

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

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| <i>Received Date</i> |
| NOV 25 2020 |
| 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.

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| 1. Property Information: | Parcel Number (s): 08-34-200-024 |
| | Street Address (or common location if no address is assigned): 41W481 RTE 38 ELBURN, IL. 60119 |

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|----------------------------------|----------------------------------|---|
| 2. Applicant Information: | Name KENNETH R JOHNSON | Phone 630-443-0124 |
| | Address 41W481 RTE 38 | Fax 630-443-0475 |
| | ELBURN, IL. 60119 | Email sales@suburban-lawn.com |

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|--|---------------------------------|---|
| 3. Owner of record information: | Name OLD OAK, LLC | Phone 630-443-0124 |
| | Address 41W481 RTE 38 | Fax 630-443-0475 |
| | ELBURN, IL. 60119 | Email sales@suburban-lawn.com |

Zoning and Use Information:

2040 Plan Land Use Designation of the property: Countryside Estate Res.

Current zoning of the property: F-2 Agricultural Business

Current use of the property: Retail Nursery/Landscape Construction

Proposed zoning of the property: 5 year Interim Special use

Proposed use of the property: In addition to present use, to provide outdoor storage of RV's, Campers, Boats & Etc.

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

None required. parking area for proposed storage area.. is an existing storage area, which is surplus part of the nursery/landscape storage area.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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 <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the 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.

Kenneth R. Johnson / Old Oak LLC 11-12-20
Record Owner Date

Kenneth R. Johnson / Old Oak LLC 11-12-20
Applicant or Authorized Agent Date

February 19, 2021

Old Oak, LLC

Five-year Interim Special Use request to allow for the continued outdoor storage of RV's, campers, boats, etc.

Special Information: The petitioner has owned the property since 2001. In 2001 the property was granted a rezoning to F-2 to allow for the operation of a landscape construction and retail nursery. With the housing/stock market crisis of 2007-2008 the business fell on hard times and began storing various types of vehicles on the unused portions of the property. This helped the company generate income through this challenging time. Due to the success of this business the petitioner is seeking a five-year Interim Special Use to continue this usage.

Analysis: The Kane County 2040 Land Use Plan designates this area as Countryside Estate Residential. The areas indicated on the 2040 Land Use Map in this category are generally those which are characterized by rolling, moraine hills separated by wetlands or small creeks and with large areas of woodlands and other native vegetation. These areas are often adjacent to existing low-density residential areas, may already have a limited degree of scattered, estate-type development, and sometimes include land used for equestrian activities or serve as a low density transition to important agricultural and green infrastructure resources.

The plan recommends establishing low-density criteria for future developments to preserve the character, wildlife base, and natural features of these areas. The density and lot size of each individual development should be determined by the physical characteristics previously stated, the trend and character of development in the surrounding area, soil suitability for septic systems, and significant open space and green infrastructure preservation. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

Findings of Fact:

1. The Interim Special Use will allow the existing business use to continue for another five years.

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.*

OLD OAK, LLC

11/13/2020

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?

With our existing F-2 zoning, it allows for a farm equipment dealership and the storage of new and used equipment, trailers, farm wagons and related. So storage is very related

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

F zoning

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

It is very similar for the proposed special use, in that the entire property was engineered for commercial use. The retention area provided was larger than required water storage volume.

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

The area is F zoning and is similar in use.

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

Our present F-2 zoning, and the proposed use is very similar as it related to equipment storage.

Findings of Fact Sheet – Special Use

To allow Outdoor Storage
of RVs, Campers & Etc.
Special Use Request

10/10/2012

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 rear area of the property, is being used in a similar storage area for nursery products and equipment storage, this would have very little effect*
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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 storage area is well screened by large evergreens as shown in pictures provided.*
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- The proposed outdoor storage is very similar to present use of the F-2 zoning.*
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8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.
- The special use, does not change how the property was engineered, or does not change, as it is very similar to its present use.*
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9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:
- The entire property was developed and engineered to Kane County's requirements. The engineering drawing is attached, no changes are required to these drawings, for the special use.*
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10. Will adequate measures be provided for ingress and egress and so designed to minimize the traffic and congestion? Please explain:

Yes, as the site was originally developed for a larger retail nursery. The volume of traffic is much less than the original F-2 Intent. The addition of the special use. Outdoor storage will create little change from the existing use.

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

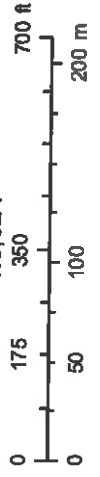
Yes, presently have F-2 zoning, which allows for a Farm Dealership and the related equipment storage of AG related storage of new and used farm equipment. We used the area for our landscape & nursery business as it was originally intended for outdoor storage

Map Title



January 29, 2021

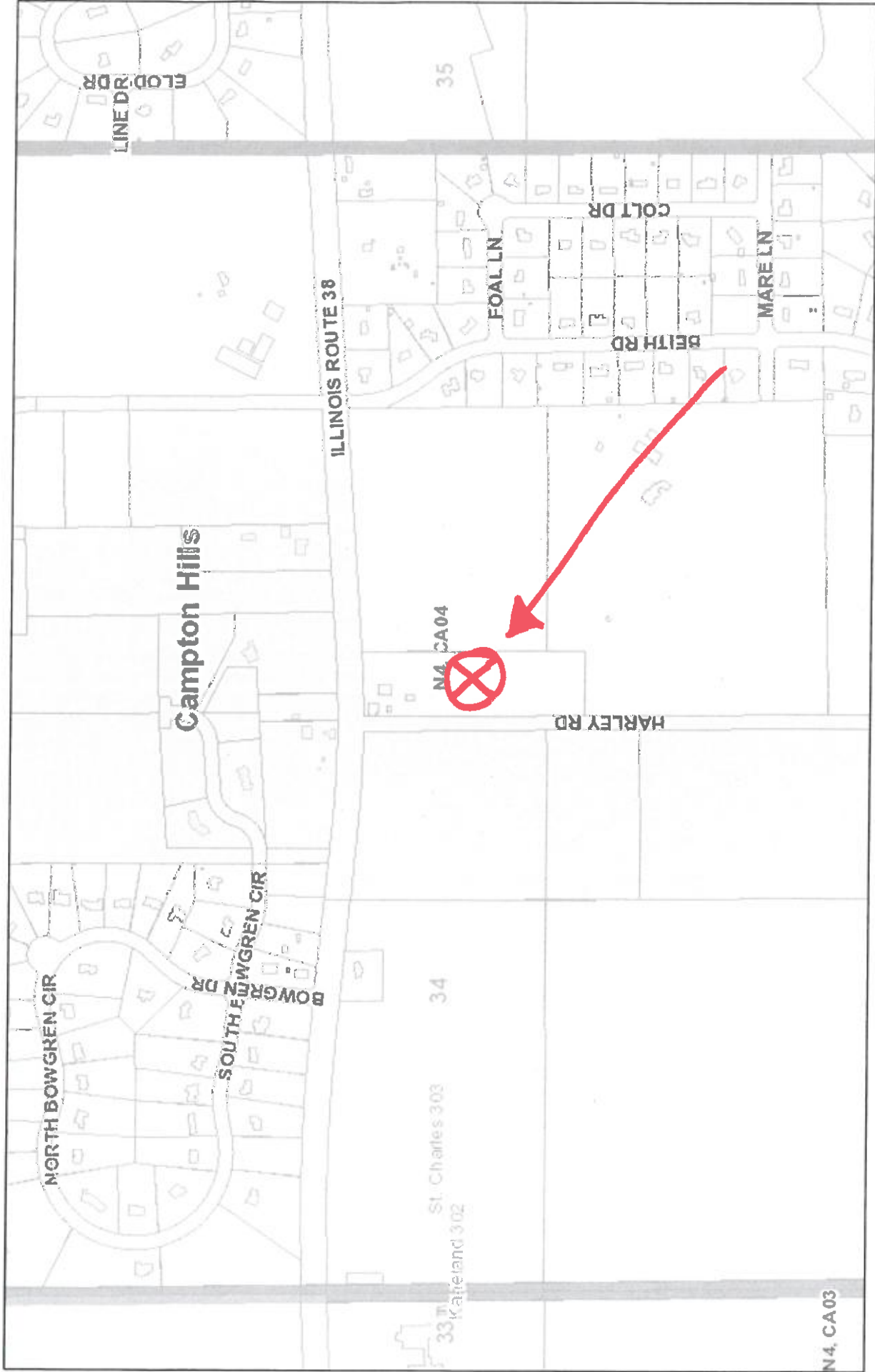
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GIS-Technologies
Kane County Illinois

Map Title



January 29, 2021

GIS-Technologies

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GIS-Technologies
Kane County Illinois