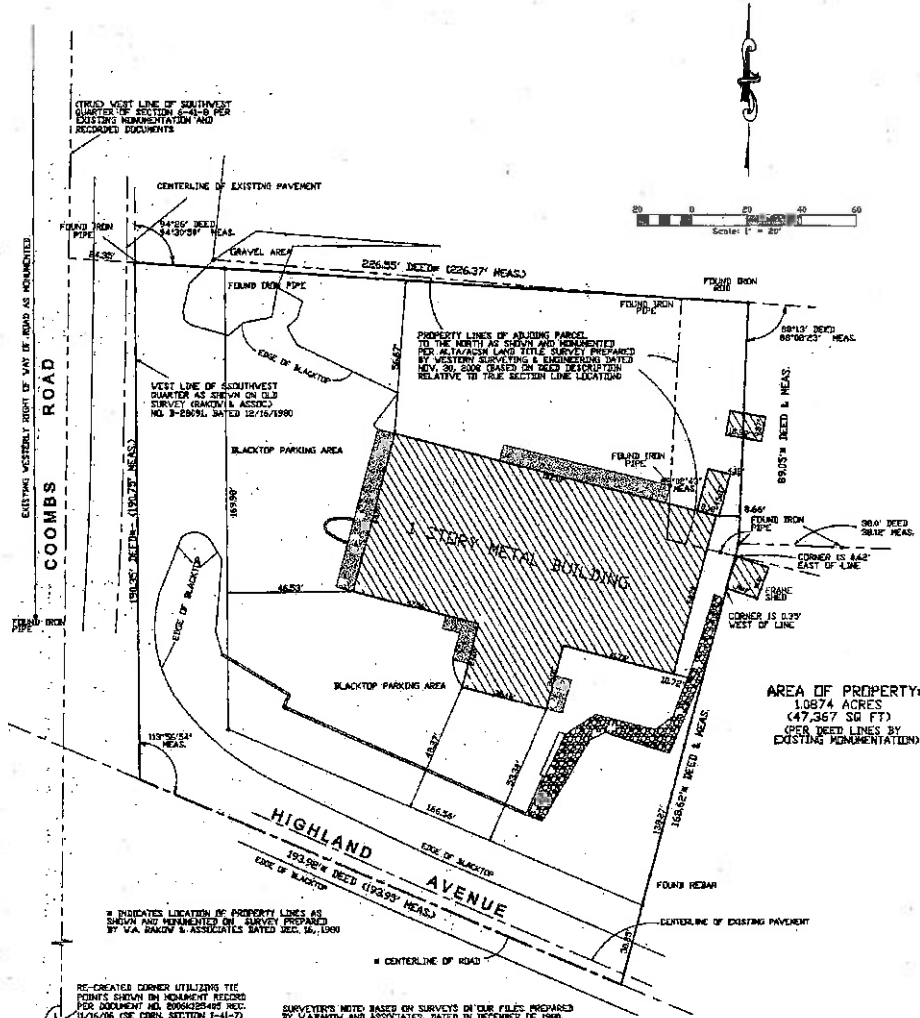
X = PROPOSED PRIVACY FENCE



# Alan J. Coulson, P.C. PROFESSIONAL LAND SURVEYORS PLAT OF SURVEY

**PROPERTY DESCRIBED AS FOLLOWS:**

That part of the Southwest Quarter of Section 6, Township 41 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the intersection of the centerline of Highland Avenue with the West Line of the Southwest Quarter of said Section 6; thence Northerly along the West Line of said Southwest Quarter, a distance of 193.55 feet; thence Easterly along a line forming an angle of 04 degrees 28 minutes to the right with a prolongation of the last described course, a distance of 226.55 feet; thence Southerly along a line forming an angle of 88 degrees 13 minutes to the right with a prolongation of the last described course, a distance of 89.05 feet; thence Southwesterly along a line forming an angle of 12 degrees 38 minutes to the right with a prolongation of the last described course, a distance of 168.82 feet to the centerline of Highland Avenue Road; thence Northwesterly along said centerline a distance of 183.82 feet to the Place of Beginning, Being situated in Elgin Township Kane County, Illinois, and containing 1.087 acres more or less.



**AREA OF PROPERTY:**  
1.0874 ACRES  
(47,367 SQ FT)  
OVER MEASUREMENT LINES BY  
EXISTING PAVEMENTATION

\* INDICATES LOCATION OF PROPERTY LINES AS SHOWN AND RECORDED IN SURVEY PREPARED BY W.A. BAKER & ASSOCIATES DATED DEC. 16, 1990

RE-CREATED CORNER UTILIZING THE POINTS SHOWN ON MONUMENT REEDED PER DOCUMENT NO. 200642849 REC. 12/16/06 (SEE CORNER SECTION 1-4-17)

**SURVEYOR'S NOTE:** BASED ON SURVEYS IN OUR FILES PREPARED BY W.A. BAKER AND ASSOCIATES, DATED BY RECORD OF 1990, IT APPEARS THAT THE SUBJECT PARCEL SHOWN HEREIN, ALONG WITH PARCELS ADJACENT TO THE EAST, WERE ORIGINALLY DESCRIBED AND DEMONSTRATED IN THE RECORD THAT THE MEASUREMENTS OF THE CENTERLINE OF THE ROAD IN THE GENERAL VICINITY OF THE CENTERLINE OF THE ROAD, IN THE VICINITY OF THE ROAD FRONTAGE, WERE RECORDED HEREIN. THIS IS LOCATED FOR BEST COPY OF SAID COPY. THE RE-CREATED CORNER POINTS SHOWN ON THIS PLAT, IN CONFORMANCE OF ABOVE MENTIONED SURVEY, DO NOT FIT WITH THE LINES OF THE RE-CREATED CORNER POINTS SHOWN ON THE REEDED DOCUMENTS. THE RE-CREATED CORNER POINTS SHOWN ON EACH OF THE PARCELS IS APPARENT THAT THE INTENT OF THE LOCATION OF THE BOUNDARIES OF EACH OF THE REEDED DOCUMENTS, AS INDICATED BY THE DISTANCES, WERE RECORDED IN THE REEDED DOCUMENTS TO THE WEST SECTION LINE, APPEAR TO BE IN ERROR.

Date: 12-20-13  
 Drawn: E. P. ...  
 Plotted: ...  
 Checked: ...  
 Title: ...  
 City: ...

STATE OF ILLINOIS }  
 COUNTY OF KANE }  
 I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.  
 Alan J. Coulson  
 Alan J. Coulson, Professional Land Surveyor No. 36-4709  
 My License expires 1/30/16  
 Any discrepancy to measurement should be promptly reported to the surveyor for explanation of correction.  
 WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

FIELD WORK COMPLETED: 02/25/2013  
 THIS SURVEY IS VALID ONLY WITH UNRECORDED SEAL.  
 This professional service conforms to the current Illinois minimum standards for a boundary survey.  
 Professional Design: First Land Surveying Corporation, License No. 194-062893  
 Alan J. Coulson, P.C.  
 PROFESSIONAL LAND SURVEYORS  
 206 W. Main St. West Dundee, Illinois 60118  
 Phone: (847) 420-2911 Fax: (847) 426-8674

Compare the description on this plat with deed. Refer to deed for assessments and building lines.





ELGIN twp.  
T.41N - R.8E

map 6

