
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESOLUTION: FORMAL OBJECTION TO EXTRATERRITORIAL REZONING & SPECIAL USE—CVM PROPERTY MANAGEMENT, LLC, CAMP DEAN ROAD
AGENDA: OCTOBER 15, 2024 REGULAR VILLAGE BOARD MEETING
DATE: OCTOBER 10, 2024

ISSUE

Shall the Village Board approve a resolution for a formal objection to an extraterritorial rezoning and special use request by CVM Property Management, LLC located on Camp Dean Road.

DISCUSSION

The Village Board discussed the proposed extraterritorial zoning petition request by CVM Property Management, LLC for rezoning and a special use for property on Camp Dean Road. The proposed rezoning is from F District (farming) to B-3 (commercial). The special use would allow for the operation of a recreational vehicle storage yard for up to 360 vehicles. It is also contemplated that the current businesses on the property, Chad Ford's snow removal and concrete business, would also continue.

At the October 1, 2024 board meeting, Board members generally expressed concerns over the rezoning and special use, and specifically, the wear and tear it would create to Camp Dean Road. Staff was asked to reach out to the Village of Big Rock to inquire if they had a stance on this matter. Village Staff spoke with the Village of Big Rock and they have objected to the proposed rezoning and special use for this property. The objection letter sent to Kane County by the Village of Big Rock is attached to this board report for your reference.

Kane County notified the Village that in order for the Village to file a formal objection to the petition the Village Board must approve a resolution memorializing its objection. Accordingly, attached for your approval is the proposed resolution. If the resolution is approved, a super majority vote of the Kane County Board will be required in order to approve the proposed petition.

With the previous application from CVM Property Management in 2022, staff offered that if certain conditions were met, the Village would rescind the objection. The conditions previously proposed are as follows:

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

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 posted weight restrictions for Camp Dean Road, but shall not exceed 12 tons.

ATTACHMENTS

- Village of Big Rock objection
- Resolution

COSTS

The only costs associated with this are the Village attorney fees.

RECOMMENDATION

Village staff recommends the Village Board approve the attached resolution to formally object to the rezoning request by CVM Property Management, LLC. However, staff recommends that the Village's objection be withdrawn 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:

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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 posted weight restrictions for Camp Dean Road, but shall not exceed 12 tons.

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 Friday November 8, 2024.

August 28, 2024

VIA EMAIL DELIVERY

Matthew Tansley, AICP
Planner
Kane County Development & Community Services Dept.
719 S. Batavia Ave.
Geneva, Illinois 60134

Re: Village of Big Rock Objection to Land Use and Zoning Petition
Petitioner: CVM Property Management LLC
Property: 7S880 Camp Dean Road (P.I.N. 13-23-400-013) ("Property")
Petition Request: Rezoning and Special Use ("Petition")

Dear Mr. Tansley:

As Village President of the Village of Big Rock, I am writing to voice the objection of the Village of Big Rock to the above-referenced Petition. The Village received notification from you via email on Friday, August 23 about its right to object to this Petition, as the Property is within the Village's planning area jurisdiction. However, the Village was only given until today to file a written objection in order to have its objection included in the staff report to the Regional Planning Commission. The Village of Big Rock Board of Trustees met on Tuesday, August 27, 2024, and took action to direct me to issue this letter objecting to the Petition.

The reasons for the Village's objections include, but are not limited to, the following:

1. The rezoning of the Property from the F-Farming District to the B-3 Business District would constitute **illegal spot zoning**, as it is the Village's understanding from the Petitioner's application materials that no surrounding properties are zoned B-3 Business District. If this rezoning were approved, it is ripe for a legal challenge based on this spot zoning.
2. The Petitioner provides no valid justification for this rezoning, except as a means to legitimize its existing business which has operated illegally from the Property and which has illegally added impervious surface (asphalt grindings) to the Property, in violation of the Kane County Stormwater Ordinance. There is no public benefit to this rezoning, and the only benefit is to allow the Petitioner to make money from the Property. By contrast, there will be numerous negative impacts to the public and to surrounding property

owners if this rezoning is approved, as explained further below. An analysis of the *LaSalle-Sinclair* factors, which a court must perform if a legal challenge is filed, demonstrates that this proposed rezoning meets few, if any, of the required factors to support a rezoning. The Petitioner's justification for the rezoning states, in part, that the Property is unsuitable for agricultural use (under the current F District zoning) because of the ever-expanding business use and asphalt grindings throughout the Property. This justification must be rejected, as the illegal expansion and illegal addition of impervious surface was performed by the Petitioner and/or its predecessor, and the Petitioner should not be able to benefit from its own wrongful acts.

3. The proposed rezoning violates the County's 2040 Comprehensive Plan which designates this property. The County should not approve an amendment to its own Plan, which was thoroughly studied and carefully approved. The Petitioner offers no legitimate justification for this amendment. The proposed zoning and special use is also inconsistent with the Village of Big Rock Comprehensive Land Use Plan, which accounts for zoning and uses outside of its municipal boundaries, but within its 1.5 planning jurisdiction.
4. The existing use and the proposed use, when combined, will have an adverse impact on the portion of Camp Dean Road under the Village's jurisdiction, and they will have an adverse impact on the portion of nearby Granart Road that is under the Village's jurisdiction. The Village does not impose property taxes on its residents and businesses, and therefore its annual revenues are limited. Roadway rehabilitation projects comprise the largest annual budgetary expenditure by the Village, aside from the very occasional special non-roadway project. The wear and tear on these Village roadways caused by Petitioner's expanded uses will severely strain the Village's budget. Not only will the Village have to bear the burden of increased roadway maintenance and replacement, but there is absolutely no corresponding benefit to the Village from these uses.

The KLOA traffic study should be taken with a grain of salt. This traffic study completely ignores the existing use and the expansion of the existing use, and instead only focuses on the proposed new vehicle storage use. The traffic study unreasonably discounts how many of the 360 storage spaces will be utilized, suggesting that only 50% will be used at any one time. If that is the case, then the Petitioner should not be allowed to build-out the full 360 spaces. Assuming the vehicle storage spaces are 100% filled, the traffic study admits that this vehicle storage use alone will result in 78 new total trips during peak hours just on Saturdays. These trips will include RV's, large boats on trailers, and large commercial vehicles. In addition, the contractor will constantly utilize the Village roadways for its heavy commercial vehicles. Simply put, the Village cannot afford the roadway maintenance that will result from these uses.


5. The Petition contains insufficient details about the existing commercial operations on the Property, how those operations are specifically being expanded, details about its existing use of the Property, the nature of immediately surrounding uses, and the range of vehicles and equipment that may be stored on the Property, among other details. Two aerial depictions of the Property from Year 2024 are attached. These aerials depict approximately 45 passenger vehicles, at least 10 commercial vehicles, approximately 15

trailers, and other equipment and storage bins. The traffic study ignores this information, and traffic counts will be higher than estimated by the Petitioner's own consultant. Does the Petitioner's existing business include the outdoor storage of road salt on the Property that it uses for its snow removal business? When the Petitioner removes an existing concrete parking lot (concrete removal is part of its business, per its website), does it store the removed concrete on-site? Does the Petitioner store and use heavy cement mixer trucks and other large commercial vehicles outside on the Property?

6. The existing and new proposed use are likely to have adverse impacts on surrounding properties. However, this is difficult to gauge as the Petition provides no details on lighting impacts, noise impacts, dust and odor impacts, and traffic impacts on surrounding properties. The Petition notes that "there has been no meaningful development in this area for decades." That is true because this is largely an undeveloped rural and agricultural area, which is not suitable for the Petitioner's uses.
7. The Petition states that the Petitioner has consulted with nearby Rich Harvest Farms about how it can mitigate impacts to Rich Harvest Farms caused by its uses. However, the Petitioner has never consulted with the Village in any manner about mitigating impacts to the Village.
8. Has there been any consideration to the potential environmental impacts that can be caused by the long-term storage of 360 commercial vehicles, RVs, and other vehicles, due to leaking oil, gasoline, transmission fluid, etc.? If the Petitioner stores road salt and other materials outside on the Property, will this storage potential result in adverse environmental impacts? The Village objects to the Petition because there is no information that answers these questions or shows how the Petitioner will be storing materials.

The Village would like to thank both you and the Regional Planning Commission for your consideration of this objection letter and the legitimate concerns of the Village of Big Rock or how these uses will impact our community, and our residents. The Village urges the Regional Planning Commission to vote against recommending these requests.

Sincerely,



Matt Fitzpatrick
Village President

Enc.

cc: Village of Big Rock Board of Trustees

Map

2024

Hybrid

LatLng

About

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Themes

Layers

▼ 7S880 Camp Dean R X Q



PinInfo Dialog

Clear Graphics

7S882

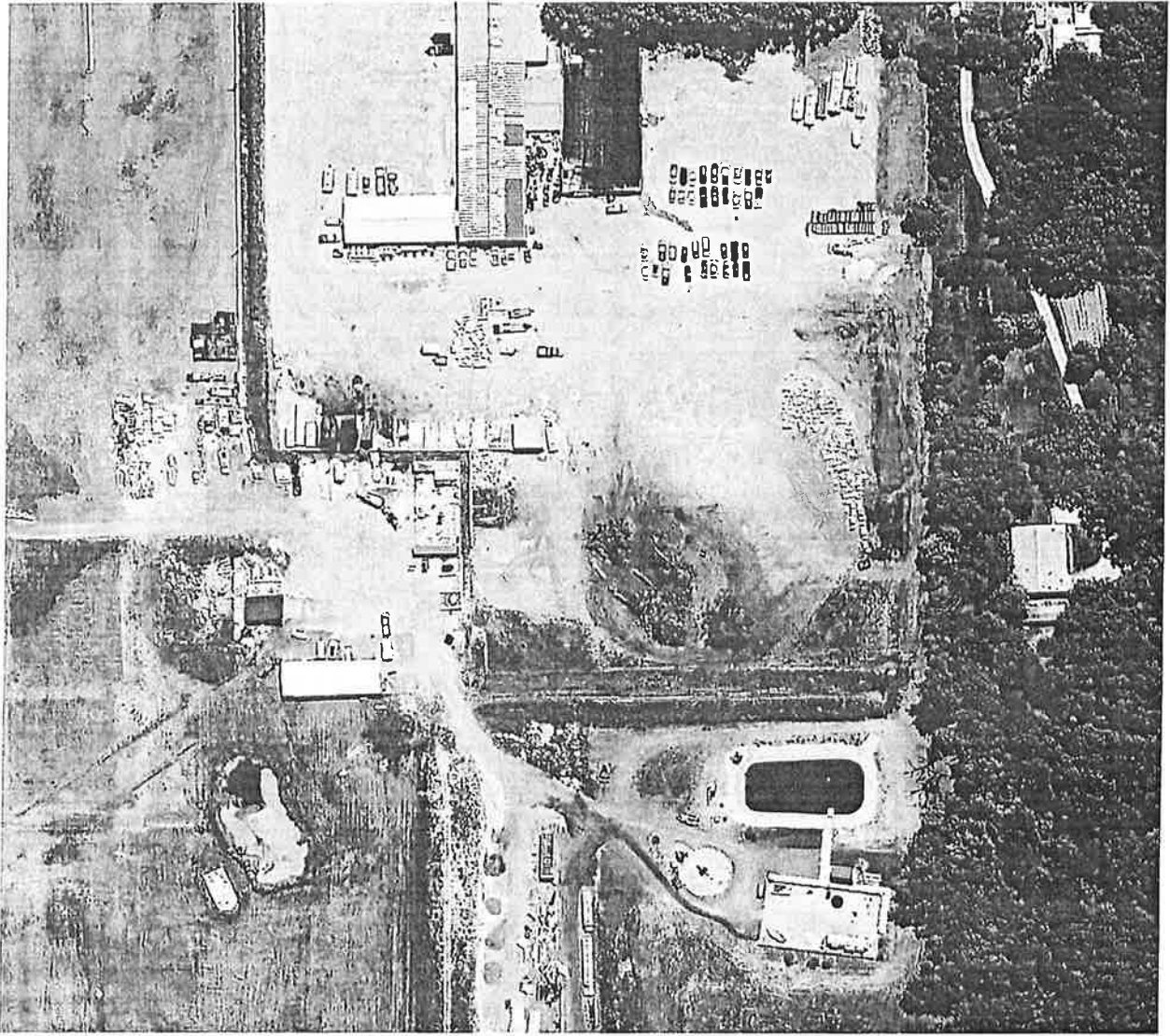
County Layers Disclaimer

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.



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**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

RESOLUTION NO. 2024-1015_

**A RESOLUTION OBJECTING TO A ZONING MAP AMENDMENT AND SPECIAL USE
REQUEST IN BIG ROCK TOWNSHIP, KANE COUNTY
(CVM Property Management, LLC – 7S880 Camp Dean Road)**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 15th day of October 2024

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove, Illinois
this 15th day of October 2024

RESOLUTION NO. 2024-1015_

**A RESOLUTION OBJECTING TO A ZONING MAP AMENDMENT AND SPECIAL USE
REQUEST IN BIG ROCK TOWNSHIP, KANE COUNTY
(CVM Property Management, LLC – 7S880 Camp Dean Road)**

WHEREAS, the Village of Sugar Grove (the “Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable laws; and,

WHEREAS, CVM Property Management, LLC has petitioned Kane County for a Special Use and Rezoning (from F- Farming District to B-3 Business District) to allow for a recreational vehicle storage yard and operation of Chad Ford’s Snow Removal and Concrete business on certain property located at 7S880 Camp Dean Road in Big Rock Township, Kane County, Illinois (the “Subject Property”), and

WHEREAS, the Subject Property is located within one and one-half miles of the Village corporate limits.

NOW THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Sugar Grove as follows:

1. That the Village President and Board of Trustees of the Village of Sugar Grove hereby **formally objects** to the s Special Use and Rezoning proposed by CVM Property Management, LLC.
2. That this formal objection may be withdrawn by Village staff if the following conditions are imposed on the special use:
 - a. The property occupied by Chad Ford’s Snow Removal and Concrete must be limited to the current uses.
 - b. 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, snow mobiles, all-terrain vehicles, and trailers for same.
 - c. The following uses and activities shall not be permitted on the recreational vehicle storage yard property:
 - i. No automobiles, pick-up trucks, SUVs, mini-vans
 - ii. No buses, box trucks, step vans, semi-tractors, semi-trailers, flatbeds, tow trucks
 - iii. No construction equipment, including, but not limited to, tractors, excavators, front end loaders, graders, boring machines, cranes, lifts
 - iv. No construction material, including but not limited to pipes, wood, fencing material, wire, cable, pallets, bricks, concrete forms, scaffolding
 - v. No bulk storage of any excavation or mining material, including but not limited to, soil, sand, stone and aggregate, mulch, asphalt or

concrete grindings

- d. That the entire property and all associated vehicles be in compliance with the posted weight restrictions for Camp Dean Road, but shall not exceed 12 tons.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Illinois, this 15th day of October 2024.

Jennifer Konen,
Village President

ATTEST: _____
Tracey Conti,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Micheals	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James F. White	_____	_____	_____	_____