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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

12/21/23

**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):	
	#15-34-281-019; #15-34-281-020;	
	<u>Street Address (or common location if no address is assigned):</u>	
	628 Montgomery Road Montgomery, IL 60538	
2. Applicant Information:	Name	Peter Andriopoulos
	Phone	630-606-4470
	Address	2340 N Farnsworth Ave Aurora, IL 60502
	Fax	
	Email	peterandriopoulos@gmail.com
3. Owner of record information:	Name	McLean333 Property LLC
	Phone	630-606-4470
	Address	2340 N. Farnsworth Ave Aurora, IL 60502
	Fax	
	Email	peterandriopoulos@gmail.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Urban Neighborhood/ Mixed Use Infill

Current zoning of the property: B1 (parcel # 15-34-281-020) B3 (parcel#15-34-281-019)

Current use of the property: Adjoining vacant lots

Proposed zoning of the property: B3 parcel #15-34-281-020 - Both Parcels with special use

Proposed use of the property: Special use—Used Automobile Sales Business

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

General transformation of a vacant lot to a used car business including crushed stone top coating, vegetation removed, lighting installed, connections made to utilities, tasteful signage added.

**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.

McLean333 Property LLC

Record Owner

*Peter Ambigopoulos*

Applicant or Authorized Agent

12/16/23

Date

12/16/23

Date

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## McLean333 Property LLC

Rezoning from B-1 District Business and B-3 District Business to B-3 District Business with a Special Use for a car sales lot with right-of way setback variances for a new sign

**Special Information:** The property has the two zoning district for B-1 District Business and B-3 District Business. There was a business with a building on the property until the early 2000's, then the property has been vacant. The petitioners are seeking an overall rezoning and Special Use to bring the property into conformance and allow for a lot for car sales. The petitioners are also seeking right-of-way setbacks variances to allow a new sign to be placed closer to the southwest corner of the property. They believe this will make the sign more visible to potential customers..

**Analysis:** The Kane County 2040 Land Use Plan designates this area as Urban Neighborhoods / Mixed Use Infill. The purpose of this area is to protect and improve existing residential neighborhoods and enhance them to be livable, sustainable and healthy communities. This rezoning will provide a business zoned infill parcel with long established business zoned properties in the area.

**Staff recommended findings of fact:**

1. If granted, the petition would bring a vacant property back into productive use.

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.

Peter Andriopoulos  
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?

There are a number of businesses in the automotive classification and our project provides the opportunity to transform vacant lot along a major road to a business with potential.

2. What are the zoning classifications of properties in the general area of the property in question?  
Judging from the businesses along Montgomery Rad a number of them are B-3 as is our adjoining lot #15-34-281-019, which is totally similar.

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

The suitability is superb if we are allowed the rezoning and special use requests. Otherwise, it has too small of a display area to be profitable.

4. What is the trend of development, if any, in the general area of the property in question?  
As residential property has developed so is the commercial property.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?  
Area is zoned commercia-retail. The project fits the plan for commercial land use that is consistent with existing zoning.

# 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.  
There is nothing that is intended in the conducting our business that runs contrary to any of these standards.

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

Few businesses in the area deal with cars. Area is advancing, and commercial trend is prevalent. It is not likely that our business will have any bearing on these issues.

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

Commercial businesses are already established in the area, and the current lot is a vacant land. Establishing a new business will place some finishing touches to the revitalization of the intersection of Montgomery Road and Bangs Street.

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

Electricity is available at the property. Drainage will be improved as needed according to the Kane County requirements.

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

Ingress and egress will be re-established bases on the requirements and regulations of the Kane County Development Department and Kane County Department of Transportation.

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

We will conduct business in accordance with Kane County and Village of Montgomery rules and regulation, as well as the principles of the district.

**Zoning and Use Information:**

Current zoning of the property:  
B1 for parcel #15-34-281-020 and B3 for #15-34-281-019

Current use of the property:  
Vacant land

**Reason for Request:**

A 10 ft. variance is requested on both the Montgomery Rd. and Bangs St. perimeters of our lots. This is critical for our ability to have ample room for the display and movement of inventory and customers. A 20ft. variance with a 15 ft. setback is requested for our sign. It will be perpendicular to Montgomery Rd. (see conforming sketch attached).

Complying with the ordinance would render our desired use of the property inappropriate.

**Action by Applicant on Property:**

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

The size of our lots are not conducive to creating a profitable used cars business.

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)  
It will provide employment, the business income, and convert idle property to productive use.

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)  
No.

The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request **will not:**

1. Impair an adequate supply of light and air to adjacent property.

The business will have an office trailer, a single-story formation 10x40 feet in size, and parking spots for the sales cars and employees. Having an office and cars for sale on the property will not affect the supply of light and air.

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2. Increase the hazard from fire and other dangers to adjacent property.

There will be no hazardous danger for the adjacent property.

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3. Diminish the value of adjacent land and buildings.  
We believe that our business will not have a negative impact on the value of the area. The vicinity has a commercial-industrial trend, with multiple companies specializing in automotive sales and services. We are confident that our company will bring value to the surrounding properties. Successful businesses create value, whereas vacant lots do not.

4. Increase congestion or create traffic hazards.

We don't anticipate it to be a hectic business. The proposed type and variation won't impact traffic. Traffic flow in used care lots is sporadic and is known to cause congestion.

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5. Impair the public health, safety, comfort, morals and general welfare.

No effect.

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**ALPHA  
QUALITY  
CAR SALES**

**(555)  
555.5555**

6 ft

5 ft

Preliminary Sign Design

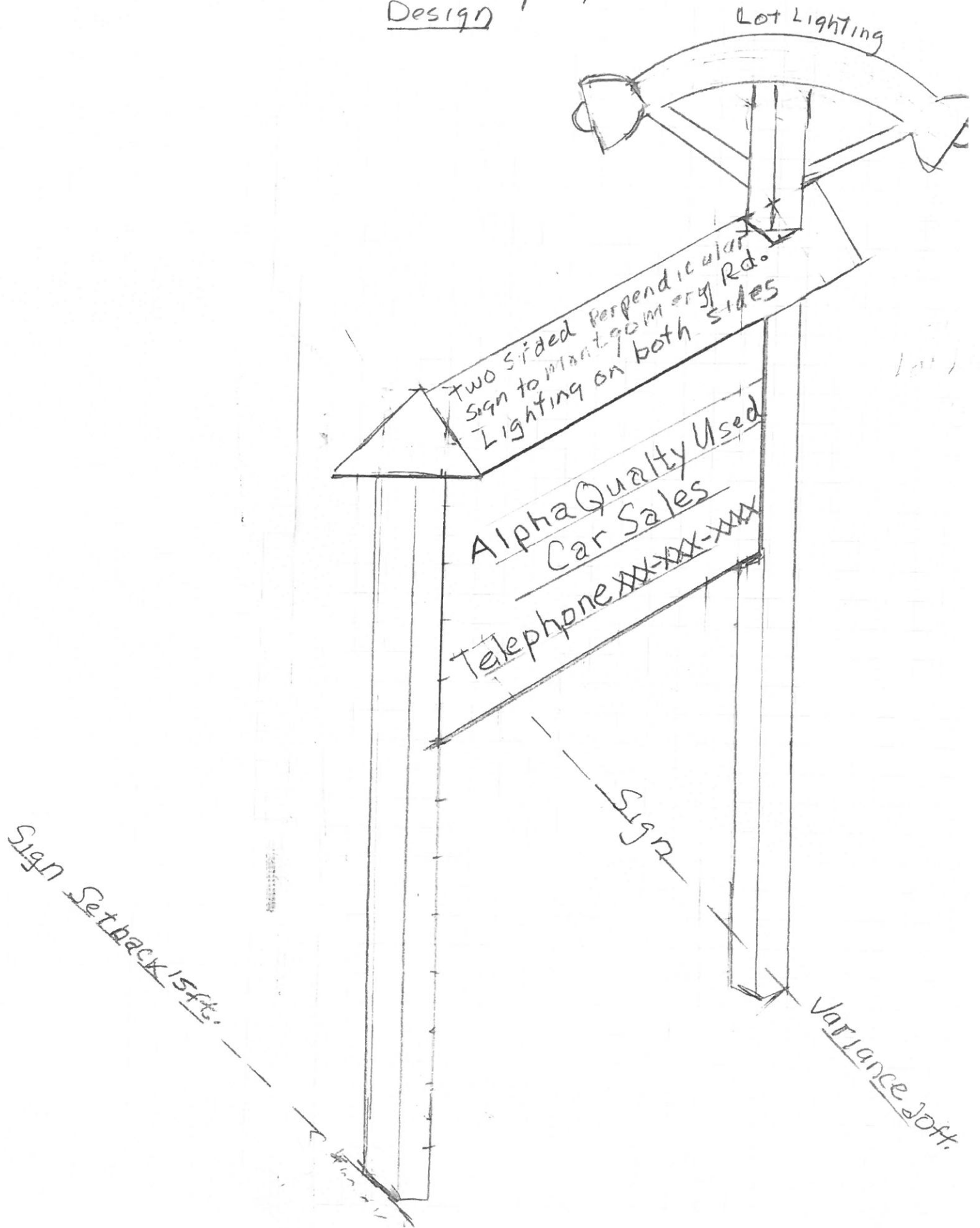


EXHIBIT A

LEGAL DESCRIPTION

LOTS 11, 12, 13 AND 14 IN BLOCK 10 IN SOUTH PARK ADDITION TO AURORA, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PIN: 15-34-281-019 and 15-34-281-020

ADDRESS: 628 Montgomery Road, Montgomery, IL 60538

Unofficial

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## Executive Summary.

McClelland333 Property Inc. is seeking to rezone our property located at 628 Montgomery Road, Montgomery, IL 60538, from B1 to B3. Our company specializes in developing and managing auto dealerships, and our team has over 30 years of experience in the automotive sales industry, having opened and operated multiple successful businesses. Our representative is Peter Andriopoulos, who is a productive and enthusiastic person. Mr. Andriopoulos has been overseeing various projects and developments for over 25 years.

The property at 628 Montgomery Road consists of two lots, #15-34-281-020 and #15-34-281-019, which are zoned B1 and B3, respectively. We request to rezone the B1 lot to establish a used car sales lot. Currently, the land is vacant and has been for some time. We intend to revitalize the property and contribute to the commercial retail trend in the area.

This project is part of our commitment to supporting planned growth in the Montgomery/Aurora area through thoughtful and appropriate development. We are confident that our project will not introduce any new land use inconsistent with existing zoning. Several other auto dealerships and auto-mechanic shops in the Montgomery Road area have been successful and revenue-consistent.

Our project includes constructing a parking lot with spaces for the sale of cars and employees, with an area of distribution of 0.6056 acres. Power supply and community water supply are available at the property. We anticipate hiring two full-time employees, with business hours for the sales office from Monday to Friday, 9 AM to 6:00 PM, Saturday from 8 AM to 5 PM, and closed on Sundays. The vacant property has no structures, and we plan to place an office trailer for the sales office, which will have a professional appearance. We aim to have an average of 25-30 used cars on the property, which will be well-maintained and in good condition. We will provide three (3) parking spots for employees and three (3) for clients.

Additionally, we will install lighting to illuminate off-street parking and cars on the property. The lighting will be designed not to produce direct illumination nor cause glare or excessive light onto surrounding public and adjacent private residential properties.

Our project will be a valuable addition to the area, providing a reputable and reliable source for the sale of used cars and contributing to the community's growth.

## 628 Montgomery Road Used Cars Sale Lot Project

Property address:

628 Montgomery Road,  
Montgomery, IL 60538

The property consists of two parcels. The property with parcel number #15-34-281-020 is zoned B1, while #15-34-281-019 is zoned B3. We plan to rezone the B1 parcel to B3 to set up a used car sales lot. We are also applying for a special use permit and variance of a 10-foot setback from Montgomery Road for both lots. Both lots are currently vacant, and we intend to revitalize the property by establishing a car sales business on the land.

The total area of disturbance will be 0.6056 acres, and we plan to use the 0.6056-acre site to create parking lots for the cars, with no buildings will be erected on the property. We will have an office trailer to accommodate two salespersons. The property already has access to power and community water supply. We do not propose any stormwater detention facilities.

**Rynear & Son, Inc.**  
 Consulting Engineers  
 Professional Design Firm  
 License No. 184-004637

**USE OF THIS PLAN**  
 IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS.  
 ANY OTHER USE OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF RYNEAR & SON, INC. IS PROHIBITED.

**Lighting**

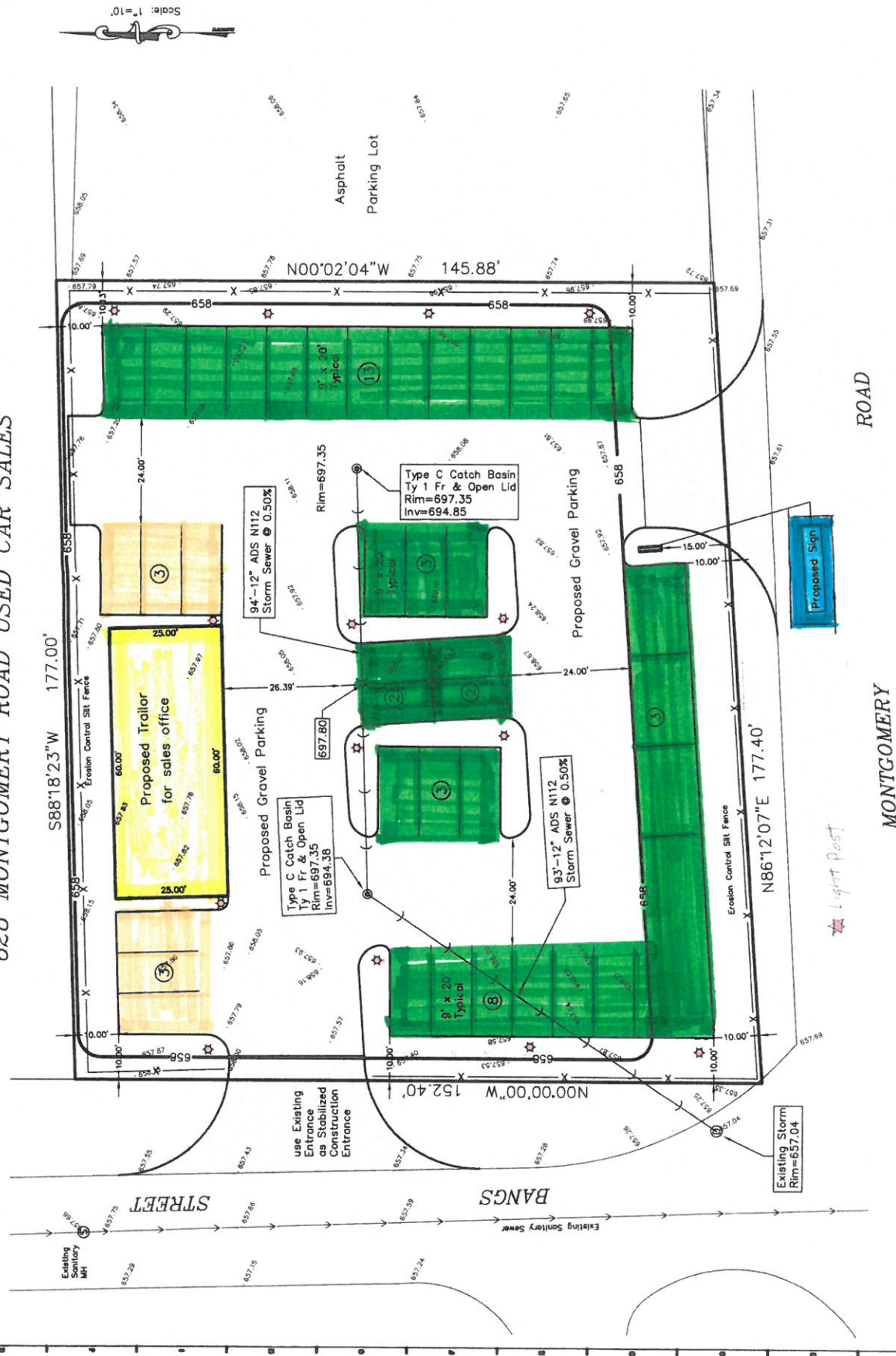
**Used Car Sales Lot**  
 628 Montgomery Road  
 Montgomery, Illinois

**OWNER:** Mikeleem 339 Property LLC  
**DESIGNER/DRIVER:** Patrick Andropoulos  
**DATE:** 1-9-2020  
**PROJECT NO.:** 6-9-X20  
**FILE NO.:** [Handwritten]

**Preliminary Site & Grading Plan**  
**Parking/Display Spaces**  
**C-1**

**SHEET 1 OF 1**  
**Project No.:**

**Preliminary Site**  
**628 MONTGOMERY ROAD USED CAR SALES**



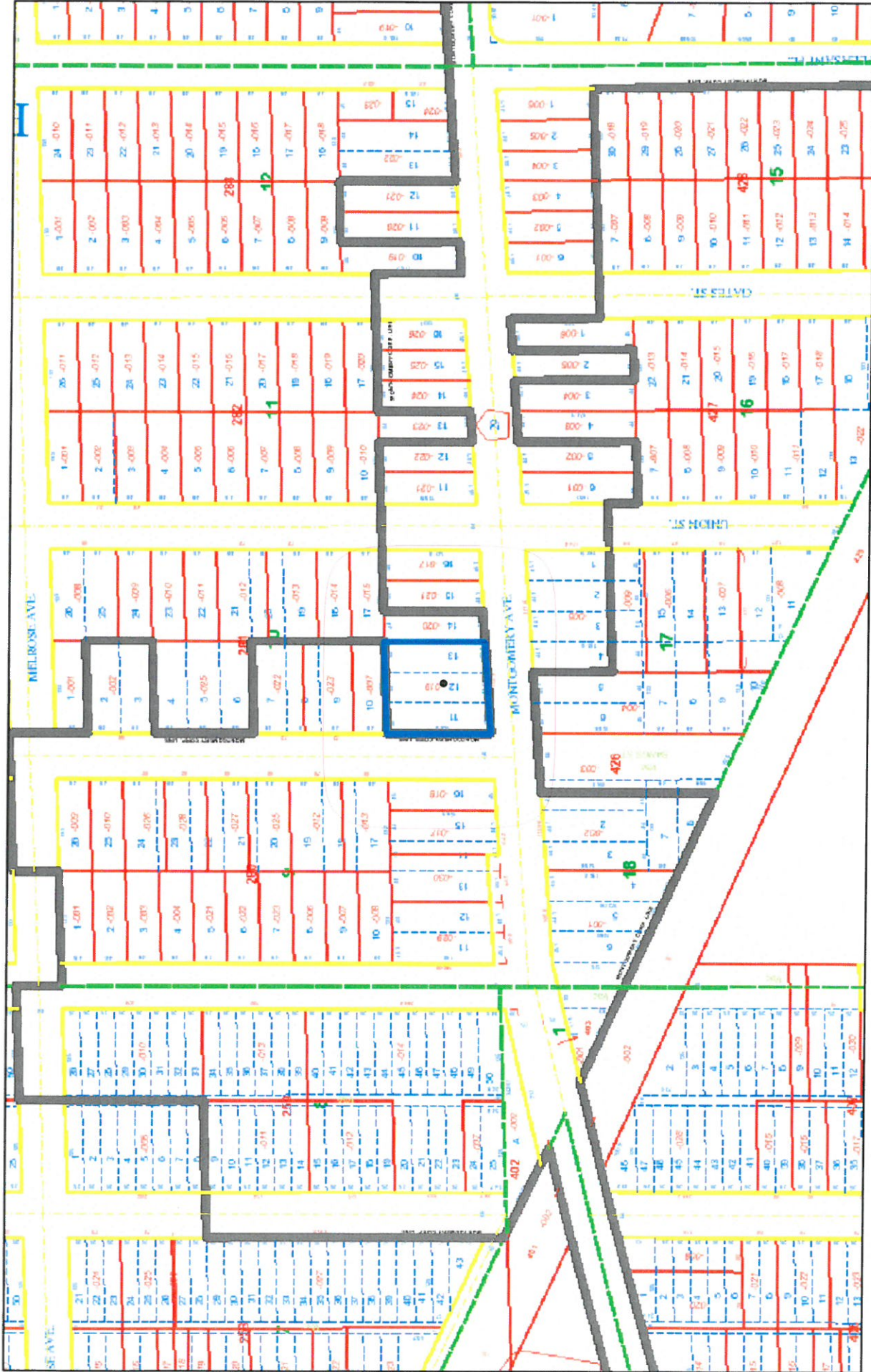
ROAD

MONTGOMERY

BANGS STREET

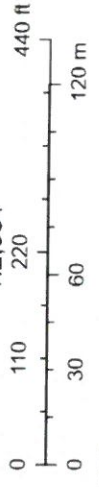
BANGS

# 628 Montgomery Rd



December 21, 2023

1:2,381



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



**Applicant:** Petros Andriopoulos  
**Contact:** Peter Andriopoulos  
**Address:** 2340 N. Farnsworth Ave.  
Aurora, IL 60502

**IDNR Project Number:** 2402259  
**Date:** 08/03/2023

**Project:** Used Car sale lot  
**Address:** 628 montgomery road, montgomery

**Description:** establishing used car sale lot. No buildings will be erected. We will have one office trailer for 2 salesperson.

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Blanding's Turtle (*Emydoidea blandingii*)

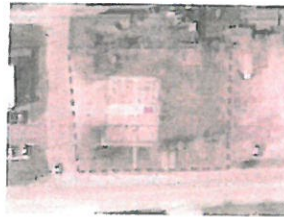
**An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.**

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

**County:** Kane

**Township, Range, Section:**  
38N, 8E, 34



**IL Department of Natural Resources  
Contact**  
Kyle Burkwald  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
Kane County Building and Zoning Division  
Hira Aamir  
719 BATAVIA AVE., BLDG A  
GENEVA, Illinois 60134

#### **Disclaimer**

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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