

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

Received Date

MAY 02 2017

Kane Co. Dev. Dept.
Zoning Division

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

Instructions:

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.

1. Property Information:	Parcel Number (s): 12-12-126-002 12-01-379-005
	Street Address (or common location if no address is assigned): Northwest corner of Old Kirk and Reed Road, Geneva Illinois

2. Applicant Information:	Name Lorusso Cement Contractors, Inc.	Phone 630-231-9009
	Address 1090 Carolina Dr.,	Fax 630-231-9083
	West Chicago, IL 60185	Email norfl@lorussocc.com

3. Owner of record information:	Name Richard Porter	Phone
	Address 3104 Greenwood Ln. St. Charles IL 60175	Fax
		Email

Zoning and Use Information:

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

Current zoning of the property: B03-SU

Current use of the property: Landscape Yard

Proposed zoning of the property: _____

Proposed use of the property: Business/Special Use Outside Storage

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

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), 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) 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)
- 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.

Record Owner Date

Onofrio Lorusso 5/2/2017

Applicant or Authorized Agent Date

June 30, 2017

Petition #4421
Richard Porter (*Lorusso Cement Contractors, Inc.*)
Special Use in the B-3 Business District for storage of equipment and vehicles for a cement contractor business

Special Information: The parcel is currently vacant. The petitioner is requesting a Special Use which will allow him to construct several buildings and a parking areas for his cement business. The surrounding land uses are similar existing light business and future business uses.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Commerce/Employment. This designation reflects the need for non-residential land uses to be centers for commerce and the generate local employment opportunities.

Staff recommended Finding of Facts:

1. The Special Use would allow a vacant parcel to become productive again.

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

Berkhout, Keith

From: Chris Lambrecht <clambrecht@lorussocc.com>
Sent: Friday, June 09, 2017 9:07 AM
To: Berkhout, Keith
Cc: 'Norf Lorusso'; 'Dennis Organ'
Subject: Kane County Zoning Description

Categories: Red Category

Keith,

[REDACTED]

"The petitioner is a contract purchaser for this property. He is seeking a Special Use to allow him to relocate his existing concrete business to this site. The petitioner would construct a new building with a large shop area to maintain vehicles as well as a smaller area for offices. The west side of the building will be used as a state testing station for approximately 100 vehicles per week. A canopy-covered open-air truck port would also be constructed on the western side of the parcel to park trucks. A fenced, outside storage parking lot would also be constructed north of the proposed building. This area will be fenced in and used to park equipment such as backhoes, bulldozers, and front-end loaders, etc.

This business performs work for the federal, state, municipal, and private entities and employs approximately 45 employees. Since 1979, the business has constructed foundations, sidewalks and curbs for houses and commercial buildings. In addition to these services, they also construct bridges and roads for state and federal governing bodies. The company is a highly-rated contractor for the state of Illinois."

Chris Lambrecht

Estimator

Lorusso Cement Contractors, Inc.
Asphalt, Concrete and Excavation Contractor



Phone: 630.231.9009 ext. 233

Fax: 630.231.9083

Email: clambrecht@lorussocc.com

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.*

Onofrio Lorusso

5/2/2017

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?

Both use the property for business

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

B3

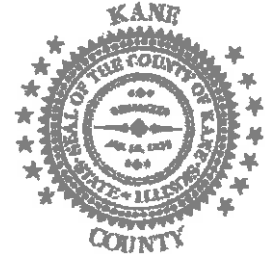
3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

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

Businesses

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

Findings of Fact Sheet – Special Use



Outside Storage _____ 5/2/2017 _____
 Special Use Request _____ 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.

This business uses no hazardous materials that pose any threat to the environment.

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

There will be a privacy fence around the area.

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

It will be on this specific property only and fenced in.

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

Yes, we will have an access entrance to the property.

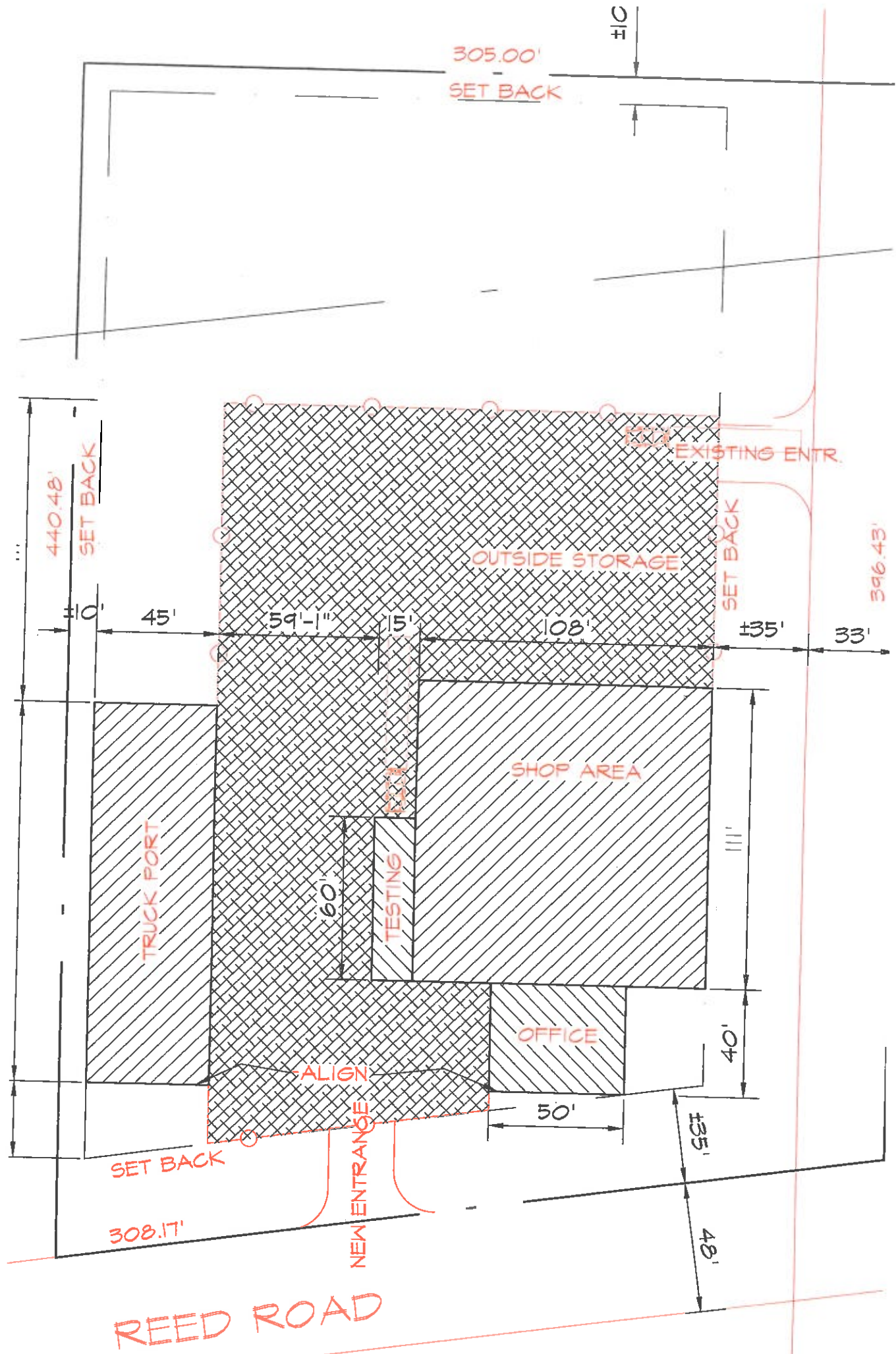
10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

yes, the entrance will be wide enough for two vehicles.

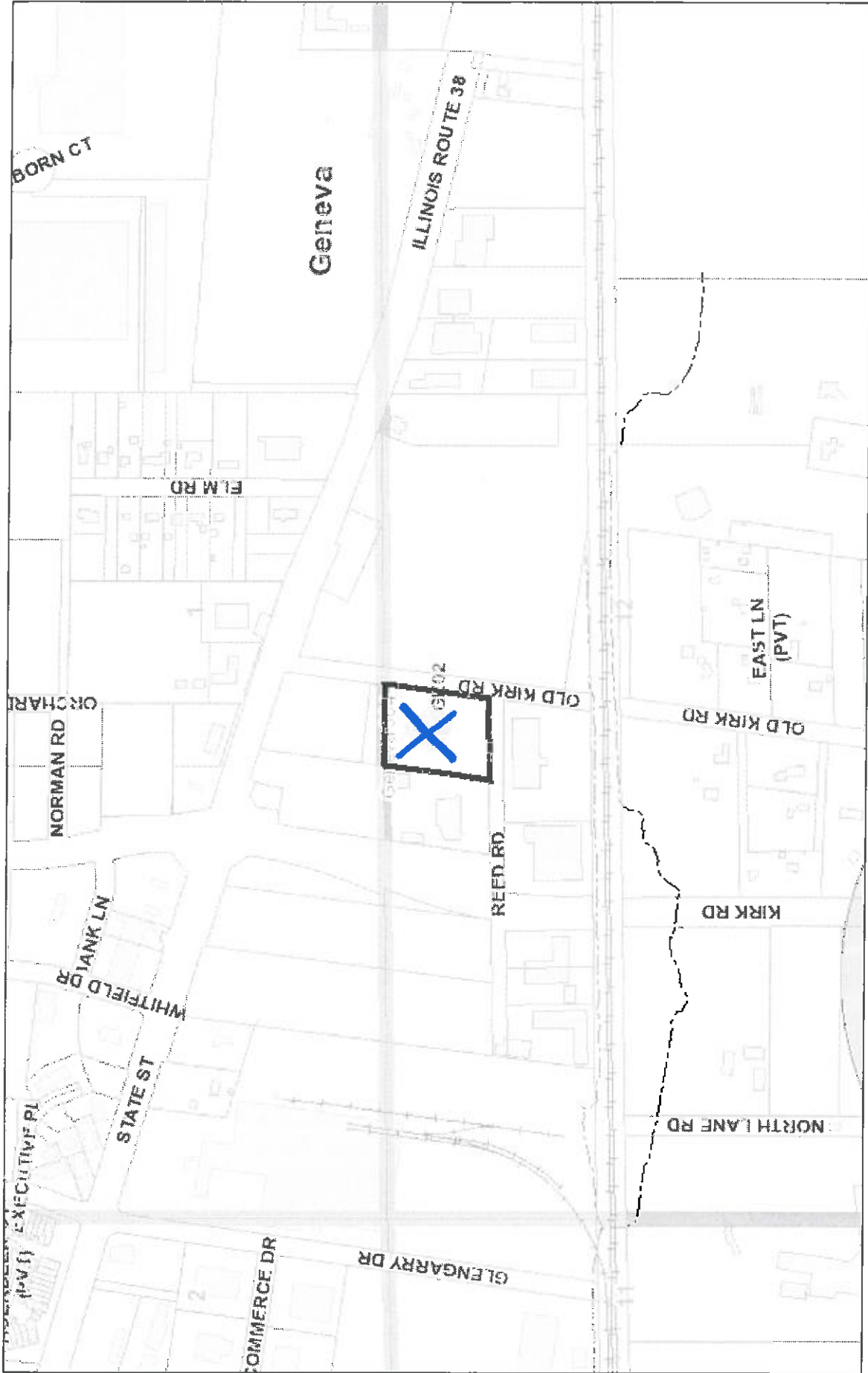
11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes, we will build the area to code

That part of the Northwest quarter of Section 12, and that part of the Southwest quarter of Section 1, Township 39 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the center of said Section 12; thence South 89 degrees 55 minutes West along the South line of said Northwest quarter, 1132.57 feet to the center line of Kirk Road; thence North 7 degrees 58 minutes East along said center line 1924.68 feet to the South line of the right of way of the Chicago and Northwestern Railway as a monument; thence continuing North 7 degrees 58 minutes East along the center line of said Kirk Road 452.41 feet for a Point of Beginning; thence Westerly parallel with said railway right of way line 308.17 feet; thence North 7 degrees 58 minutes East parallel with the center line of said Kirk Road 440.48 feet; thence Easterly at right angles to the last described course 305.0 feet to said center line; thence South 7 degrees 58 minutes West along said center line 396.43 feet to the Point of Beginning, in the Township of Geneva, Kane County, Illinois.

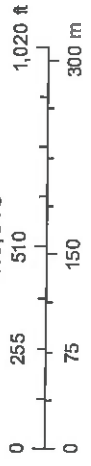


Map Title



June 27, 2017

1:5,615



Source : GIS-Technologies
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

