
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: BRENT EICHELBERGER, VILLAGE ADMINISTRATOR
WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: EXTRATERRITORIAL REZONING—CVM PROPERTY MANAGEMENT, LLC, CAMP DEAN ROAD
AGENDA: JULY 7, 2022 REGULAR VILLAGE BOARD MEETING
DATE: JULY 1, 2022

ISSUE

Shall the Village Board discuss and recommend a position concerning an extraterritorial rezoning request by CVM Property Management, LLC located on Camp Dean Road.

DISCUSSION

The Kane County Development Department notified the Village of a rezoning request by CVM Property Management, LLC to rezone property on Camp Dean Road from F District (farming) to B-3 (commercial) in order to establish and operate a recreational vehicle storage yard for 353 vehicles thereon, as well as the current businesses on the property, Chad Ford's Concrete and ML & L Excavating. The requested uses of the property are permitted uses in the County's B-3 District.

The property is located on the west side of Camp Dean Road. The Village's corporate limits border the property on the north. Camp Dean Road north of the subject property is under the jurisdiction of the Village of Sugar Grove. The Village of Sugar Grove recently resurfaced this segment of Camp Dean Road. The roadway has a 24,000 lbs. weight limitation.

The Village Board may recall that this property has been discussed in the past as there has been earth moving activities on the property periodically over the years.

Village staff is of the opinion that the existing uses (Chad Ford's Concrete and ML & L Excavating) are existing conditions that should be allowed to continue (subject to complying with the Village's weight restrictions), but not be expanded. However, the addition of the recreational vehicle storage is of concern and there should be some limitation as to the kind of traffic the property can generate before causing the Village problems with road maintenance.

Village staff offers for the Village Board's consideration the following conditions on the rezoning. First, the property occupied by Chad Ford's and ML & L Excavating should be limited to the current uses. Second, the recreational vehicle storage yard should be limited only to recreational vehicles as follows: camping trailers, camping vans, camping trucks, recreational coaches, motor homes, boats, snowmobiles, all-terrain vehicles, and trailers for same. Lastly, the following uses shall not be permitted on the recreational vehicle storage yard property:

No automobiles, pick-up trucks, SUVs, mini-vans

No buses, box trucks, step vans, semi-tractors, semi-trailers, flatbeds, tow trucks

No construction equipment, including, but not limited to, tractors, excavators, front end loaders, graders, boring machines, cranes, lifts

No construction material, including but not limited to pipes, wood, fencing material, wire, cable, pallets, bricks, concrete forms, scaffolding

No bulk storage of any excavation or mining material, including but not limited to, soil, sand, stone and aggregate, mulch, asphalt or concrete grindings

Additionally, all of the property shall be subject to the Village's Camp Dean Road weight restrictions as currently exist and as amended from time to time.

ATTACHMENTS

- Location map
- Big Rock/Sugar Grove boundary line map
- Site Plan

COSTS

There are no costs to the Village to discuss and to make a recommendation to the Kane County Zoning Board of Appeals.

RECOMMENDATION

Village staff recommends the Village formally object to the rezoning request by CVM Property Management, LLC, but offer to rescind the objection if the following conditions are met:

1. The property occupied by Chad Ford's and ML & L Excavating should be limited to the current uses.
2. The recreational vehicle storage yard should be limited only to recreational vehicles as follows: camping trailers, camping vans, camping trucks, recreational coaches, motor homes, boats, snowmobiles, all-terrain vehicles, and trailers for same.
3. The following uses and activities shall not be permitted on the recreational vehicle storage yard property:

No automobiles, pick-up trucks, SUVs, mini-vans

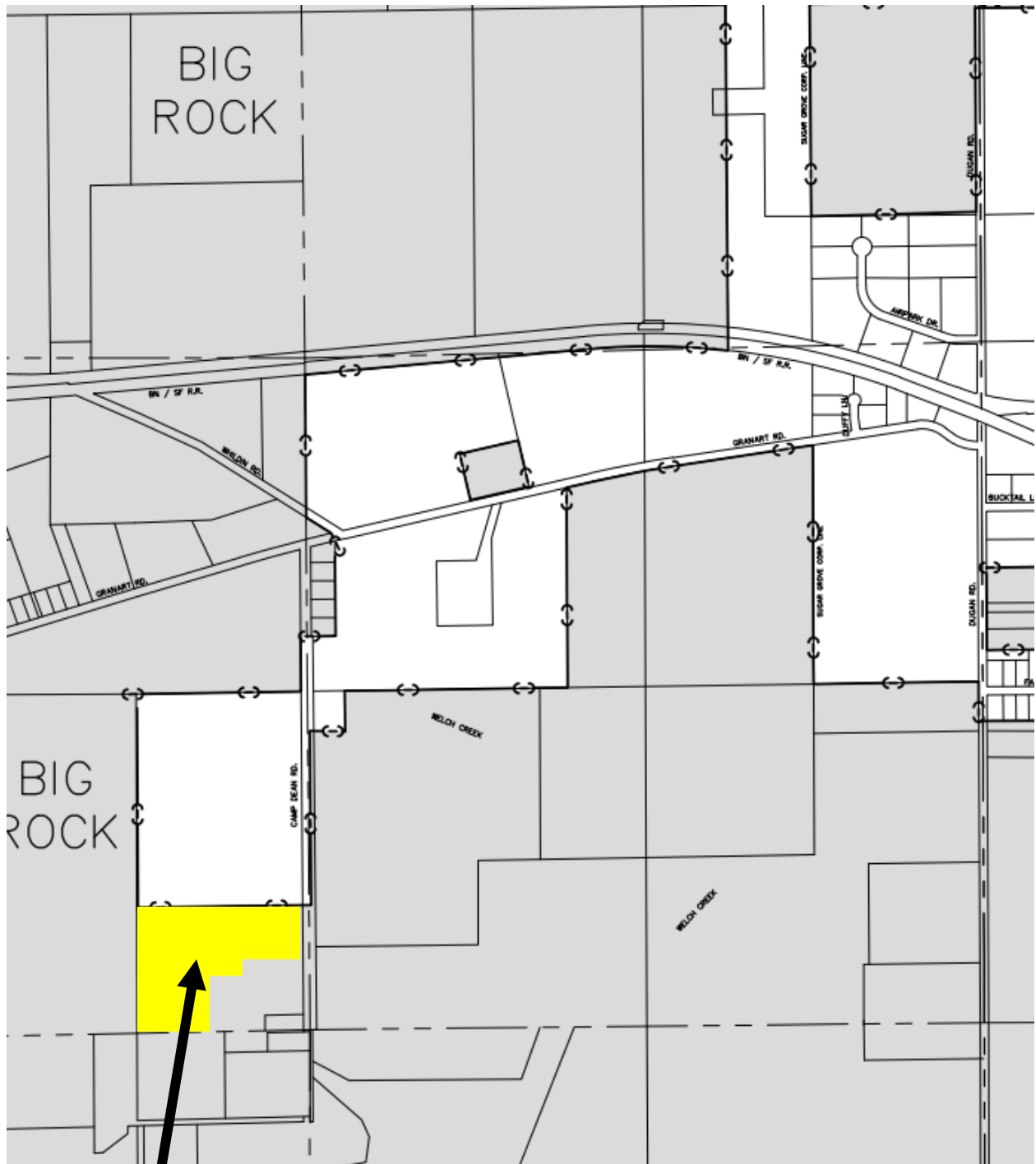
No buses, box trucks, step vans, semi-tractors, semi-trailers, flatbeds, tow trucks

No construction equipment, including, but not limited to, tractors, excavators, front end loaders, graders, boring machines, cranes, lifts

No construction material, including but not limited to pipes, wood, fencing material, wire, cable, pallets, bricks, concrete forms, scaffolding

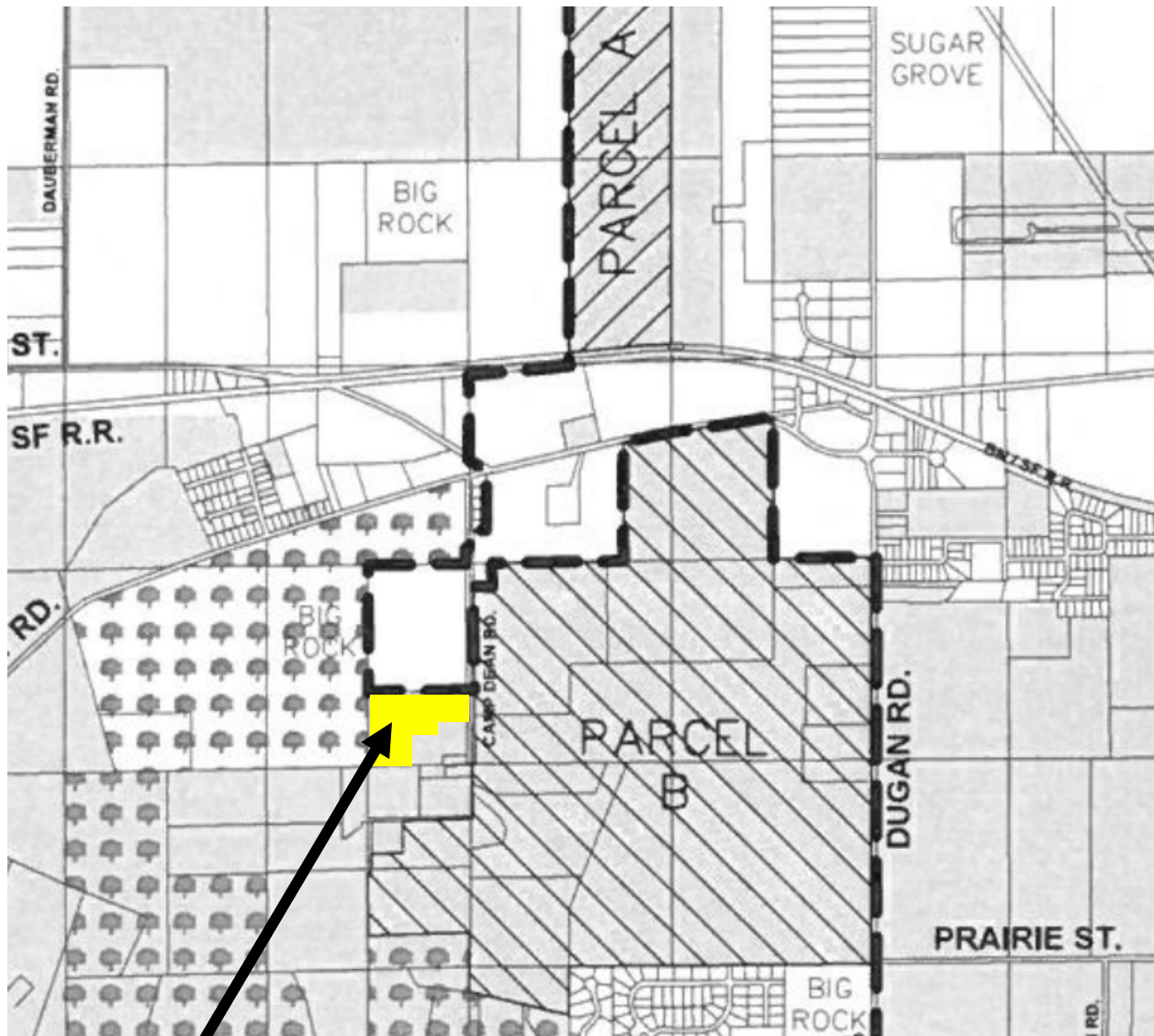
No bulk storage of any excavation or mining material, including but not limited to, soil, sand, stone and aggregate, mulch, asphalt or concrete grindings

4. That the entire property and all associated vehicles be in compliance with the Village's weight restrictions for Camp Dean Road.



**SUBJECT
PROPERTY**

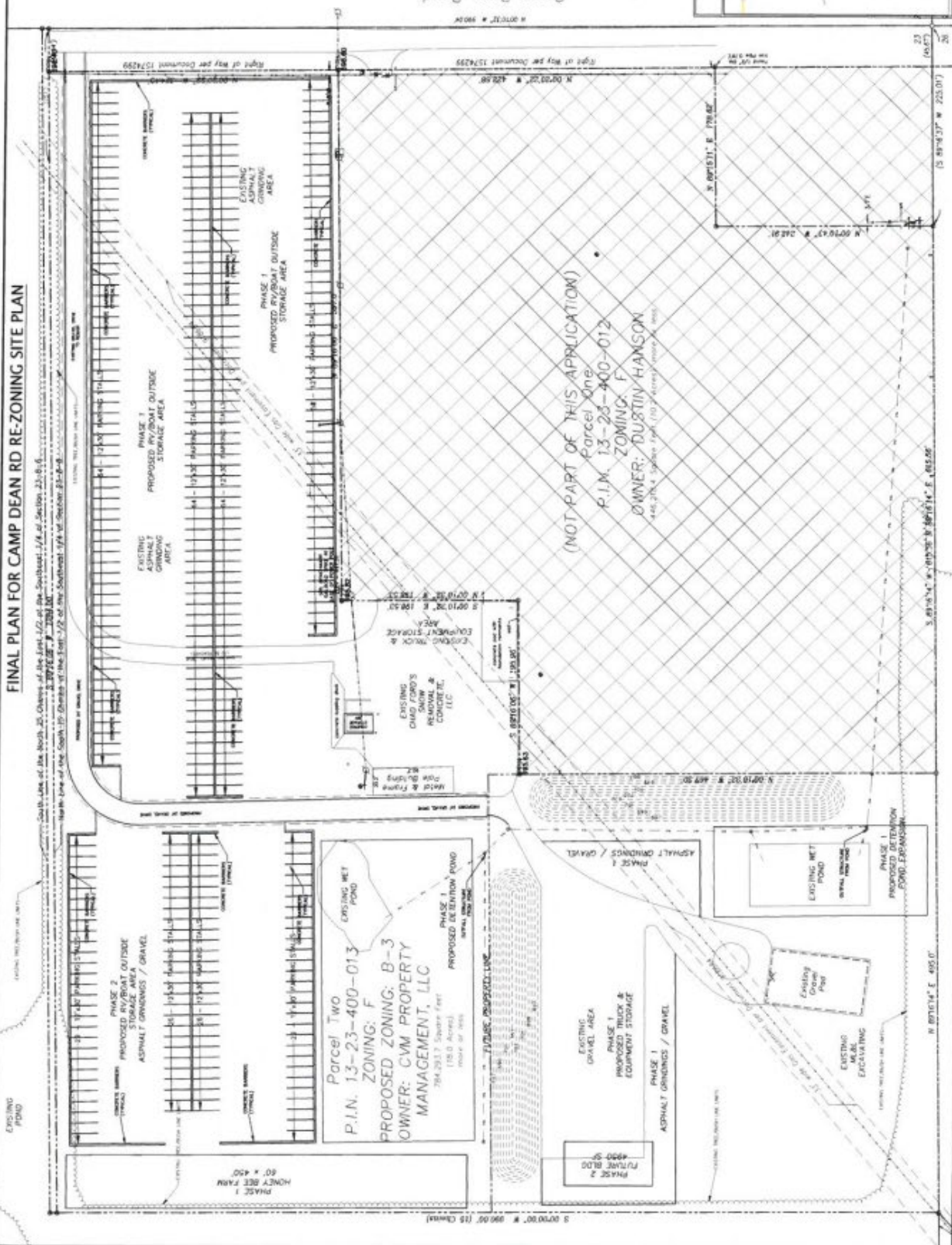
Location map



**SUBJECT
PROPERTY**

Big Rock/Sugar Grove boundary agreement map detail

FINAL PLAN FOR CAMP DEAN RD RE-ZONING SITE PLAN



PLANS PREPARED FOR:
 CVM PROPERTY MANAGEMENT, LLC
 1055 SUMMITHILL DRIVE
 ALBUQUERQUE, NM 87108
 PHONE: (505) 268-9785

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