



**Zoning Request Report**  
County of Kane

Kane County Development  
719 Batavia Ave  
Geneva, IL 60134  
Phone: (630) 232-3492  
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals  
Kane County Development Committee  
County Board Member District  
Janice Hill                      Carl Scheodel                      Mark VanKerkhoff                      Monica Meyers  
Petitioner

**PETITION NUMBER** 2014-4326 **Date** 09/24/2014

GENERAL INFORMATION

**APPLICANT:** JONATHAN KNIGHT

2500 WEST HIGGINS RD., STE 1200  
HOFFMAN ESTATES 60169

**PURPOSE:** TO ESTABLISH A SPECIAL USE FOR RECIEVING, STORAGE AND DISTRIBUTION FACILITY

**EXISTING ZONING:** B-3 - BUSINESS;

**REQUESTED ACTION:** SPECIAL USE; TRUCK TERMINAL

**SIZE:** 1.13 ACRES

**LOCATION:** SOUTHWEST SIDE OF RT, 20 3/4 MILE WEST OF RT. 47, SECTION 30, RUTLAND TOWNSHIP (43W931 RT. 20)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	AGRICULTURAL;
SOUTH	F - FARMING;	AGRICULTURAL;
EAST	F - FARMING;	AGRICULTURAL;
WEST	VILLAGE OF HAMPSHIRE	AGRICULTURAL;

**EXISTING LAND USE:** VACANT;

**LAND USE PLAN DESIGNATION:** RESOURCE MANAGEMENT AREA

**ZONING HISTORY:** REZONED FROM F TO B3 IN 1954

**APPLICABLE LAND USE REGULATION:** SECTION 10-4.2 (L) OF THE KANE COUNTY ZONING ORDINANCE



**Zoning and Use Information:**

2030 Plan Land Use Designation of the property: Resource Management

Current zoning of the property: B-3 District-Business Kane County

Current use of the property: Vacant

Proposed zoning of the property: B-3 District-Business, Special Use, allowed under Line "L" - Kane County

Proposed use of the property: Receiving, Storage, Distribution of Light Industrial Machinery on flat bed trucks.

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) A 5,100 square foot (85' X 60') pole barn style building without

basement, with three (3) overhead doors / loading docks.

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at [www.kanedupageswed.org/luo.pdf](http://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 [www.dnr.state.il.us/orep/nrrc/aar.htm](http://www.dnr.state.il.us/orep/nrrc/aar.htm)) to be filed with the Illinois Department of Natural Resources. Not applicable. Not zoned F-District
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable) Not 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 (our) knowledge and belief.**

Richard J. Jantzen 8/20/2014  
Record Owner Date

J. Antonio Velazquez 8-20-14  
Applicant or Authorized Agent Date

**VELAZQUEZ (ROLLIE LIMITED PARTNERSHIP)**

**SPECIAL USE APPLICATION**

**ZONING FACTORS**

The Special Use on the Subject Property will be to establish a truck terminal for temporary storage and transfer of machinery and other goods for local delivery; together with parking for up to five (5) semi tractor-trailers on the site from time to time when not in use.

The Subject Property will be improved with a pole barn style building, w/o basement, 85' x 60' in size with three (3) overhead doors/loading docks.

Parking will be provided for employees.

1. Relationship of property to existing uses of property within the general area?

The property is located on US Highway 20, between the Village of Hampshire and the Village of Pingree Grove.

- Uses to the east (in the Village of Pingree Grove) include a gasoline station and a commercial strip mall containing a restaurant and service offices; an antique store; and farming.
- Land to the east and on the north side of US Highway 20 remains in farming.
- The land use to the west is farming; and
- Land to the northwest (on the north side of US Highway 20, in the Village of Hampshire) is used for an office complex, combined with a storage facility; and for farming.
- Land to the south is in farming, and abuts the ICE railroad tracks.

2. Zoning classification of properties in general area?

The Subject Property is zoned in the County's B-3 General Business District.

<u>Direction</u>	<u>County</u>	<u>Other Classification(s):</u>
North	Farming	County F-1
East	Farming	Pingree Grove: C-1 General Commercial District
South	Farming	County F-1
West	Farming	Hampshire: O-M Office Manufacturing District

3. Suitability of the property in relation to the uses permitted under the zoning regulations?

The Subject Property is suitable for commercial uses, including the proposed truck terminal. It is located on a major US Highway (Highway 20), with adequate access, and near to both I-90 and State Route 47 for east-west and north-south transportation.

4. Trend of development in area of property?

The most recent development in the area has been to the east, in the Village of Pingree Grove, where a commercial strip mall of mixed uses has been constructed. No other recent development has occurred.

5. Relation of proposed use to Kane County 2030 Land Use Plan?

The Kane County 2040 Land Use Plan calls for this area to be a "resource management" area, to "support municipal and County, compact, mixed use growth opportunities while emphasizing wise management of land and water resources." The Subject Property, on the south side of US Highway 20 between Hampshire and Pingree Grove is at a location "related to transportation and transit opportunities; and [likely] within the existing boundaries or planned expansion of the EPA of each of the nearby municipalities." The Plan calls for "Master Planned Communities," for "mixed use developments" -- but the Subject Property is too small to contemplate a master planned community; countryside estate residential development; or particular preservation of open space and green infrastructure.

6. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare?

The Subject Property is located on US Highway 20, and is adequate to handle truck traffic. Access is appropriate and well-located along the roadway at this location. The proposed use will not be intense - the future user has only 5 flatbed trucks and only 5 employees, and is planning a relatively small storage facility. Also, the relatively small size of the parcel would prevent expansion of this business.

7. The Special Use will not be injurious to the use, enjoyment, and value of other properties in the immediate vicinity?

The proposed user intends to deliver machinery on flatbed trailers, store same for trans-shipment, and then ship out the machinery for delivery. Hours of operation will be between 7:00 a.m. and 8:00 p.m. (and usually, 7:00 a.m. - 5:00 p.m.). Drivers would come to the facility, park their personal vehicles there, leave with the owner's flatbed trucks, and return later with cargo to be off-loaded and stored temporarily pending delivery. Owner's flatbed truck-trailers will be parked on site when not in use.

8. The Special Use will not impede the normal, orderly development and improvement of the surrounding property?

The proposed use will fit with the other uses established in this area. To the northwest, there is an indoor and outdoor storage facility, which includes Recreational Vehicles and other large vehicles; Allen's Towing yard and facility; Ozinga Concrete facility; a business for wholesale supply of construction materials; and other business uses. To the east, at the intersection of US Highway 20 and State Route 47 are a gasoline station / convenience store, and a commercial strip mall of mixed uses, including a restaurant.

9. Adequate utility, access roads, drainage and other necessary facilities will be provided?

There is currently no municipal water or sewer utility to serve the site. Water will be provided by an on-site water well. Sanitary waste water will be disposed of by means of a septic system.

The proposed user would have only 1 employee on site during regular business hours; and only 2-3 others from time to time stopping in to drive semis to and from the site. The size of the parcel will prevent any more intense use of the Subject Property.

10. Adequate measures will be designed and provided for ingress and egress so as to minimize traffic and congestion?

The proposed user intends to keep both highway access points intact, allowing for one way truck traffic through the site, from US Highway 20, to the storage facility on the site; and back to the highway, without turning around. The location on US Highway 20 allows for sufficient sight lines to allow for such ingress / egress to be made safely.

11. The Special Use will conform to the regulations of the Zoning District in which it is located?

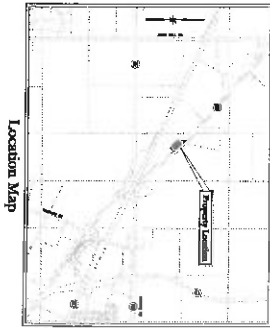
The proposed use will conform to the Kane County B-3 Business District regulations.

Respectfully submitted,

Jose Velazquez, Applicant, and on  
behalf of Rollie Limited Partnership, Owner

By:   
David M. Stieper  
Stieper Law Offices, Ltd.

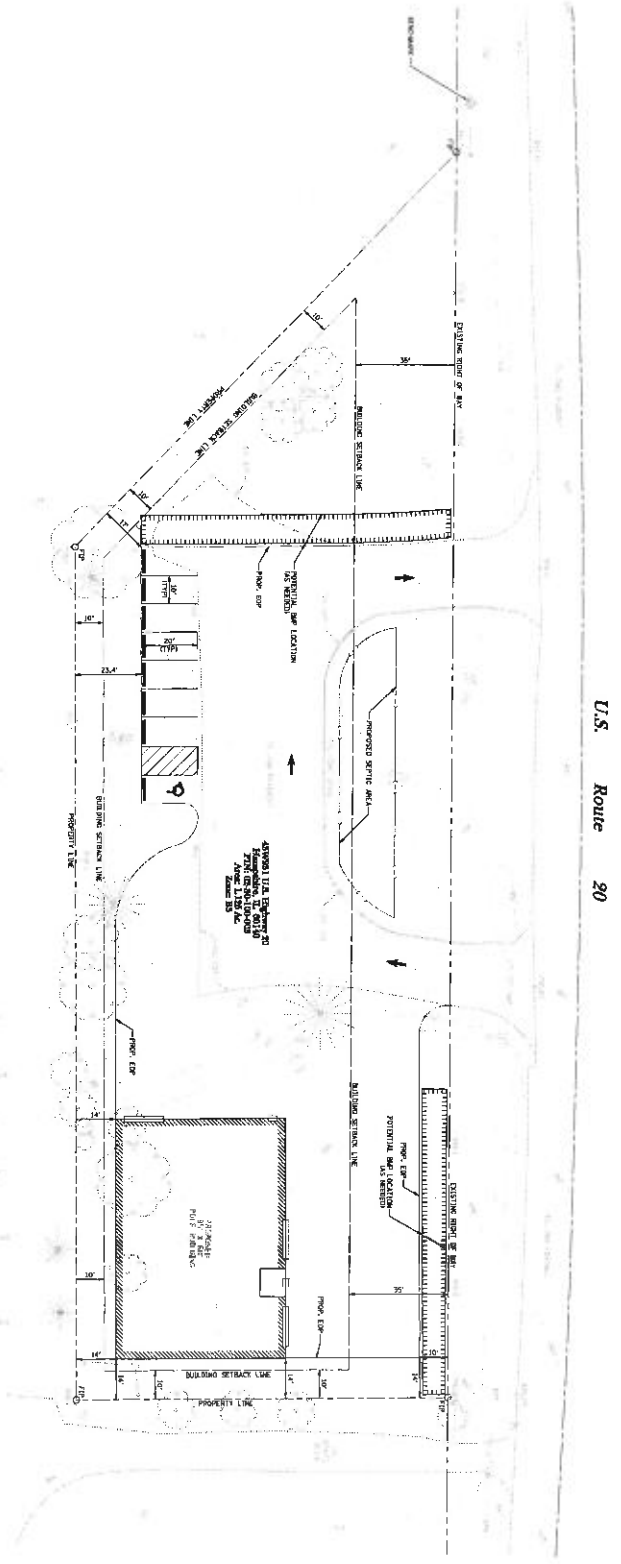
David M. Stieper  
Stieper Law Offices, Ltd.  
2500 West Higgins Road, Suite 1200  
Hoffman Estates, IL 60169-7243  
Tel: 847-519-7970  
Fax: 847-519-7971  
Email: David@StieperLaw.com



**Applicant Information**

Joe A. Valaquez  
 288 Skyline Dr.  
 Carpentersville, IL 60110

SMALL MEASURED AREA  
 EASTING COORDINATE 14,114.647  
 NORTHING COORDINATE 10,506.812  
 AREA 1.0000 AC.  
 (THESE ARE NOT TO BE USED IN RESUBMIT)



U.S. Route 20

43W931 U.S. Highway 20  
 Conceptual Layout Plan  
 Village of Hampshire, Rutland Township, Kane County, Illinois

**TROTTER ASSOCIATES**  
 Engineers and Surveyors  
 600 West Main, Suite 17  
 St. Charles, IL 62233  
 Ph: 618-587-0470 Fax: 618-587-0475

PROJECT/PLAN	NO.	DATE	DESCRIPTION

DATE	BY	DESCRIPTION

CL 1



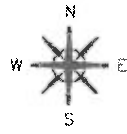
KANE COUNTY, IL - PARCEL NUMBER: 02-30-100-003

STREET ADDRESS: 43W931 US HIGHWAY 20, HAMPSHIRE, IL 60140



# PLAT OF SURVEY

N.W. CORNER OF  
N.W. 1/4 SEC. 30



SCALE: 1" = 40 FEET

THAT PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 1001.8 FEET TO THE CENTER LINE OF STATE ROUTE NO. 20, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY 272.6 FEET TO A LINE DRAWN PARALLEL WITH AND 200 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER FOR THE POINT OF BEGINNING, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 250.4 FEET; THENCE SOUTHEASTERLY 300 FEET ALONG A LINE MAKING AN ANGLE OF 155 DEGREES 45 MINUTES (MEASURED FROM NORTH TO EAST TO SOUTH) WITH THE LAST DESCRIBED COURSE; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FEET TO THE CENTER LINE OF SAID STATE ROUTE 20; THENCE NORTHWESTERLY ALONG SAID CENTER LINE FEET TO THE POINT OF BEGINNING, (EXCEPTING THAT PART FALLING IN STATE HIGHWAY NO. 20) IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

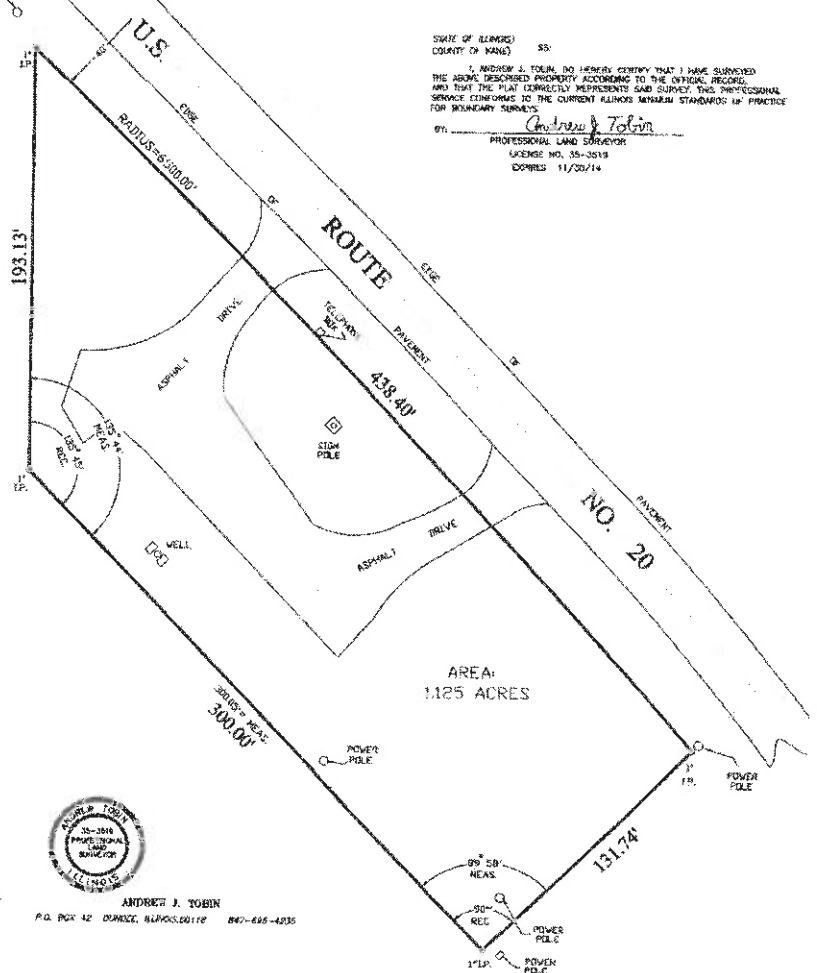
1" LP.  
52.70'

888.22' MEAS.

200.00' REC.  
200.00' MEAS.

RADIUS = 5540.00'

POWER POLE



DATE: JUN 3, 2013  
 PREPARED FOR: KARSTEN GDETTE, ESQ.  
 PROPERTY ADDRESS: 43W. 931 US HWY 20  
 HANSPHERG, ILLINOIS  
 SURVEY ORDER NO.: 13186

STATE OF ILLINOIS )  
 COUNTY OF KANE )  
 I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS IN PRACTICE FOR BOUNDARY SURVEYS.  
 ANDREW J. TOBIN  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 35-3513  
 EXPIRES 11/30/14

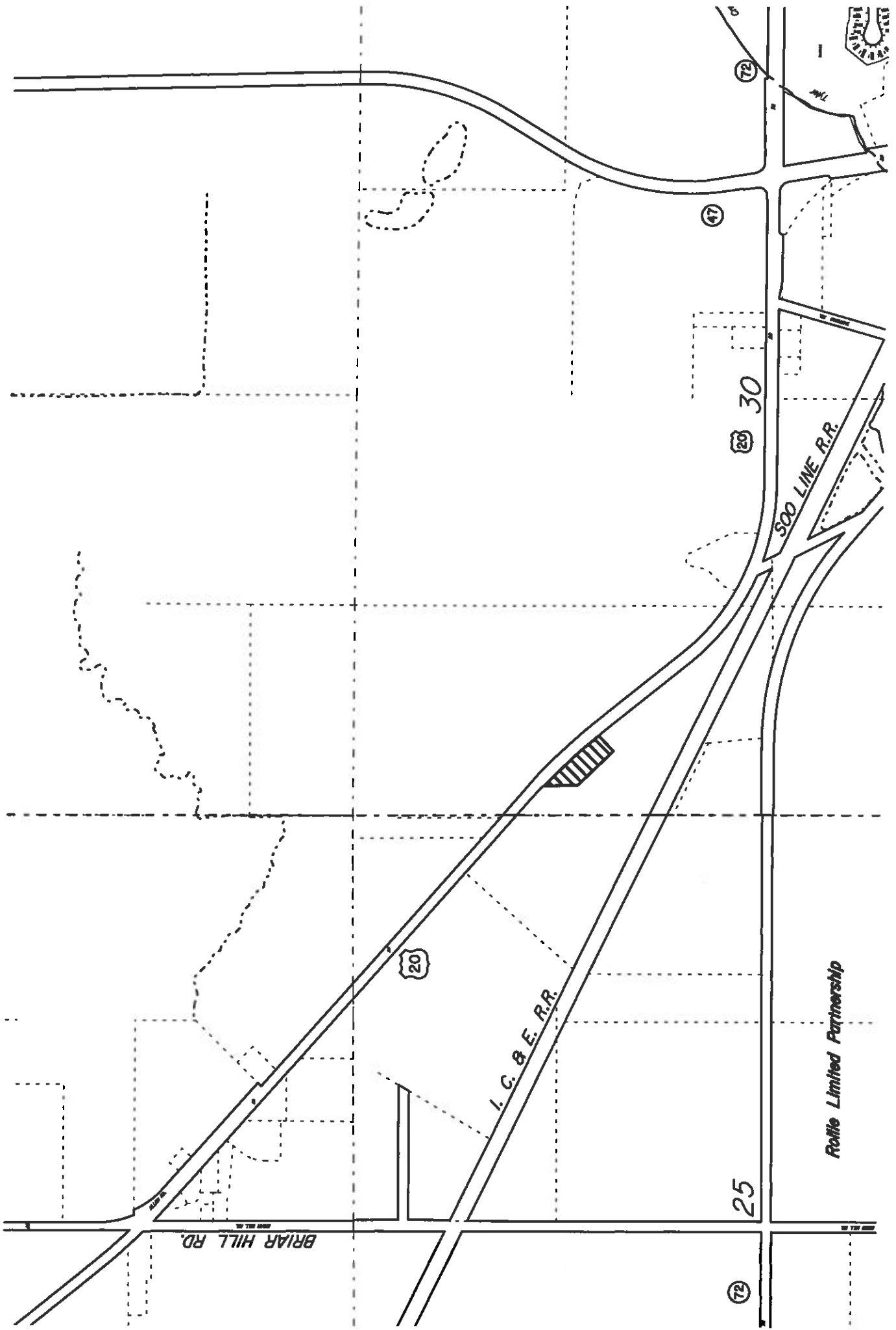
- INDICATES FOUND STAKE
- INDICATES SET STAKE
- CHAIN LINK FENCING
- WOOD FENCING
- INDICATES CONCRETE

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.  
 COMPARE THE DESCRIPTION ON THIS PLAT WITH DEEDS. REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.  
 THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.



ANDREW J. TOBIN  
 P.O. BOX 42 DRAPER, ILLINOIS 62112 618-486-4235

89 50' MEAS.  
 30' REC.  
 1" LP.  
 POWER P.O.C.  
 POWER P.O.C.



BRIAR HILL RD

20

I. C. & E. R.R.

25

72

30

47

72

S.O.O. LINE R.R.

Rollie Limited Partnership