Keith,

The City of Elgin objects to the issuance of a special use to allow outdoor storage of vehicles and equipment at 9N533 Nessler Road. The City respectfully requests that the Kane County Zoning Board consider:

1. The property is located immediately north of and adjacent to the single-family homes part of Bowes Creek Subdivision, and across the street from the single-family homes part of the Cedar Grove residential subdivision. As such, the proposed special use is not consistent with the surrounding uses and zoning classifications, and it is not consistent with the trend of residential development in the immediate area.

2. The property is located within the City of Elgin planning boundary, and the 2018 City of Elgin Comprehensive Plan designates this property for single-family attached use. The proposed special use for outdoor storage of vehicles and equipment is not consistent with the future land use plan for the area. More so, the special use will impede normal and orderly development as well as the improvement of surrounding property.

3. The special use is injurious to the use and enjoyment of other property in the immediate area and substantially diminishes and impairs property values in the neighborhood.

Should the Kane County Zoning Board disregard this objection and otherwise grant the special use, the City requests that Board at least impose the following conditions:

1. The area where outdoor storage of boats, trailers, recreational vehicles, and construction equipment is allowed shall be enclosed with a six-foot high solid/privacy fence and extensive landscaping (including evergreen trees and shrubs) shall be planted on the outside of the fence to provide proper screening.

2. The outdoor storage of vehicles associated with the towing business shall be limited to only the existing fenced-in yard located immediately west of the existing (smaller) warehouse building, and all vehicles – including but not limited to operable or inoperable vehicles which have been towed; those vehicles owned or otherwise associated with owners, operators, customers, or employees; or tow-trucks or other fleet or business-based vehicles – shall either be parked inside the storage yard or inside the building overnight or when the business is otherwise closed.

3. The existing dumpster located south of the fenced-in yard must be relocated either inside the fenced-in yard or inside the existing (smaller) warehouse building.

4. New landscaping (including evergreen trees and shrubs) must be installed on the west and south sides of the fence enclosing the towing businesses' fenced-in yard.

Finally, please note that the entire Nessler Road right-of-way has been annexed and is located within the City of Elgin. Therefore, regardless of the outcome of the special use application, the applicant must:

a. Remove the portion of the southern driveway encroaching onto the Bowes Creek Subdivision property to the south, and

b. Obtain an engineering permit to install a new driveway connection to Nessler Road which must be designed and installed in compliance with City standards.

Should you have any questions about any of the comments listed above, please do not hesitate to contact me directly.
Keith,
A few comments about the petition you sent us at the end of last week.
Next time you send an application please make sure the PDF’s are at a much higher resolution. Zooming in, even slightly, to review the drawings we can barely read what is on them.
Lastly, we recommend that the proposed fencing be black aluminum ornamental style fence as to provide a non-institutional look to the proposed project.

Regards,
Dave

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Dave,
Please forward this to the Plan Commission as well.
Thank you!

Keith T. Berkhout
Zoning Planner

Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, Illinois 60134
630-232-3495
berkhoutkeith@co.kane.il.us
October 18, 2018

Mr. Keith Berkhout  
Building & Zoning Division  
Development Department  
County of Kane  
719 Batavia Avenue  
Geneva, Illinois 60134

Re: Burke Storage, 9N533 Nesler Road, Elgin. Outdoor Use Special Use Request VIA: Email

Dear Mr. Berkhout:

On October 16, 2018, the Campton Hills Village Board met to review the above-referenced request submitted by Burke Storage, 9N533 Nesler Road, Elgin.

The Village supports the County’s recommendations that the applicant eliminate any encroachment upon adjacent property(ies) and that the owner vacate any storage on the F-1 zoned parcel.

On behalf of the Village Board, I thank you for providing the Village with the opportunity to comment on the proposed subject proposal. Should you have any questions, do not hesitate to contact me.

Sincerely,

[Signature]

Ronald R. Searl  
Village Administrator

cc: Village President and Board of Trustees [VIA: email]
Mr. Burke had brought asphalt grinding on to his property without the required Stormwater permit. He has worked with Water Resources to remove a portion of the grinding and permit the remainder. Topographic survey submitted confirms that the activities on the property have not changed the direction of runoff. Any future impervious area exceeding 1200 square feet brought on site would require storm water detention. His current plans show no additional impervious or areas of disturbance.

As part of his Stormwater Permit a wetland delineation and jurisdictional determination was requested by the County. Mr. Burke has completed this delineation and we are currently awaiting a Jurisdictional Determination by the USACE for the wetlands located to the north of the property.

Keith, let me know if this is clearer

Sent from my iPhone

On Nov 1, 2018, at 1:09 PM, Wilford, Anne <WilfordAnne@co.kane.il.us> wrote:

You are welcome

Sent from my iPhone

On Nov 1, 2018, at 1:08 PM, Berkhout, Keith <BerkhoutKeith@co.kane.il.us> wrote:

Thanks!

Mr. Burke has removed the portion of asphalt grindings as proposed in his Stormwater permit. Topographic survey submitted confirms that the activities on the property have not changed the direction of runoff. Water Resources is currently awaiting a Jurisdictional Decision by the USACE for the wetlands located to the north of the
property. Upon receipt of this decision a determination will be made as to what, if any wetland mitigation will be required.

Please confirm the receipt of this email.

Thanks
Anne

Sent from my iPhone

On Oct 29, 2018, at 3:07 PM, Berkhout, Keith <BerkhoutKeith@co.kane.il.us> wrote:

Yes, actually right up to Thursday night’s meeting that afternoon. There’s not a big hurry on this, that’s why I ask a few days out.
Thanks!
Keith

From: Wilford, Anne
Sent: Monday, October 29, 2018 2:39 PM
To: Berkhout, Keith <BerkhoutKeith@co.kane.il.us>
Subject: RE: Message from Berkhout, Keith (23495)
Importance: High

Keith,
Can I get comments to you tomorrow for ZBA meeting?
Thanks,
Anne

From: Berkhout, Keith
Sent: Monday, October 29, 2018 11:24 AM
To: Wilford, Anne <WilfordAnne@co.kane.il.us>
Subject: Message from Berkhout, Keith (23495)
Keith,

In regards to the above referenced, and attached application, KDOT has no comment.

As always, should you have any questions, or need clarification, please don’t hesitate to reach out.

Keith McGraw
Kane County - Division of Transportation
Permitting Section
41W011 Burlington Road
St. Charles IL 60175

t (630) 584-1171
f (630) 584-5239