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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

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.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b> 15-34-306-046 15-34-306-030 15-34-306-031
	<b>Street Address (or common location if no address is assigned):</b> 1361 Pearl St., Montgomery/Aurora, IL 60538

<b>2. Applicant Information:</b>	<b>Name</b> Laura and Felipe Lopez	<b>Phone</b> 630-740-3302
	<b>Address</b> 1322 Park Dr	<b>Fax</b>
	Montgomery, IL 60538	<b>Email</b> Felipe.lov@outlook.com

<b>3. Owner of record information:</b>	<b>Name</b> Laura Lopez	<b>Phone</b> 630-740-3302
	<b>Address</b> 1322 Park Dr.	<b>Fax</b>
	Montgomery, IL 60538	<b>Email</b> Felipe.lov@outlook.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: \_\_\_\_\_

Current zoning of the property: Residential Vacant lot 0030

Current use of the property: Vacant lot

Proposed zoning of the property: \_\_\_\_\_

Proposed use of the property: Landscaping Business

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


See Proposal Attached

**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](http://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.

Record Owner \_\_\_\_\_ Date \_\_\_\_\_

 Applicant or Authorized Agent \_\_\_\_\_ Date 5/5/22

Laura Lopez

Rezoning from F-District Farming to B-3 Business District with a Special Use to allow a landscaping business on the property

**Special Information:** The petitioner is seeking a rezoning to allow his landscaping business to be based on the property. The access would be limited to Pearl Street. The site development would include a building, parking spaces for vehicles and areas for material storage. The petitioner would screen the property with fencing.

**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

**Staff recommended findings of fact:**

1. The Special Use would allow the establishment of the landscaping business on the property.

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

## 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.

Laura and Felipe Lopez  
Name of Development/Applicant

5/5/22  
Date

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

Fits right in with similar properties in the area.

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?

with the proper fencing and landscaping, the change in zoning will be suitable for this area.

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

The trend is mix of residential and light business.

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

The mix of residential with light business use is part of the 2040 land use plan.

## Findings of Fact Sheet – Special Use

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.

If approved, this light business use with fencing and landscaping will be an asset to this area; The use proposed will not cause any endangerment to the public health, safety, morals, comfort or general welfare of this area.
  7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

The special use will allow this vacant lot to add the value of this area by adding landscaping for the enjoyment and value of the other properties in the area.
  8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

The special use will not impede the normal, orderly development and improvement of the surrounding area because it will fit right in with the intended use of this area.
  9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

Owners will cooperate and include any necessary facilities, drainage and utility as deemed appropriate by Kane County.

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

This will be a light use business with no customers coming to or from this business; There should be no additional traffic to this area;

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 all the regulations of the district in which it is located;

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

LOTS 3, 4, 5, 6 AND 7 IN BLOCK 12, AND THE EAST HALF OF THE VACATED ALLEY LYING WESTERLY OF AND ADJOINING SAID LOTS OF W.B. MILLER'S SECOND ADDITION TO AURORA, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 AND EAST 1/2 OF VACATED ALLEY LYING WESTERLY OF AND ADJOINING IN BLOCK 12 OF W.B. MILLER'S SECOND ADDITION TO AURORA, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3:

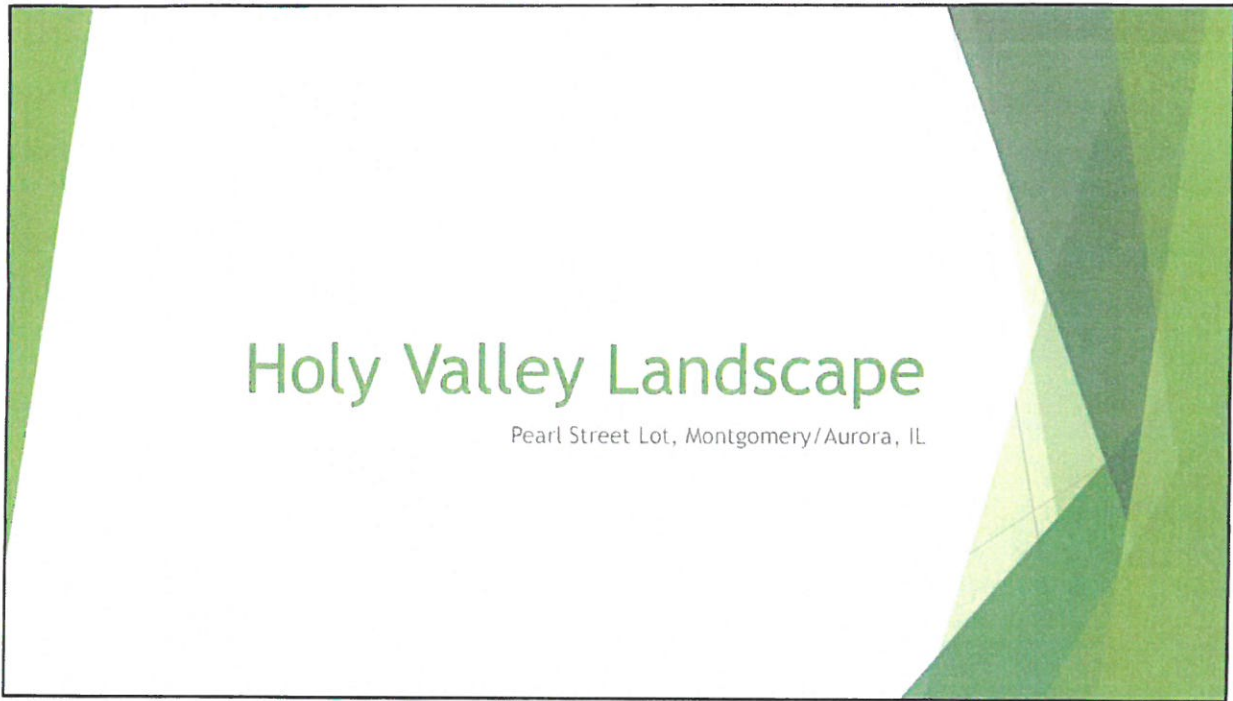
LOT ONE (1) IN BLOCK TWELVE (12) OF W.B. MILLER'S SECOND ADDITION TO AURORA, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

Permanent Index #'s: 15-34-306-046 and 15-34-306-030 and 15-34-306-031

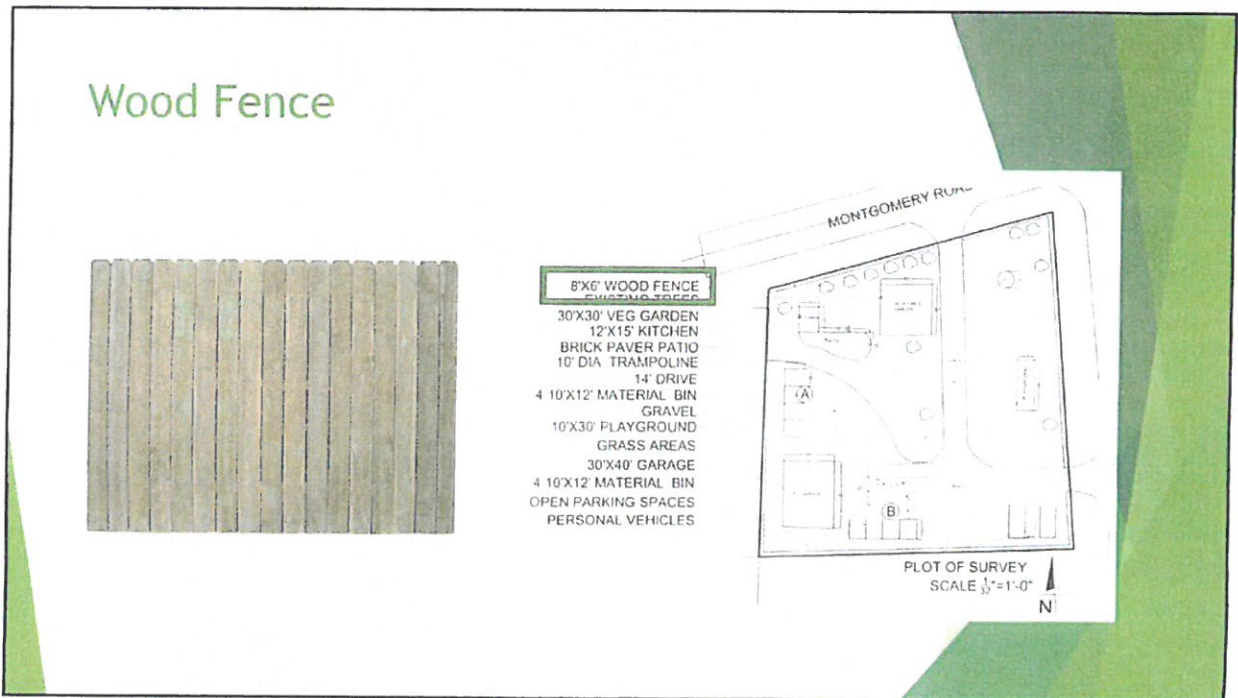
Property Address: 1361 Pearl Street, Montgomery/Aurora, Illinois 60538





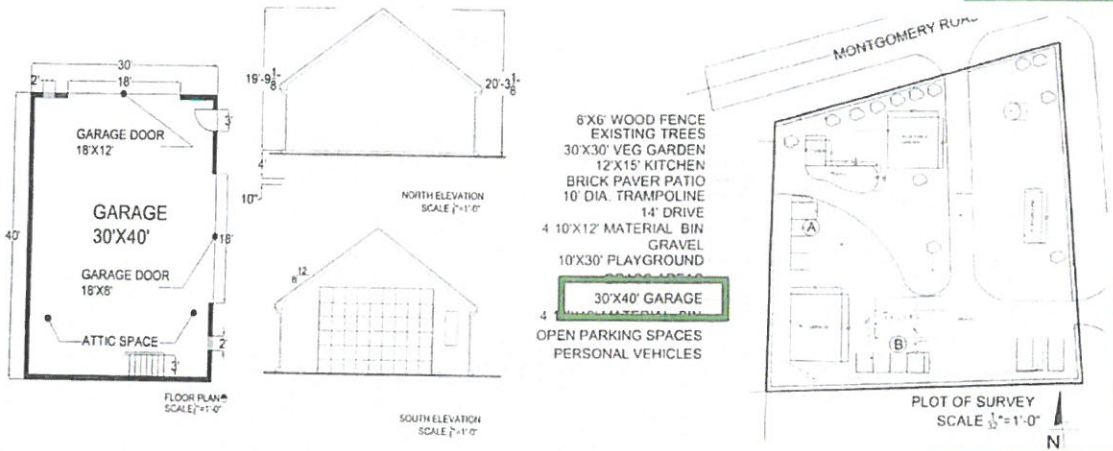


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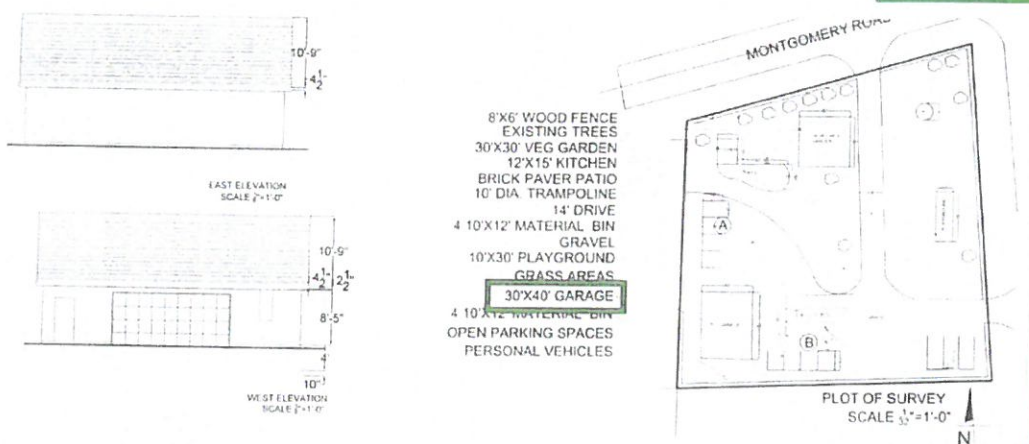
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## Garage North/South Images



7

## Garage East/West Images

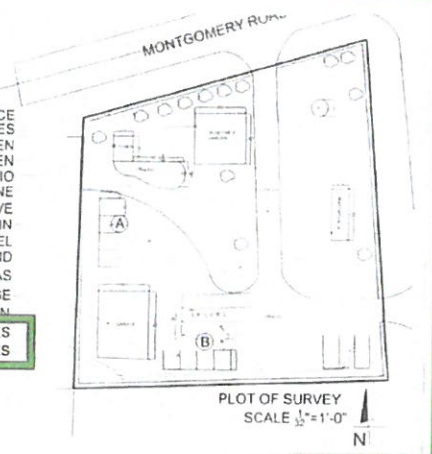


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# Holy Valley Truck



- 8'X6' WOOD FENCE
- EXISTING TREES
- 30'X30' VEG GARDEN
- 12'X15' KITCHEN
- BRICK PAVER PATIO
- 10' DIA TRAMPOLINE
- 14' DRIVE
- 4 10'X12' MATERIAL BIN
- GRAVEL
- 10'X30' PLAYGROUND
- GRASS AREAS
- 30'X40' GARAGE
- 4 10'X12' MATERIAL BIN
- OPEN PARKING SPACES
- PERSONAL VEHICLES



**Business Plan For**

# **HOLY VALLEY LANDSCAPE**



**PEARL STREET LOT  
Montgomery/Aurora**

**Felipe Lopez  
630-740-3302  
felipeloz@outlook.com**



## **OVERVIEW / EXECUTIVE SUMMARY**

Holy Valley Landscape is a business which was established in 2017. The business is built on a firm foundation provided by many years in the landscaping/horticultural industry.

Holy Valley Landscape is confident it will establish a firm basis, with an excellent future. The Business Plan has been completed and designed to support this idea and allow a realistic overview of the viability of the proposal.

### **MISSION STATEMENT**

Holy Valley Landscape offers;

- **Landscaping Consultation and Design**
- **Implementation of agreed Design & Planting Plan**
- **Brick Laying and Paving**
- **Planting, Trimming, Mulch and Overall Maintenance**

The area of operation will initially be Montgomery/Aurora, Illinois. Eventually, through hiring contractors, Holy Valley envisions expansion into the greater Fox Valley region.

As a former employee of a local landscape supplier, I have many industry contacts forming the basis of my business.

### **VISION STATEMENT**

Holy Valley Landscape offers a holistic interpretation of landscaping as a beautification service, designed to provide an improved visual awareness in the community, alongside solid commercial opportunities. Sustainability is a major component of the business vision.

### **VALUES**

Holy Valley Landscape is committed to high-quality, affordable services displaying sustainable values and using locally grown native plants wherever appropriate.

### **BUSINESS STRUCTURE**

Holy Valley Landscape is currently a Sole Proprietorship operation, owned by Felipe Lopez. In the future, Holy Valley Landscape will consider the option of establishing a limited liability company.

### **MANAGEMENT TEAM**

At present, Felipe Lopez is the sole owner and operator of the business. As soon as the operation is firmly established, Holy Valley Landscape will look at employing a part-time bookkeeper and additional contract workers as the level of work increases.

### **LOCATION**

The business will be located at the Pearl Street Lot in Montgomery/Aurora, Illinois.

### **SERVICE DELIVERY**

- Free initial consultation with potential client to establish needs
- Draw-up of plan
- Consultation with client and sign off on plan and go over payment arrangements
- Agreement on timing of the project, and stages of completion
- Commencing and finishing stages/whole project on time

My payment terms are:

- All materials paid for before job commences (quotes supplied)
- Progress payments arranged as each stage is completed
- Balance on completion of project

On completion of the project, Holy Valley Landscape will offer the client a maintenance contract tailored to their needs.

## **GUARANTEES**

All work guaranteed to the highest industry standard.

- Written advice on use/care/maintenance of the area at completion of the project.
- Reasonable repair and reconstruction on all problem areas within a period of three months of completion.
- For consultancy-only Holy Valley Landscape guarantees to supply the client with a working drawing to his specification.

## **WORKING HOURS**

Holy Valley Landscape is a full-time business:

Monday – Friday	8 am – 6 pm (summer hours) 8.30 am – 5 pm (winter hours)
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Saturdays and evenings will be consultation, measuring and quoting jobs.

## **BUSINESS GOALS**

My goals for the first year of business are:

- Setting up bookkeeping and other monitoring systems to manage the business
- Establish first clients through direct marketing
- Complete a number of projects – using them to market my service
- Develop a database of future clients for commercial projects

## **MARKETING PLAN**

### **CUSTOMERS AND TARGET MARKET:**

Initial customers for the first year of business will be those who have houses in the Aurora, St. Charles, Geneva, Oswego, and Yorkville area. Many of these are high-value properties owned by those with a budget and desire to complete their new home with landscaping. There is also a market here for consultancy business, as many new house owners wish to create their own landscaping, but feel they need expert assistance.

Holy Valley Landscape approaches target market in the following manner:

- Calling on home owners in the area, introducing Holy Valley Landscape and our service, and asking if they would like a free consultation.
- In the case of developers, ensuring that Holy Valley Landscape speaks to the person able to make decisions, offering package deals.
- For commercial, approaching business owners directly

## **MARKET STRATEGY**

Leaflet drops in the local area, and information available in garden centers, plus door-to-door calling will provide an initial low-cost marketing exercise. Facebook advertising and Word of Mouth

## **S.W.O.T**

### **For: Holy Valley Landscape**

#### **STRENGTHS**

- Commitment
- Ability to visualize and assist people in seeing the possibilities of a site
- 12 years' experience practice
- Understanding of sustainability practices, and ability to implement these
- Sales ability
- Ability to work part-time while business is building (driving experience)

#### **WEAKNESSES**

- Start-up business
- Competition
- Hard physical work

#### **OPPORTUNITIES**

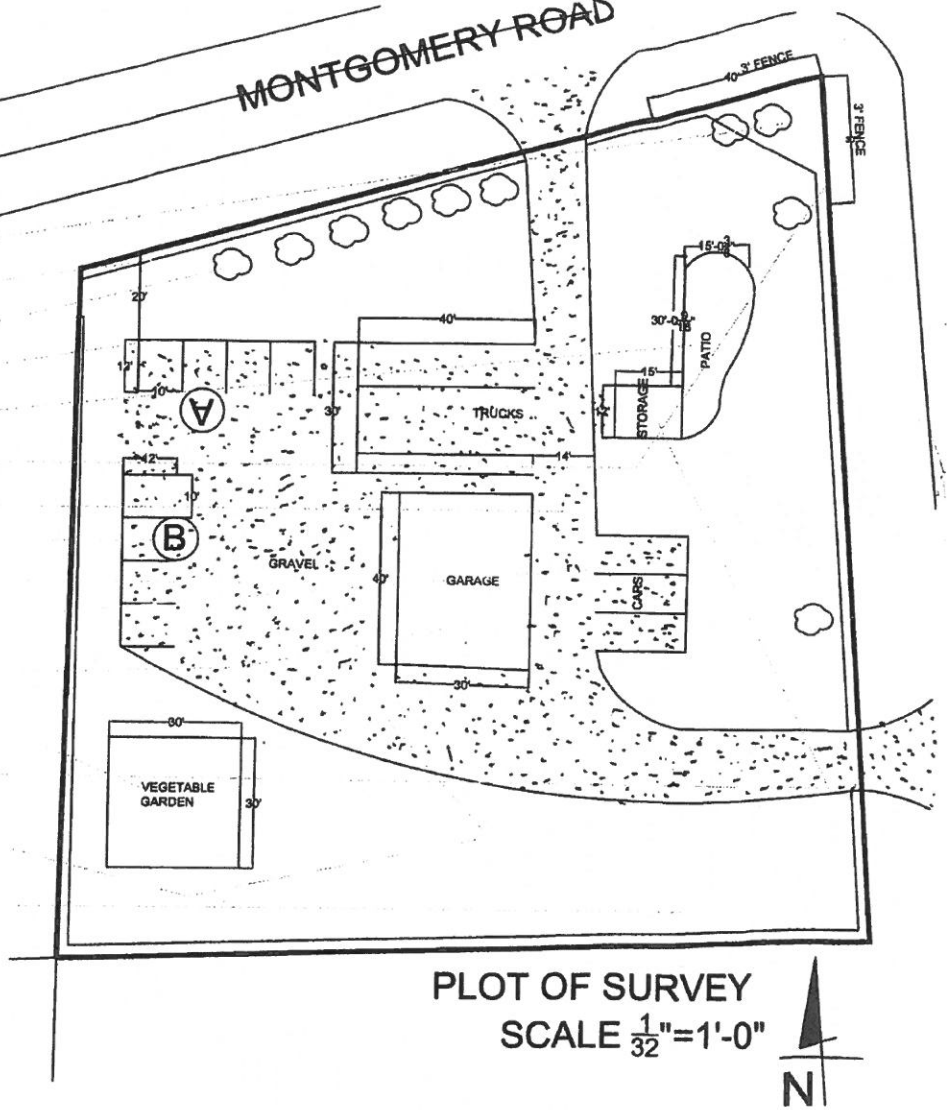
- To create landscapes for people in new housing
- To create, advise on home-food growing gardens
- To provide ongoing, knowledgeable service to clients
- To employ others on contract
- To diversify into other areas (commercial etc.)

#### **THREATS**

- Other landscapers
- Downturn in the economy
- Slowdown in building industry
- Cashflow

MONTGOMERY ROAD

- PLANTING AREA
- 8'X6' WOOD FENCE
- EXISTING TREES
- 4 10'X12' MATERIAL BIN
- BRICK PAVER PATIO
- 25' FENCE @ 3' HEIGHT
- 14' DRIVE
- 4 10'X12' MATERIAL BIN
- GRAVEL
- PERSONAL VEHICLES
- 30'X40' GARAGE
- 30'X30' VEG GARDEN
- 12'X15' STORAGE
- OPEN PARKING SPACES
- GRASS AREAS



PLOT OF SURVEY  
SCALE  $\frac{1}{32}'' = 1'-0''$

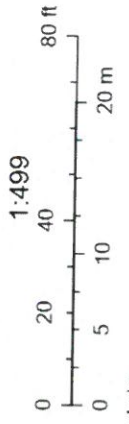




# Map Title



July 1, 2022



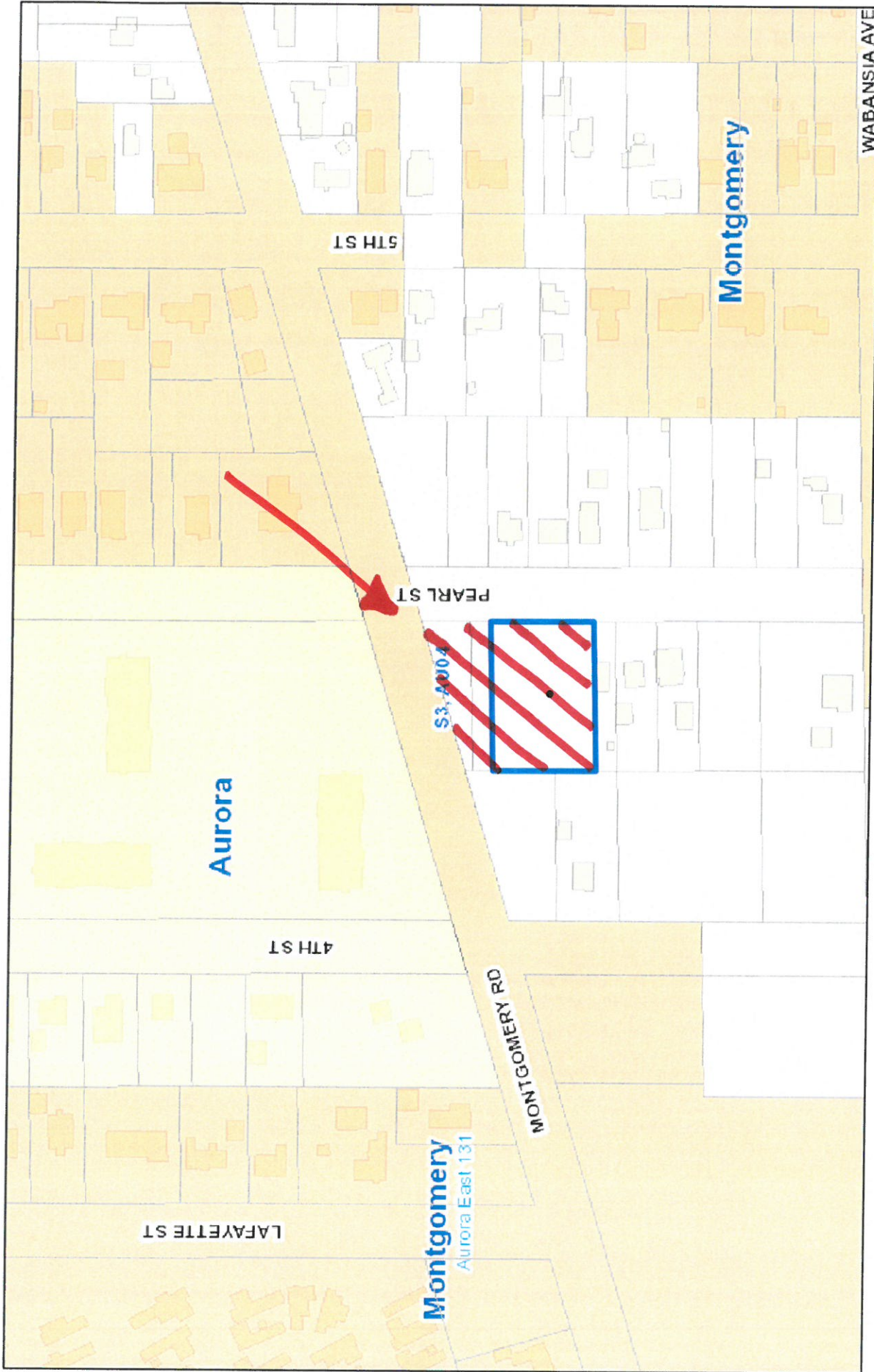
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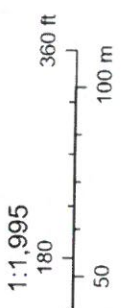
GIS-Technologies  
Kane County Illinois



Map Title



July 1, 2022



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