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.

1. Property Information:	Parcel Number (s):
mornagon.	15-32-300-013
	Street Address (or common location if no address is assigned):
	27 Baseline Rd
	Oswego, IL 60538

2. Applicant Information:	Name Luis Esparza	Phone 630-392-4356
	Address Oswego, IL 60543	Fax NA
	Oswego, IL 60543	Email esparzaluis27@gmail.com

3. Owner of record information:	Name Francisco & Martha Esparza	Phone 630-673-6598
	Address Oswego, IL 60543	Fax NA
	Oswego, IL 60543	Email franciscoesparza57@icloud.com

Zoning and Use Information:
2040 Plan Land Use Designation of the property: Rural Residential
Current zoning of the property:
Current use of the property: Residential
Proposed zoning of the property: B-3 Special Use for rear half
Proposed use of the property: Residental with rear B-3 Special Use
If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) Site Plan has been prepared detailing the gravel parking lot in the rear 110'x120' area of the property. A future
25' x 45' building is proposed to be located in the northeast corner of the parking lot
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 https://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 (one) knowledge and belief. Amutel Color Mathe Color 3-16-202 Applicant or Authorized Agent Date

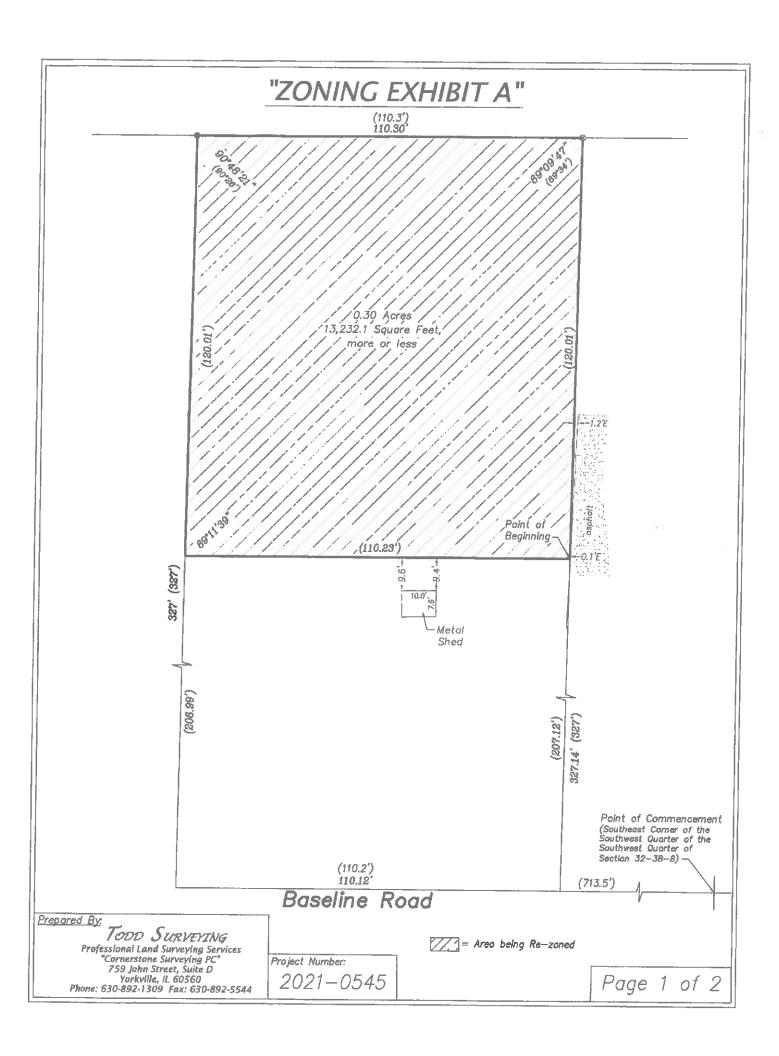
Findings of Fact Sheet – Map Amendment and/or Special Use

•	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.
_	ancisco & Martha Esparza me of Development/Applicant Dete
1.4.03	The Of Development/Applicant Date
	How does your proposed use relate to the existing uses of property within the general area of the property in question? e outdoor truck storage will be similar to other properties along Baseline Road.
2. M-2	What are the zoning classifications of properties in the general area of the property in question? 2 & F Zoning to the east. B-3 & M-1 to the west.
	How does the suitability of the property in question relate to the uses permitted under the existing zoning classification? proposed property will be similar in use to the other properties along baseline Road that have a mix of truck parking and storage.
I. The	What is the trend of development, if any, in the general area of the property in question? trend of development in this general area is warehousing and trucking.
The 2	How does the projected use of the property, relate to the Kane County 2040 Land Use Plan? 2040 Kane County Land Use Plan shows this parcel annexed into the Village of Montgomery which is possible along this area of Baseline Road.

Findings of Fact Sheet – Special Use

	Special Use Request	3-16-2021 Date
•	The Kane County Zoning Board is required to make findings of fact when considering	g a special use.
•	Special Uses shall be considered at a public hearing before the Zoning Board of Applications of facts, recommendations shall be made to the County Board following the Zoning Board will not recommend a special use unless the following items are added	public hearing. The
6.	Explain how the establishment, maintenance or operation of the special use we or endanger the public health, safety, morals, comfort or general welfare. The truck business will be enclosed in a 6' wood privacy fence with a single access out to baseline Road. The and be gone all day and return late in the afternoon. No truck repairs will be made on the site. No fuels will be stereatil sale of any materials for the site. There will be no storage of materials on the site.	trucks will leave in the morning
7.	Explain how the special use will not be injurious to the use, enjoyment and va the immediate vicinity.	lue of other property in
	The truck business will be enclosed in a 6' wood privacy fence. The business will not impact the property We are installing a 90' long infiltration trench along the low side of the parking area which will mini	
8.	Explain how the special use will not impede the normal, orderly development the surrounding property.	and improvement of
	Other properties have been rezoned along baseline Road in the last few years. The area is being rezoned and the Village of Montgomery's Comprehensive Plan indicates this area to be Light Industrial/Busi	and the same terminal
9.	Will adequate utility, access roads, drainage and other necessary facilities be p explain:	provided? Please
	The lot drains from the northwest to the southeast and we have detailed an infiltration trench to run along the rear portion of the lot drains around the east side of the house and out towards Baseline Road. There will not be a overland flow path of the storm water.	

and congestion? Please explain:
There will be one access drive in and out of the property. The trucks leave the site early in the morning and are gone all
day and return late in the afternoon. There will not be any congestion or impacts to the traffic on Baseline Road.
Will the special use conform to the regulations of the district in which it is located? Please explain:
Will the special use conform to the regulations of the district in which it is located? Please explain: The special use will conform to the requirements of Kane County.



"ZONING EXHIBIT B"

PARENT PARCEL:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 713.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 34 MINUTES MEASURED FROM EAST TO NORTH WITH THE LAST DESCRIBED LINE, 327 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 110.3 FEET; THENCE SOUTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 26 MINUTES MEASURED FROM EAST TO SOUTH WITH THE LAST DESCRIBED LINE 327 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE 110.2 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL BEING RE-ZONED:

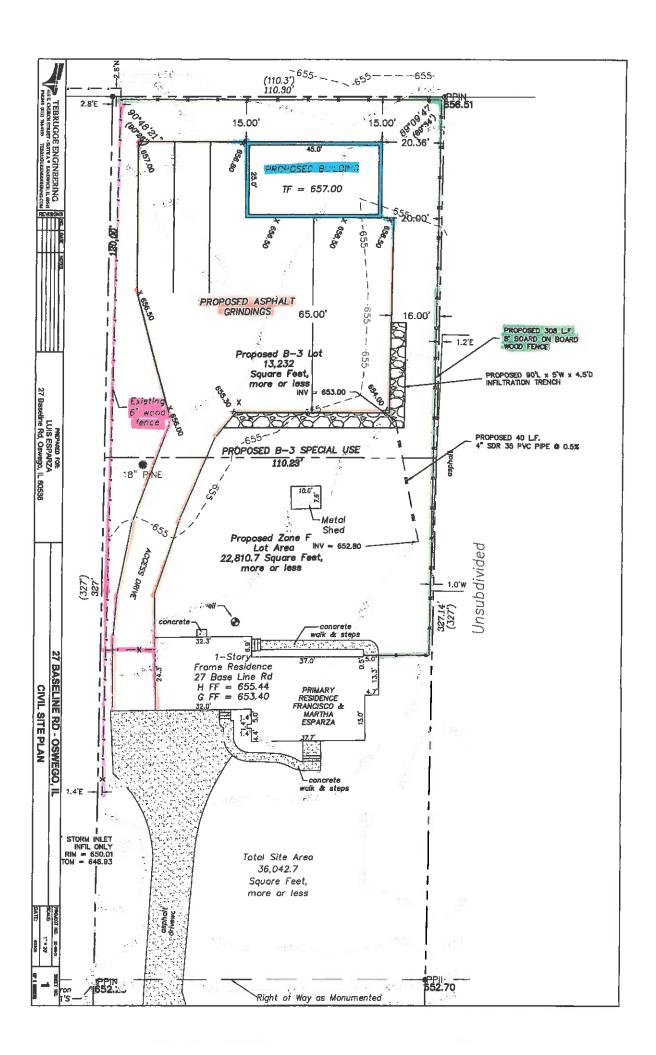
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Prepared By:

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544

Project Number:

2021-0545



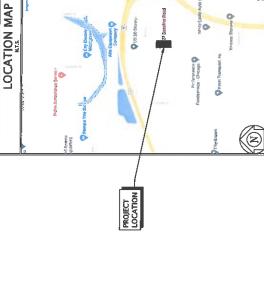
ENGINEERING PLANS

27 BASELINE SITE PLAN

SECTION 32, TOWNSHIP 38 NORTH, RANGE 8 EAST

LEGEND

OSWEGO, IL 60538 KANE COUNTY 27 BASELINE **MARCH, 2021**



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INDEX TO SHEETS

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L. COVER SHEET
2. CIVIL SITE PLANS
3. GENERAL NOTES & DETAILS



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BENCHMARKS

PLANS PREPARED FOR:





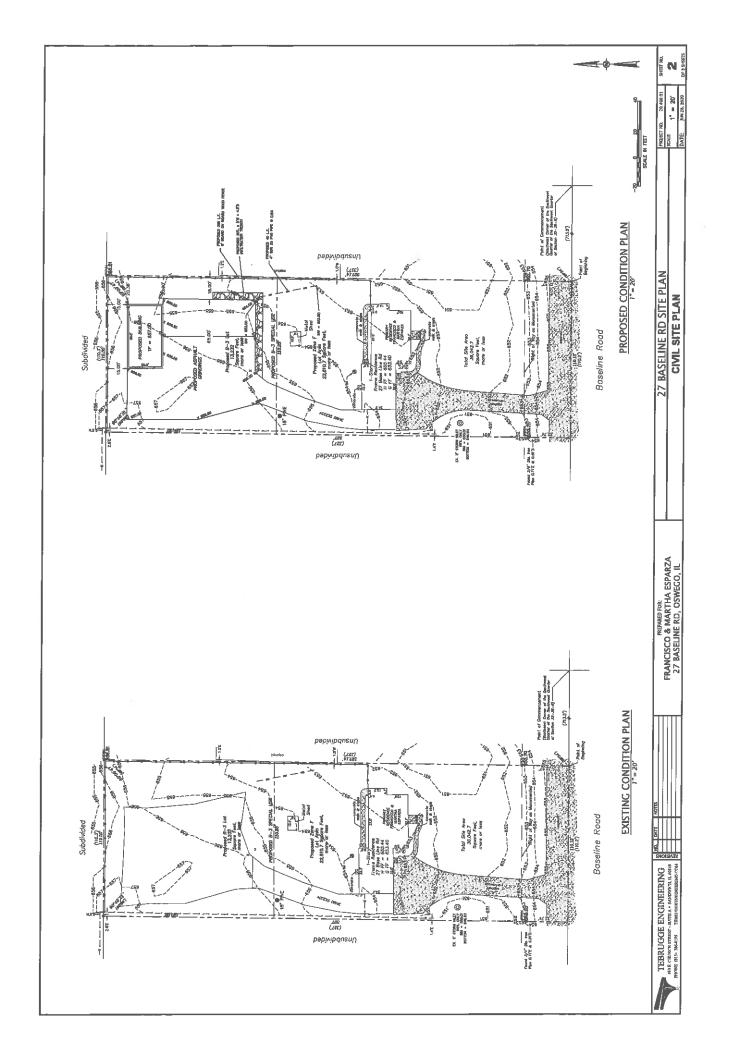
POPTERNICCENCINEERING.COM TERRUCCE ENCAMERUNG 410 E CHUNCH ST - SUITE A SANDWCH, ALINOIS 60548 (815) 785-0195 CIVIL ENGINEER:











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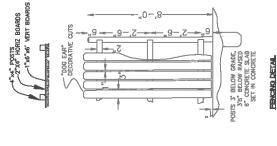
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FRANCISCO & MARTHA ESPARZA 27 BASELINE RD, OSWEGO, IL

GENERAL NOTES & DETAILS 27 BASELINE RD SITE PLAN

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May 28, 2021

These layers do not represent a survey. No Accuracy is assumed for the data defineated 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.

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GIS-Technologies

Francisco Esparza, et ux

Rezoning the northern portion of the property from F-District Farming to B-3 District with a Special Use to allow for truck storage

Special Information: The petitioner is currently in violation for the storage of trucks on the northern portion of the property. He is seeking a rezoning and Special Use to bring this use into conformance with the Zoning Ordinance. The residential use of the existing home would continue and is not part of this request.

Analysis: The Kane County 2040 Land Use Plan designates this area as Urban Neighborhood / Mixed Use Infill. The purpose of this designation is to protect and improve existing residential neighborhoods and identify opportunities for the creation of additional livable, sustainable, and healthy neighborhoods and communities.

Attachments: Location Map Township Map

Petitioner's finding of fact sheet