
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: EXTRATERRITORIAL REZONING & SPECIAL USE—CVM PROPERTY MANAGEMENT, LLC,
CAMP DEAN ROAD
AGENDA: OCTOBER 1, 2024 REGULAR VILLAGE BOARD MEETING
DATE: SEPTEMBER 24, 2024

ISSUE

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

DISCUSSION

The Kane County Development Department notified the Village of a zoning petition request by CVM Property Management, LLC for rezoning and a special use for 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 360 vehicles thereon, as well as the current businesses on the property, Chad Ford's snow removal and concrete business. The requested uses of the property are permitted/special 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 resurfaced this segment of Camp Dean Road in 2020. 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 and the owners petitioned for the rezoning and special use in 2022, but ultimately ended up withdrawing their petition.

Village staff is of the opinion that the existing uses (Chad Ford's Snow Removal and Concrete) 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. The proposed use does not align with surrounding uses and also does not align with the County's Comprehensive Plan and would require the County's Comprehensive Plan to be amended.

Village staff offers for the Village Board's consideration the following conditions on the rezoning. First, the property occupied by Chad Ford's Snow Removal and Concrete 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 Snow Removal and Concrete 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

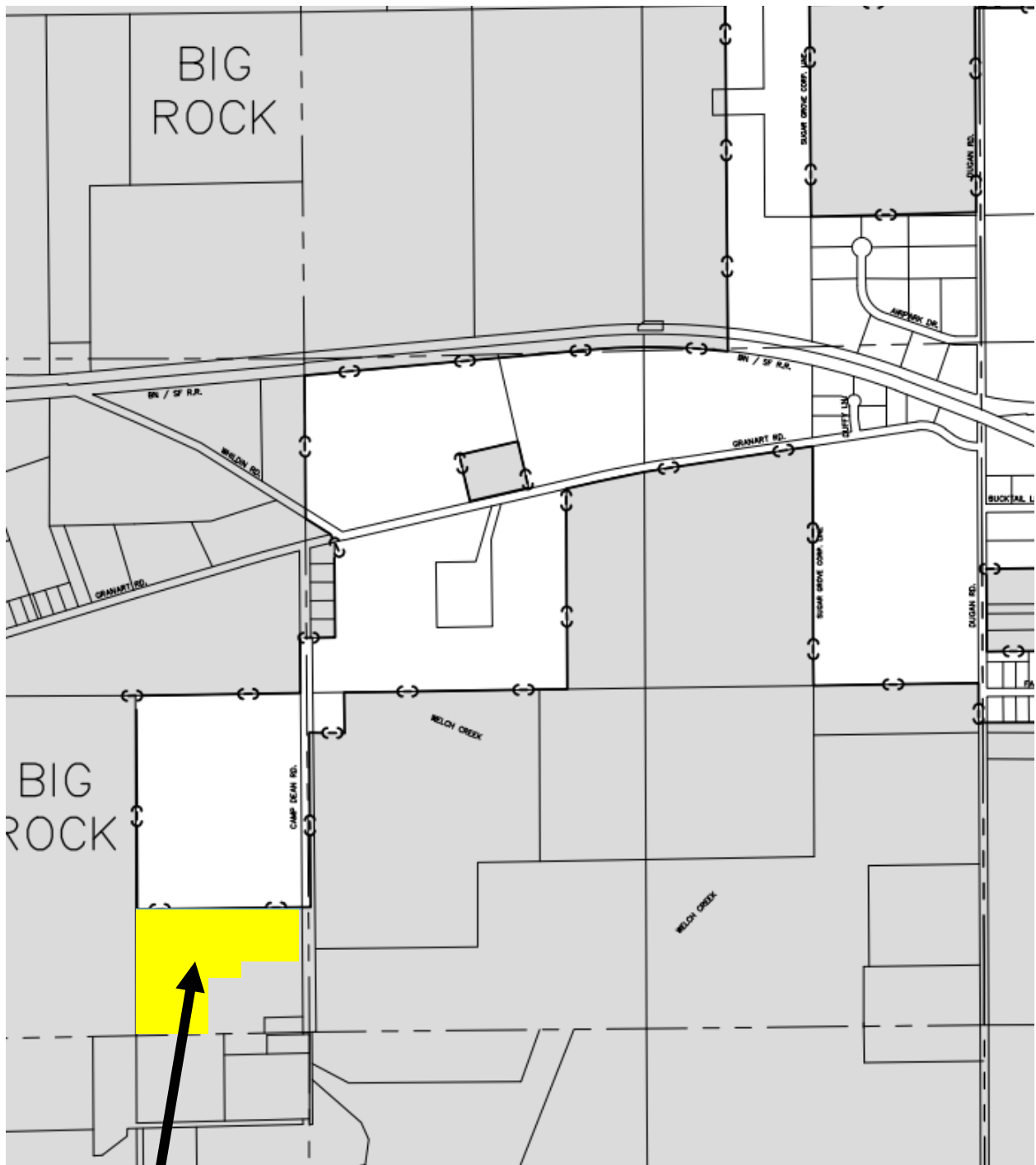
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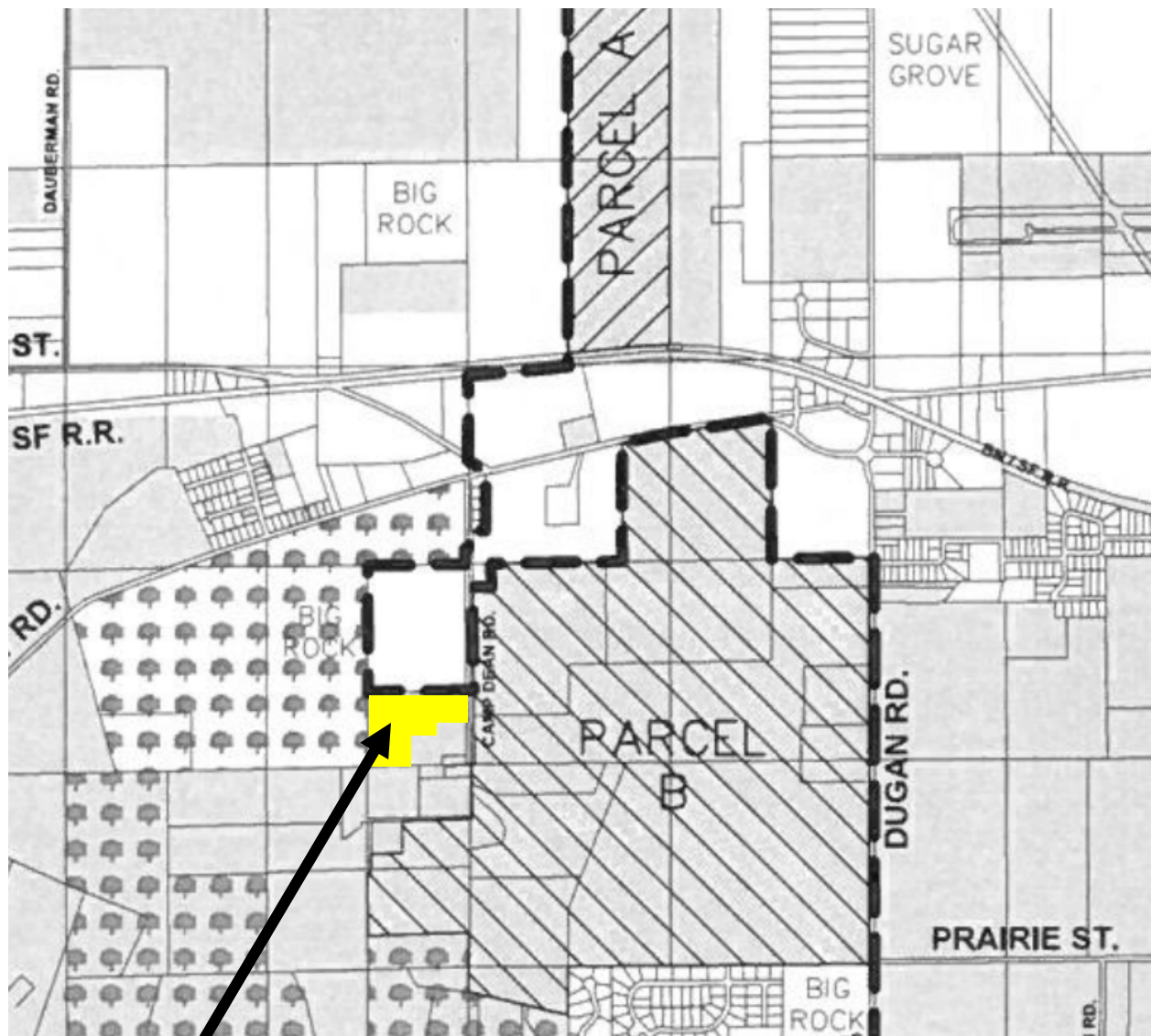
4. That the entire property and all associated vehicles be in compliance with the Village's weight restrictions for Camp Dean Road.

NOTE: a formal objection to the County requires a resolution of the Village Board and the original copy of a written protest must be filed with the Kane County Clerk no later than the Friday preceding the county board meeting.



**SUBJECT
PROPERTY**

Location map



**SUBJECT
PROPERTY**

Big Rock/Sugar Grove boundary agreement map detail

