

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

4579

Received Date

**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): 15-10-476-008
	Street Address (or common location if no address is assigned): 1299 Mitchell Road Aurora, IL 60505

2. Applicant Information:	Name W.E. Mundy Landscaping & Gdn	Phone 630-896-6900
	Address 1135 Mitchell Road Aurora, IL	Fax 630-896-6929
		Email

3. Owner of record information:	Name William Robinson Trust	Phone
	Address 36W395 River Grange Road	Fax
	St. Charles, IL 60175	Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: F Zoning

Current zoning of the property: F1

Current use of the property: REntals and Growing

Proposed zoning of the property: F2

Proposed use of the property: Warehouse/Growing

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

To COnstruct a 55X90 Pole Building for equipment storage/offices
and growing of small trees and shrubs

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/ccopublic/>) 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.

Roger William Robinson

June 14, 2021

Record Owner

Date


Applicant or Authorized Agent

6/14/21
Date

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.

W.E. Mundy Landscaping & Garden Center
Name of Development/Applicant

June 14, 2021
Date

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

West side of Mitchell Rd is Zoned F. To the north, detention and large asphalt parking lot. Property line East, backs up to a significant parking lot. South of property is zoned F with several farm type buildings.

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

Access Mitchell Rd west and south property line is zoned F. to the north and east is business with parking lots adjacent to property.

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

Current zoning F1. We require areas to grow/store plants and park equipment inside and outdoor plus storage of equipment and materials. We require the ability to park employee vehicles. These items are limited under current F1 zoning.

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

The trend leans toward more business and commercial use. All corners are tied to business commercial uses. We do not see any of these properties reverting back to residential.

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

The area around 1299 Mitchell Road appears to be vague. It appears to be the same.

Findings of Fact Sheet – Special Use

June 14, 2021

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. To the best of our knowledge, there will be no use of any equipment or practices on the premises of 1299 Mitchell Road that will be of harm or endangerment to the public, their health, safety, moral or comfort or welfare. The site maintenance and operation will be maintained at the highest level possible.
7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

We will maintain the 15 to 20 Ft naturalized screening of plantings along the northeast and a portion of the southside. We will plant native planting along the east side to screen along the property line. The west side along Mitchell Rd. will be grassed and suitable plants installed to reflect the presence of a nursery and installation operation.

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

The current land use to the north is a detention basin, an entry road to a large parking lot with no trees and another 10Ft. deciduous hedge and 100Ft. plus power line easement. Property to the south has metal building semi tractors and trailers. Be assured that the entrance to Mundy Landscap property will be nothing short of incredible.

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

Civil Engineering Services are being provided by Tebrugge Engineering to meet requirements of Kane County Codes. This includes drainage, detention, as well as access roads and other civil requirements.

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

As we discussed with County Planning, we would widen our
ingress/egress to the desired width requested by county planning.
Our equipment typically leaves in AM between 6-7AM and returns
between 3-5PM. Materials would be delivered as needed. This being
said, straw blanket (no chemicals), topsoil, stone and trees,
shrubs and other planting materials.

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

Our request is for F2 zoning, no special use.

To the best of our knowledge, all work falls under and is in
conformance with F2 zoning.

PROJECT NARRATIVE

The purpose for re-zoning 1299 Mitchell Road, Aurora, IL is as follows:

Rezone from the current F1 to F2 to include a 55X90 Pole Building for equipment storage and office space. The property will also include acreage to plant and grow small trees and shrubs to be used for our commercial projects.

All existing building will be demolished. Our estimated completion date will be December 1, 2021.

See attached survey and site plan.

**W.E. Mundy Ldscp and Garden Ctr
Truck/Equipment List
2021**

<u>Trucks</u>	<u>Year</u>	<u>Make/Model</u>	<u>VIN #</u>	<u>Registered to:</u>
6	2000	GMC 3500-WINTER ONLY	1GTHK34J8YR139270	WE Mundy-Aurora
9	2005	GMC 2500HD	1GTHK29255E190000	WE Mundy-Marseilles
10	2008	GMC 2500HD	1GTHK23688F170124	WE Mundy-Marseilles
11	2015	GMC 2500HD	1GT02YE85FZ133252	HW Mundy-Aurora
12	2015	GMC 2500HD	1GT02XEG8FZ535803	HW Mundy-Aurora
14	2008	GMC 2500HD	1GTHK34K18E187516	HW Mundy-Aurora
15	2015	GMC 2500HD	1GT22XEG4FZ143118	HW Mundy-Aurora
17	2019	GMC 3500HD	1GT42XEY6JF190050	WE Mundy-Aurora
28	2004	GMC 3500	1GDJK34U84E229379	WE Mundy-Marseilles
29	2009	GMC 3500HD	1GDJK74KX9E116949	WE Mundy-Marseilles
30	2014	GMC 3500HD	1GD322CG7EF131485	Michael Mundy-Marseilles
31	2015	GMC 3500HD	1GD321CG9FF194308	HW Mundy-Aurora
32	2015	GMC 3500HD	1GD321CG6FF193956	HW Mundy-Aurora
33	2017	GMC 3500HD	1GD42VCG6HF194622	HW Mundy-Aurora
34	2019	Isuzu NPRHD	54DC4W1C5JS800579	HW Mundy-Aurora
69	1995	Chevy Kodiak-WINTER ONLY	1GBP7H1J6SJ111718	WE Mundy-Aurora
71	2000	GMC 7500-WINTER ONLY	1GDJ7H1CXYJ519534	WE Mundy-Marseilles
72	2005	GMC 7500-	1GDJ7C1315F521898	WE Mundy-Marseilles
73	2009	GMC 7500	1GDJ7C1B69F401804	WE Mundy-Marseilles
74	2019	Kenworth	2NKHHM6X7KM290488	WE Mundy-Aurora
	2018	GMC Sierra 2500	1GT12REG8JF165401	WE Mundy-Aurora
<u>Trailers</u>				
Trailer	1995	Towmaster Trailer	4KNFT1925SL160380	W.E. Mundy Landscape & Garden Center
Trailer	2014	Sure Trac Trailer	5JW2U2526E3084408	W.E. Mundy Landscape & Garden Center
Trailer	2014	Trailer	5JW2U252XE3085173	W.E. Mundy Landscape & Garden Center
Trailer	2017	Towmaster Trailer	4KNTT162XHL161024	H.W. Mundy Transport
Trailer	2018	Sure Trac Dump Trailer	5JW1D1624J4211665	W.E. Mundy Landscape & Garden Center
Trailer	2019	Trailer	5JW1U1827K1265963	W.E. Mundy Landscape & Garden Center

July 30, 2021

Robinson Family Trust (W.E. Mundy Landscaping)
Rezoning from F-District Farming to F2 District-Agricultural related sales, service, processing,
research, warehouse and marketing: with a Special Use for a landscaping business

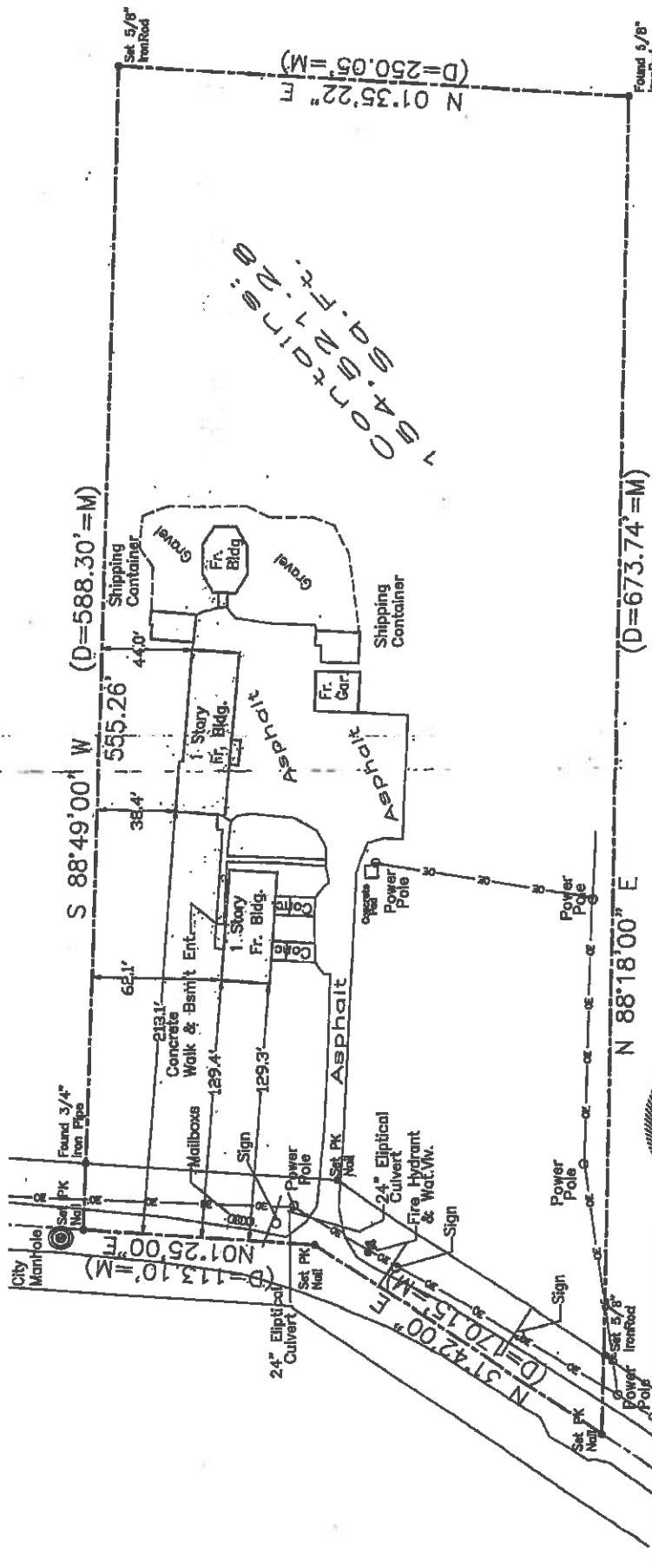
Special Information: The petitioner is interested in purchasing this property and locating their landscaping business there. The business plan would include a growing area for nursery stock, a large parking/storage lot, on-site employee parking and a shop.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Urban Neighborhoods/Mixed Use Infill. The purpose of Urban Neighborhoods/Mixed Use Infill is to protect and improve existing residential neighborhoods and identify opportunities for the creation of additional livable, sustainable, and healthy neighborhoods and communities. Existing neighborhoods should be preserved and enhanced through housing rehabilitation, enforcement of property maintenance and zoning ordinances, improvements to infrastructure, increased mobility options and access to parks and recreation

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

PLAT OF SURVEY

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10; THENCE NORTH ALONG THE EAST LINE OF SECTION 10; 443.90 FEET; THENCE SOUTH 88 DEGREES, 18 MINUTES WEST, 18 MINUTES WEST, 91.33 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 18 MINUTES WEST, 673.74 FEET TO THE CENTERLINE OF MITCHELL ROAD; THENCE NORTH 31 DEGREES, 42 MINUTES EAST, 170.15 FEET; THENCE NORTH 1 DEGREE, 25 MINUTES WEST, 113.10 FEET, THENCE NORTH 88 DEGREES, 49 MINUTES EAST, 588.30 FEET; THENCE SOUTH 1 DEGREE, 30 MINUTES WEST, 250.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.



ALL DIMENSIONS, BEARINGS, DISTANCES AND BUILDING LINES ARE GIVEN ONLY WHERE THEY ARE SO RECORDED ON THE SURV. PLAT. (BY CITY OF KANE)

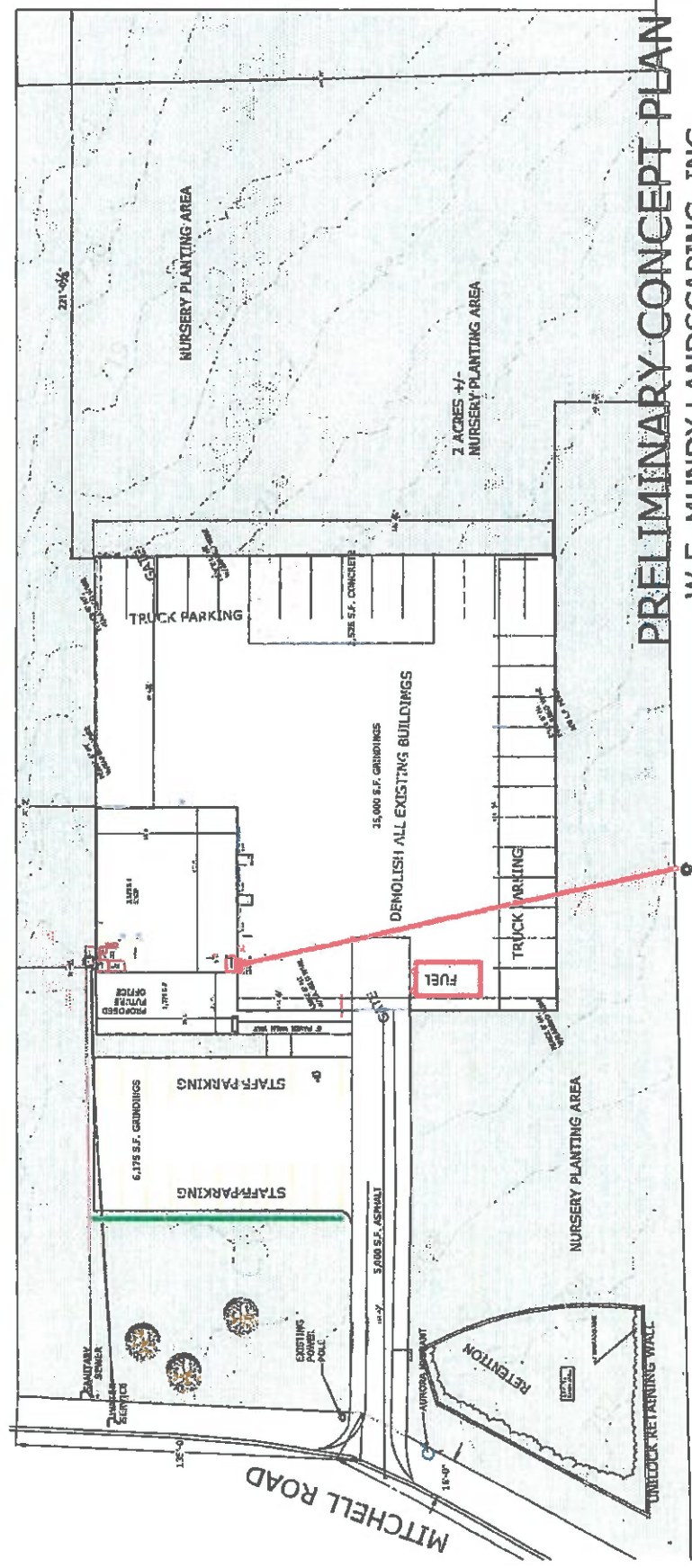
STACY L. FERGUSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS BEEN CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED ACCORDING TO THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT OF 1984 AND THE SURVEYING AND MAPPING ACT OF 2000.

DATE: 10TH DAY OF AUGUST, 2020
 STACY L. FERGUSON, ILL. SLS #022952
 PROFESSIONAL LAND SURVEYOR
 STATE OF ILLINOIS



Map No.	7-25-20	Date Drawn	8-10-20
Type of Survey	Survey Data	Revision	None
Commission Address	1299 MITCHELL RD.		
Builder/Client	ROBINSON BILL		
Job No.	20-ROBINSON		
Scale	1"=50'		
STACY L. FERGUSON, LAND SURVEYOR 327 BRUSH STREET, AURORA, ILLINOIS PHONE # (630) 679-0428			

150 CONTAINERS
 150 SQ. FT. = 1.0



PRELIMINARY CONCEPT PLAN

W.E. MUNDY LANDSCAPING, INC.
 1299 MITCHELL ROAD
 AURORA, ILLINOIS

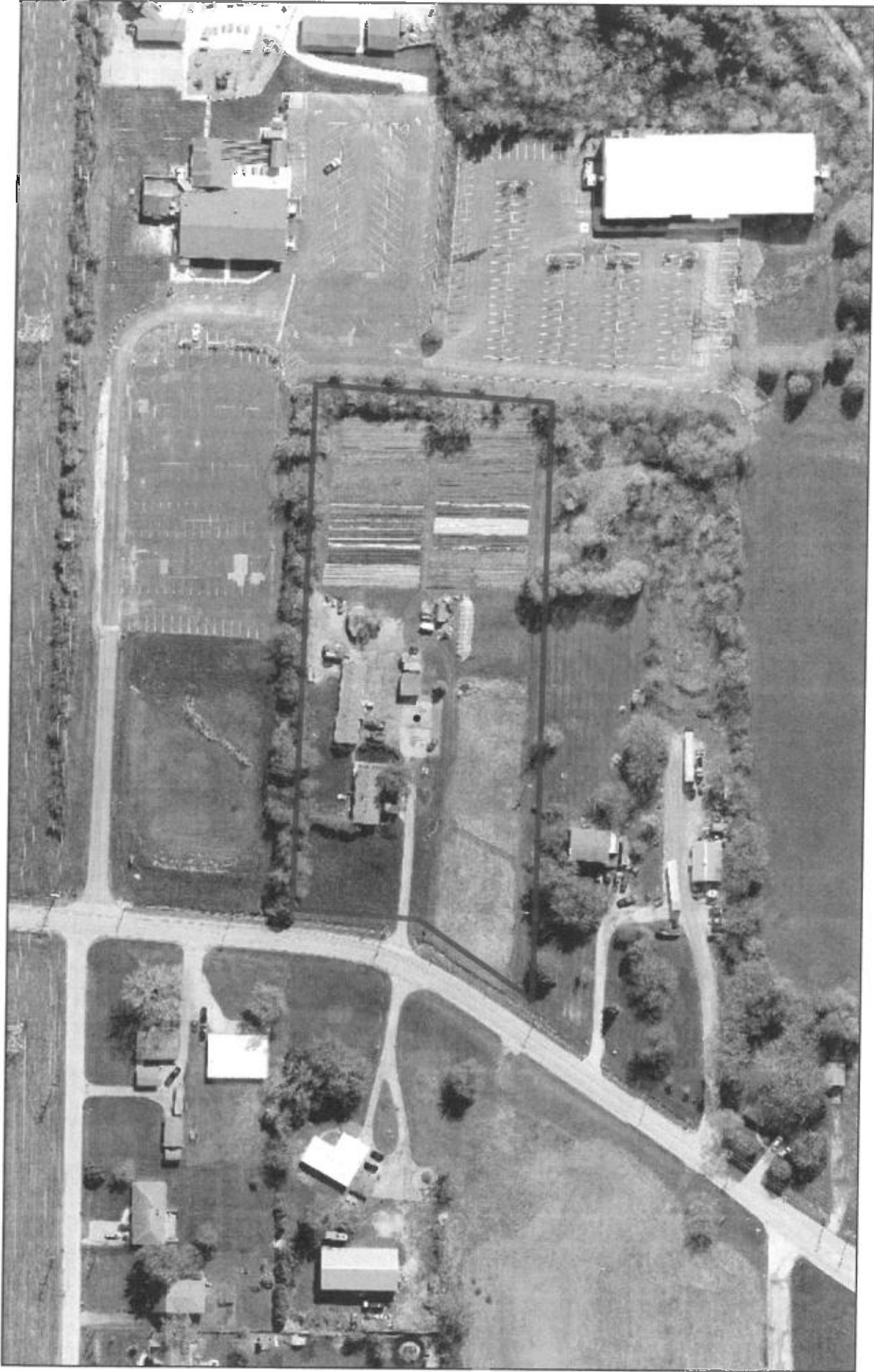
SITE PLAN

W.E. MUNDY LANDSCAPING
 P.O. BOX 1048, AURORA, ILL. 60504
 (708) 896-4900

WE MUNDY LANDSCAPING HAS BEEN LICENSED BY THE STATE OF ILLINOIS AS A LANDSCAPE ARCHITECT. THIS PLAN IS A PRELIMINARY CONCEPT PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT ACCEPTS ALL RESPONSIBILITY FOR THE ACCURACY OF THIS PLAN.

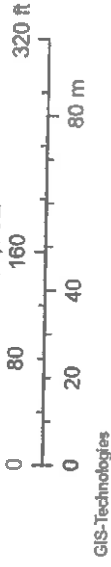


Map Title



August 3, 2021

1:1,732



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

Map Title



August 3, 2021

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