

Clesen Brothers Inc.
Rezoning from F to F-2 (2 parcels)

Special Information: Clesen Brothers owns and operates a wholesale nursery in St. Charles Township. The nursery is located in a Farm zoned subdivision, Island Park Farms, platted in 1928 with farm lots. Clesen Brothers have been at this location since 1966. Clesen Brothers currently lease property and some building space to two landscaping companies. Francissen Landscape Group, Inc. rents the southern proposed F-2 Area, including some building space. Manchester rents the northern most proposed F-2 area. Neither business grows its own nursery stock, but purchases materials from Clesen Brothers.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhood/Mixed Use Infill. The landscaping businesses are using areas no longer used by the nursery. No new impervious areas have been added. Both businesses also use existing access points. The proposed site plan does include some landscape screening to the north and adjacent to neighboring residential uses.

Staff stipulation recommendation:

1. Landscaping materials or any debris brought back to the property must be stored in the designated storage bins. The height of the piles may not exceed 10 feet.
2. The proposed landscape screening shall be installed within 60 days of the granting of the rezoning.
3. A storm water permit shall be applied for with 15 days of the granting of the rezoning.
- 4.

Staff recommended Finding of Facts:

1. The rezoning will use an area vacated by the nursery.

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.

Name of Development/Applicant _____

Date _____

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

we need to rent space to/for storage of landscape materials and Truck/trailer parking. Surrounding Properties are residential

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

Residential

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

current zoning is 'Farming' we are not able to rent space under this zoning. we need to change zoning so we are able to rent space

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

No development going on now. All surrounding is residential property

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

the proposed use, will allow the two business within the industry to work well together

Manchester Equipment & Material list

Vehicle/Equipment	Quantity
Ford 150	1
Jeep Wrangler	1
Jeep Cherokee	1
Ford 250	1
Ford 350	1
Chevy Dump Truck	1
Ford 450	1
Chevy 3500 Cab Bump Red	1
Chevy 2500 Pickup 4x4	1
Blk Pos Dump	1
Silver Pos R2	1
E350 Box Truck	1

Quantity

Skidsteer Plows	3
Daniels Pull Plow	2
Western 6'6"	2
Western Truck Plows	3
Tailgator Salt Spreader	1
New Holland SSS	1
New Holland SSS	1
Snow Ex Spreader 1000	1
Snow RX 575	1

Quantity

Enclosed Trailer	1
Open Trailer	1
Enclosed Trailer 16'	1
Enclosed Trailer 16'	1
Enclosed Trailer 18'	1
Pace Open Trailer 14'	1
Doo Little Trailer 16'	1
Orange Container	1

Material Inventory/Landscape Bi-product

Stone Agrigates, such as limestone
grindings, sand decorative landscape stone
Brick Material, such as paver stones,
retaining wall block on palletts
Landscape Bi-Product, such as mulch,
firewood, leaves, dirt

Sr

EAST DRIVE

DRIVE

09-02-276-008

RESIDENCE

890.00

100.00

300.00

631.80

GREENHOUSE #8

POLE FRAME

CONC.

231.00

6.B
6.C

09-02-252-023

GREENHOUSE #3

GRAVEL

RESIDENCE

09-02-276-008

468.00

GREENHOUSE #7

GREENHOUSE #6

GREENHOUSE #1

GREENHOUSE #2

09-02-276-007

ACCESSORY #1

100.00

ACCESSORY #2

ACCESSORY #3

GREENHOUSE #4

GREENHOUSE #5

09-02-276-009

GARAGE

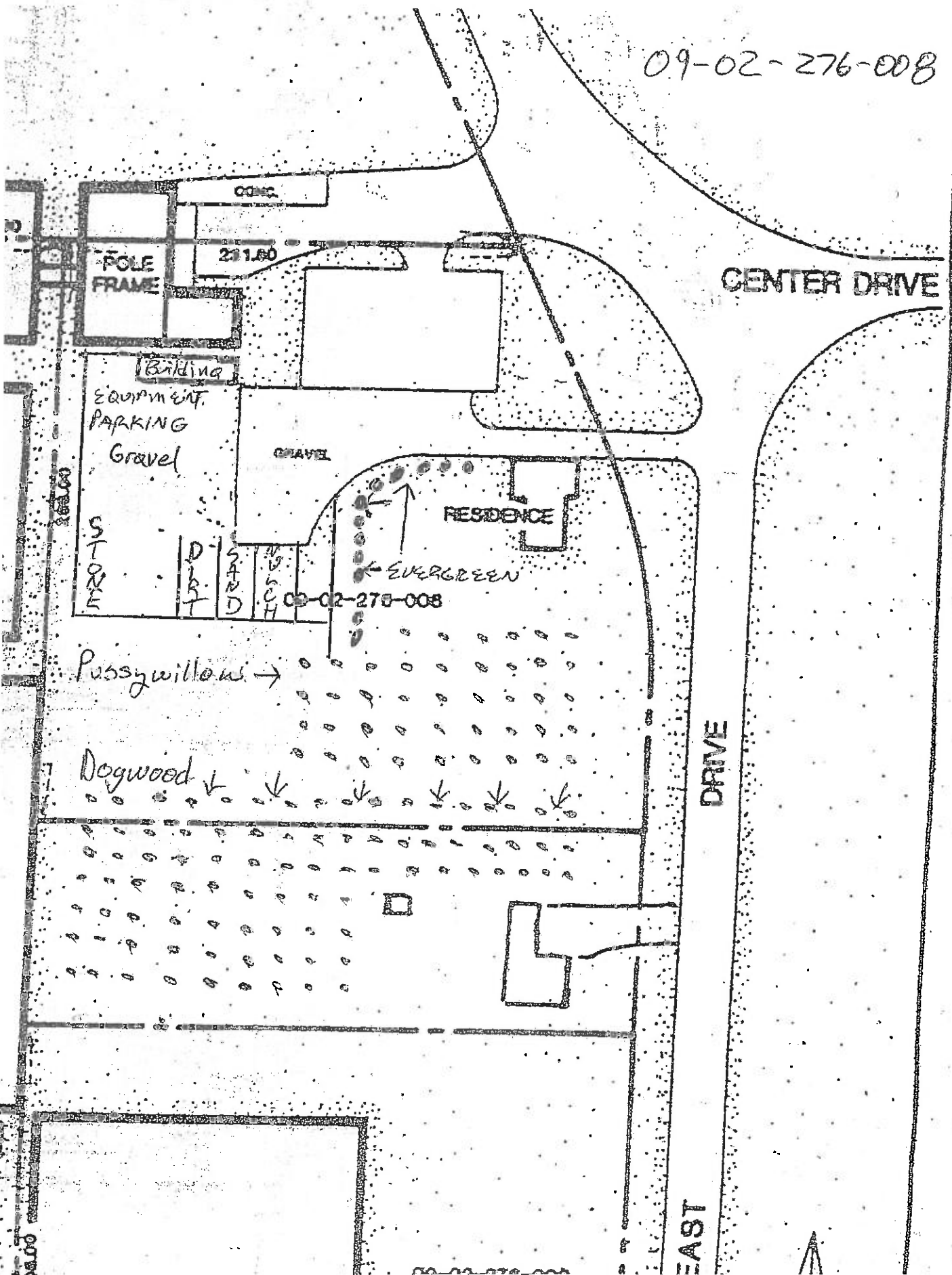
308.00

09-02-276-008

CENTER DRIVE

DRIVE

EAST



POLE FRAME

231.60

Building

EQUIPMENT PARKING

Gravel

GRAVEL

RESIDENCE

EVERGREEN

09-02-276-008

Passywillow →

Dogwood ↓

Clesen Brothers
34W240 South Drive
South Elgin IL, 60177



Land Site Plan
Auxiliary Entrance, Parking &
Material Storage Area



Original Design Presented by:
Erik T. Clesen

Center Drive Located 98' to the
East from entrance gate
marked at this point

98'



cooler storage

truck & trailer parking

Storage Container

200' sqft

400' sqft

200' sqft

material holding bays

60'

30'

truck & trailer parking

289'

45'

100' sqft

100' sqft

400' sqft

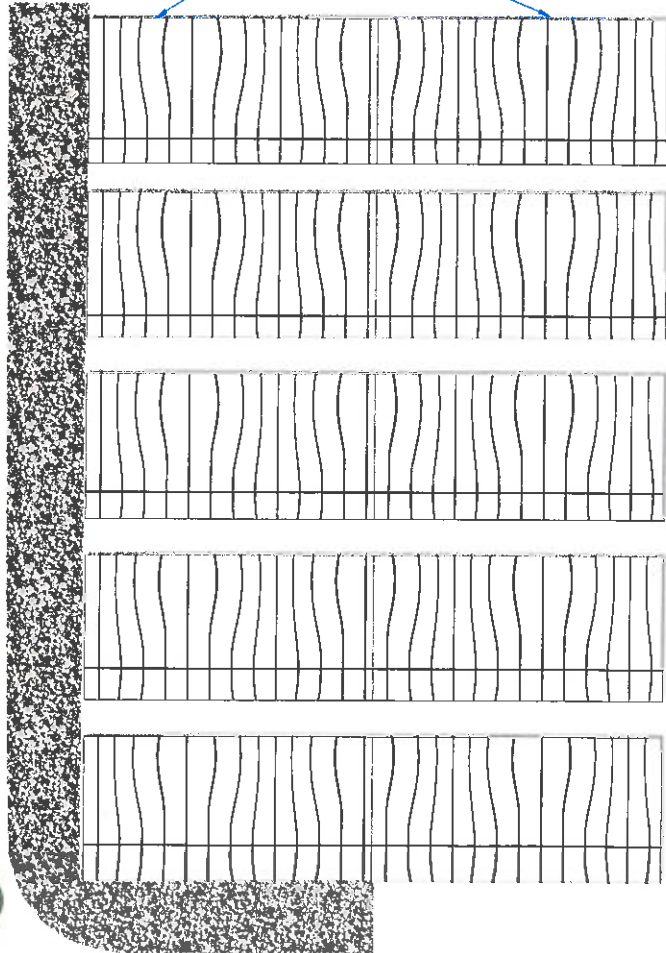
500' sqft

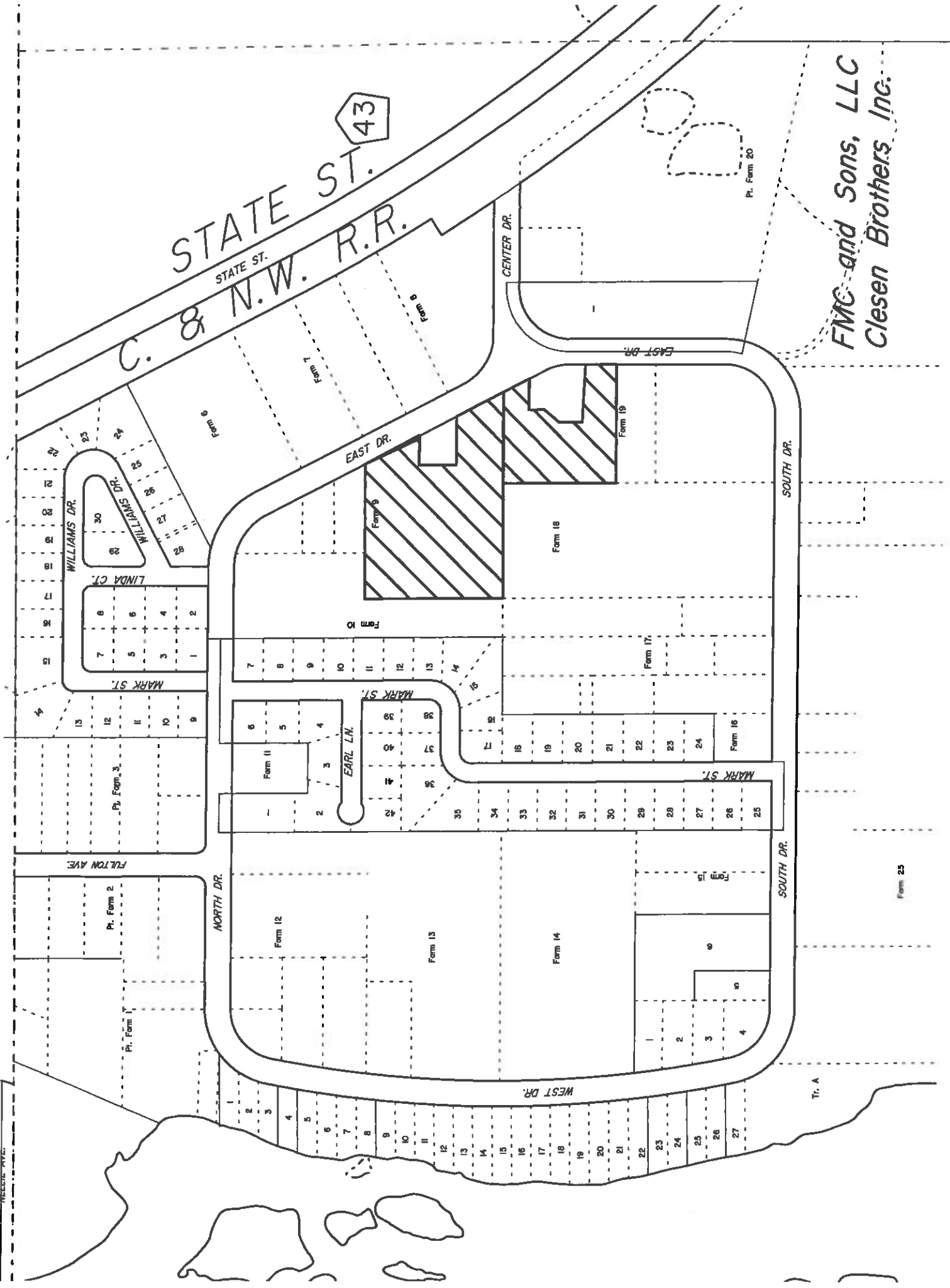
material holding bays
& loading area

100' sqft

100' sqft

existing quanza huts





43

STATE ST.

C. & N.W. R.R.

FMC and Sons, LLC
Clesen Brothers Inc.

EAST DR.

CENTER DR.

SOUTH DR.

NORTH DR.

WEST DR.

SOUTH DR.

WILLIAMS DR.

WILLIAMS DR.

LINDA CT.

MARK ST.

MARK ST.

EARL LN.

MARK ST.

FULTON AVE.

Pt. Farm 2

Pt. Farm 1

Pt. Farm 3

Farm 12

Farm 13

Farm 14

Farm 15

Farm 10

Farm 9

Farm 18

Farm 19

Farm 17

Farm 16

Pt. Farm 20

Farm 25

Tr. A

RECORDS

ST. CHARLES twp.
T.40 N - R.8 E

map 9

