



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 2015-4371 **Date** 11/23/2015

GENERAL INFORMATION

APPLICANT: CORTES, BLANCA E & ROBERTO
BLANCA ESTELLA CORTES
38W120HOPPS RD
ELGIN 601248526

PURPOSE: TO REZONE 45,000 SQUARE FEET TO R-1 FOR THE EXISTING SINGLE FAMILY USE AND REZONE 1.44 TO B-3 SPECIAL USE FOR A TREE SERVICE.

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: B-3 - BUSINESS WITH A SPECIAL USE AND R-1 SINGLE FAMILY

SIZE: 1.44 ACRES

LOCATION: NORTH SIDE OF HOPPS RD., ACROSS FROM LISA LANE, SECTION 31, ELGIN TOWNSHIP. (38W120 HOPPS RD.)

SURROUNDING	ZONING	USE
NORTH	F - FARMING;	FOREST PRESERVE
SOUTH	R-1 - ONE-FAMILY RESIDENTIAL;	RESIDENTIAL;
EAST	F - FARMING;	FOREST PRESERVE
WEST	F - FARMING;	RESIDENTIAL;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: PROPOSED OPEN SPACE

ZONING HISTORY: NO PREVIOUS REQUEST FOR THIS SITE

APPLICABLE LAND USE REGULATION: ARTICLE IX, SECTION 9.5-1 AND ARTICLE X, 10.4-2 OF THE KANE COUNTY ZONING ORDINANCE.

Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.

Name of Development/Applicant _____

Date _____

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The current and proposed use of the property is for storage of firewood and parking of trucks, trailers, and work equipment.

2. What are the zoning classifications of properties in the general area of the property in question?

The zoning classification of the properties around the area are generally Single Family homes /residential.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The current ~~zoning~~ zoning classification lets us have some trucks there but not any that are D class or higher. Also, we can have some firewood but only if it is cut from the property.

4. What is the trend of development, if any, in the general area of the property in question?

Currently there is development on the train track that are near the property.

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

Recommended old home site.

Findings of Fact Sheet – Special Use



Special Use Request _____

Date _____

- The Kane County Zoning Board is required to make findings of fact when considering a special use.
- Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board **will not** recommend a special use **unless** the following items are addressed:

6. Explain how 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.

All firewood and tractors will be located away from the water drainage holes that are located at the side of the property by the road. Also, all work that is done at the property will be done from 7:00 am to 5:00 pm the latest so comfort won't affect the neighbors.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

We plan on using only parts of the property that currently have no use right now. We are also creating bigger gravel driveway so storage of truck can be more easy and enjoyable and hopefully help raise the property value.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.

Special use of the property will not affect the development of the surrounding properties. All work done at the property will be done within regular work hours, which is from 7:00 am to 4:00 pm.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided?
Please explain:

Using existing facilities.

10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

Yes, right know we are working on expanding the gravel driveway to make it easier to get in and out of the property.

11. Will the special use conform to the regulations of the district in which it is located? Please explain:

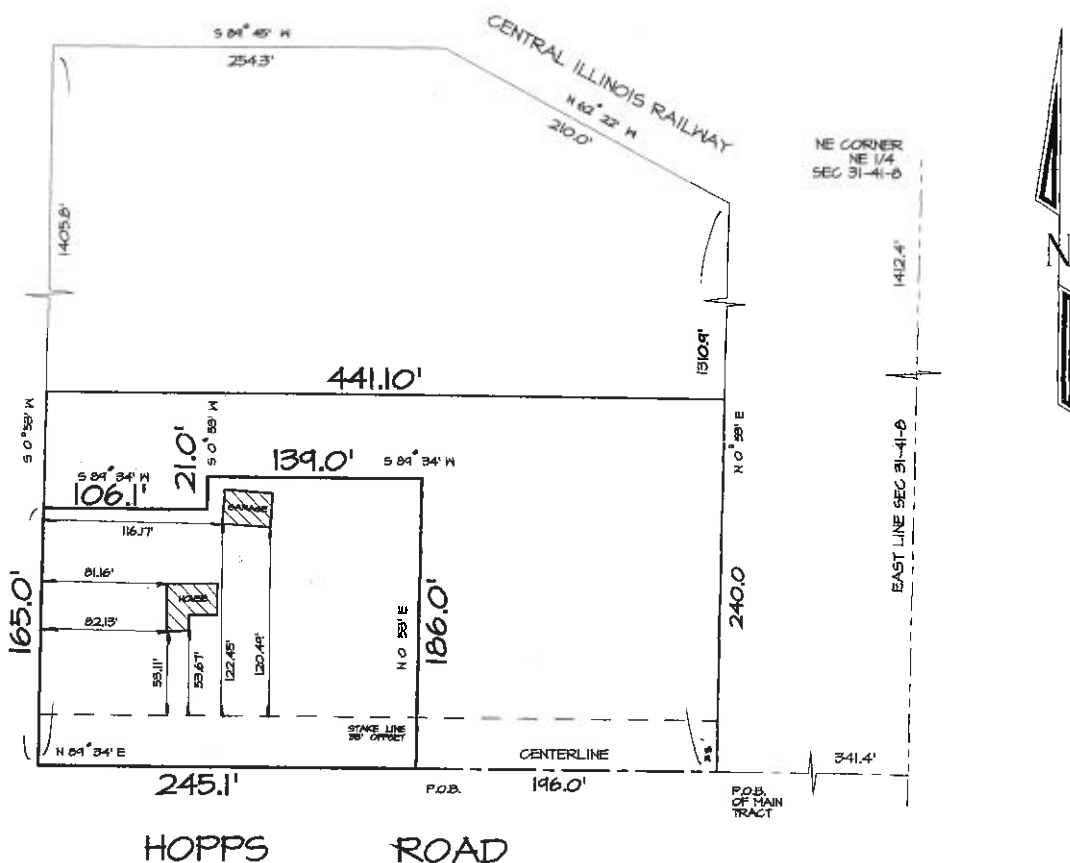
Yes, because not requesting any variances.

SCALE 1" = 80'

Plat of Survey

R-1 parcel

OF PROPERTY DESCRIBED AS: THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 240.0 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ON THE SECTION LINE 1412.4 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY; THENCE WESTERLY ALONG SAID CENTERLINE OF SAID PUBLIC HIGHWAY 341.4 FEET FOR A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 53 MINUTES EAST 1310.9 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILWAY; THENCE NORTH 82 DEGREES 22 MINUTES WEST ALONG SAID SOUTHERLY LINE 210 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES WEST 254.3 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES WEST 1405.8 FEET TO THE CENTERLINE OF THE ABOVE MENTIONED PUBLIC HIGHWAY; THENCE NORTH 88 DEGREES 34 MINUTES EAST 441.1 FEET TO THE POINT OF BEGINNING, DESCRIBED AS FOLLOWS: COMMENCING AT THE ABOVE DESCRIBED POINT OF BEGINNING; THENCE WESTERLY ALONG SAID CENTERLINE OF THE ABOVE MENTIONED PUBLIC HIGHWAY 196.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 53 MINUTES EAST 186.0 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES WEST 139.0 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES WEST 21.0 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES WEST 106.1 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES 165.0 FEET TO THE CENTERLINE OF SAID PUBLIC HIGHWAY; THENCE NORTH 89 DEGREES 34 MINUTES EAST 245.1 FEET TO THE POINT OF BEGINNING, ALL IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.



Order No: 16035A

Ordered By: Mike Meado

Property Address: 38W120 Hopps Road
Elgin, IL

STATE OF ILLINOIS
COUNTY OF KANE

SS SEPTEMBER 25, 2019

This is to certify that this plat and the survey on which it is based was made under my direction. This professional service conforms to the current Illinois minimum standards for a boundary survey.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF

- INDICATES IRON STAKE FOUND
- INDICATES IRON STAKE SET
- x—x—x— INDICATES FENCING
- ▨ INDICATES CONCRETE

PLAT NOT VALID WITHOUT EMBOSSED SEAL

Michael J. Morrissy, P.L.S. No. 2943

My License expires in November 2016

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

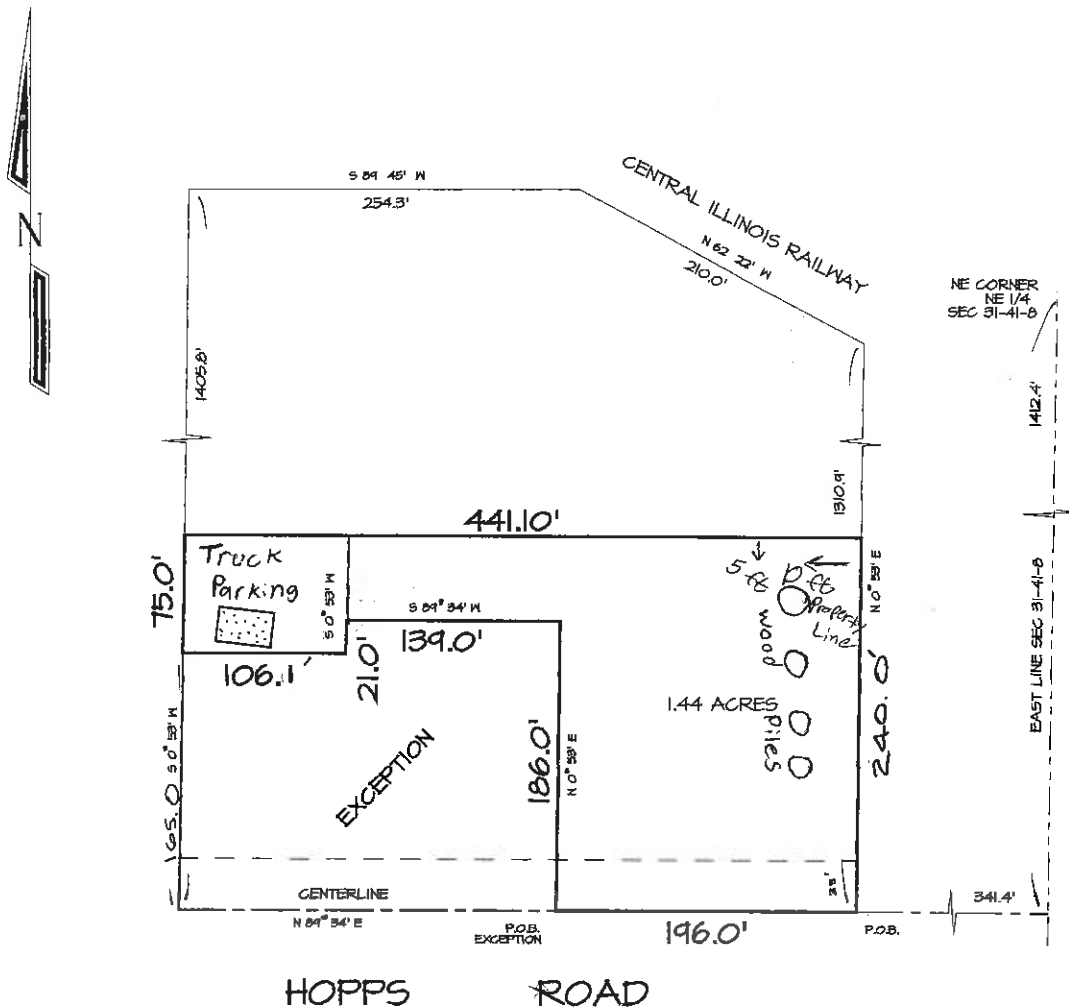
MJM CONSULTING, INC.:
 40W580 ATCHISON DRIVE
 HAMPSHIRE, IL 60140-9005
 TEL. (847) 888-8293

SCALE 1"=80'

Plat of Survey

B3 Special

OF PROPERTY DESCRIBED AS: THE SOUTH 240.0 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND; THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ON THE SECTION LINE 1412.4 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY; THENCE WESTERLY ALONG SAID CENTERLINE OF SAID PUBLIC HIGHWAY 341.4 FEET FOR A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 53 MINUTES EAST 1310.9 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILWAY; THENCE NORTH 62 DEGREES 22 MINUTES WEST ALONG SAID SOUTHERLY LINE 210 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES WEST 254.3 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES WEST 1405.8 FEET TO THE CENTERLINE OF THE ABOVE MENTIONED PUBLIC HIGHWAY; THENCE NORTH 89 DEGREES 34 MINUTES EAST 441.1 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE ABOVE DESCRIBED POINT OF BEGINNING; THENCE WESTERLY ALONG SAID CENTERLINE OF THE ABOVE MENTIONED PUBLIC HIGHWAY 196.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 53 MINUTES EAST 186.0 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES WEST 139.0 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES WEST 21.0 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES WEST 106.1 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES WEST 165.0 FEET TO THE CENTERLINE OF SAID PUBLIC HIGHWAY; THENCE NORTH 89 DEGREES 34 MINUTES EAST 245.1 FEET TO THE POINT OF BEGINNING, ALL IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.



Order No: 15035B

Ordered By Mike Meado

Property Address: Vacant 1.5 Acres, Hopps Road Elgin, IL

STATE OF ILLINOIS COUNTY OF KANE

SS SEPTEMBER 25, 2015

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DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF

- O INDICATES IRON STAKE FOUND
- INDICATES IRON STAKE SET
- X-X-X INDICATES FENCING
- ▨ INDICATES CONCRETE

PLAT NOT VALID WITHOUT EMBOSSED SEAL

Michael J. Morrissy, P.L.S. No. 2943

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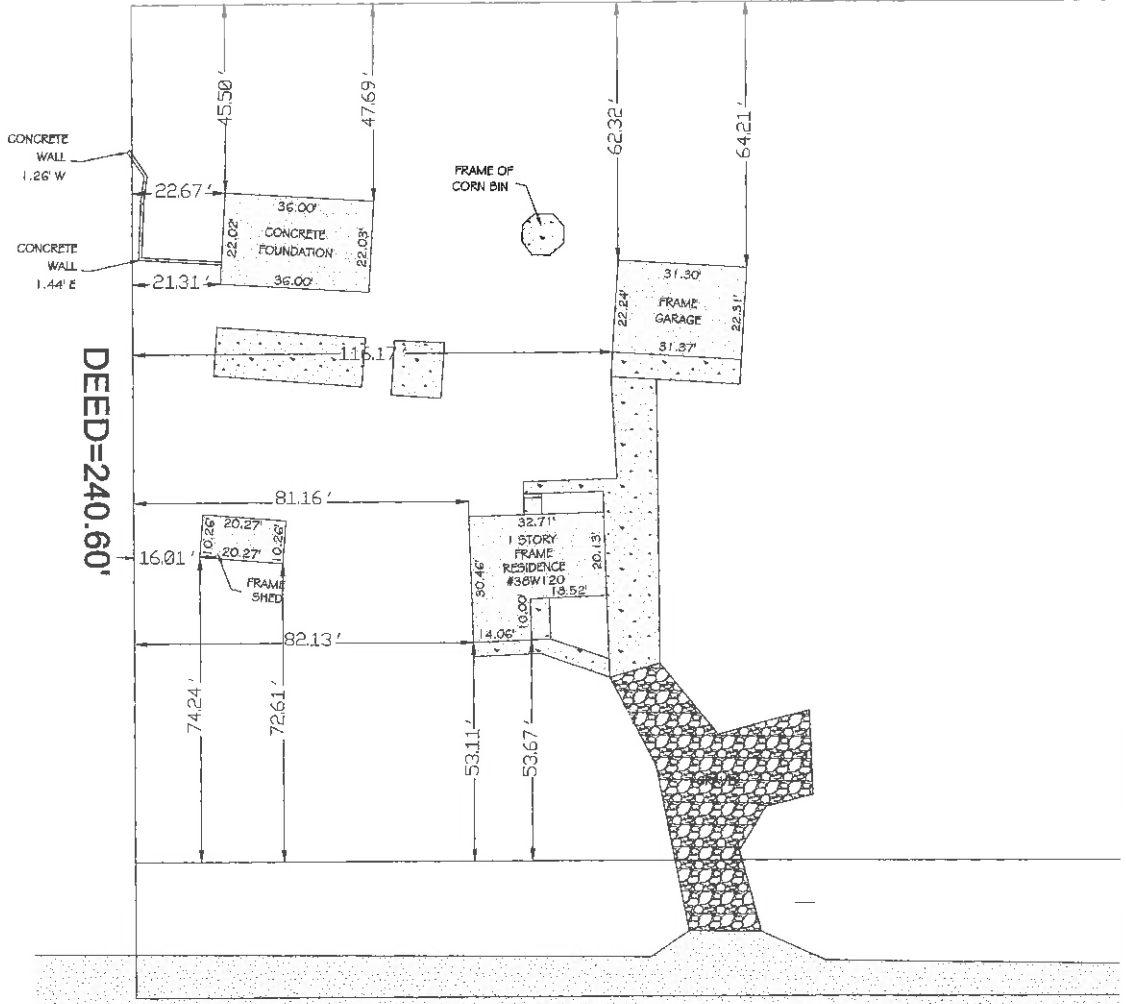
MJM CONSULTING, INC.
 40W580 ATCHISON DRIVE
 HAMPSHIRE, IL 60140-9005
 TEL. (847) 888-8293

PLAT OF SURVEY

LEGAL DESCRIPTION:

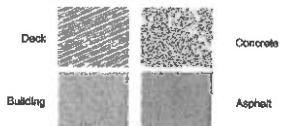
THE SOUTH 240.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 31 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ON THE SECTION LINE 1412.4 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY; THENCE WESTERLY ALONG SAID CENTERLINE OF SAID PUBLIC HIGHWAY 341.4 FEET FOR A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 53 MINUTES EAST 1310.9 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILWAY; THENCE NORTH 82 DEGREES 22 MINUTES WEST ALONG SAID SOUTHERLY LINE 210 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES WEST 254.3 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES WEST 1405.8 FEET TO THE CENTERLINE OF THE ABOVE MENTIONED PUBLIC HIGHWAY; THENCE NORTH 89 DEGREES 34 MINUTES EAST 441.1 FEET TO THE POINT OF BEGINNING IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.

DEED=441.1'



NOTE:
GROUND SNOW COVERED AT TIME OF SURVEY.
NOT ALL FLATWORK MAY BE SHOWN OR SHOWN ACCURATELY

● = Found Monumentation REC.=RECORD DISTANCE
○ = IRON PIPE SET MEAS.=MEASURED



STATE OF ILLINOIS)
(S.S.)
COUNTY OF KANE)

I, MICHAEL J. MORRISSEY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 2943, DO HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE UNDER MY DIRECTION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. ASSUME NO DISTANCE BY SCALE. REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE. LEGAL DESCRIPTION PROVIDED BY CLIENT.

PAGE 1 OF 2

Commonly Known as: 38W120 HOPPS ROAD
Elgin, Illinois

CLIENT REFERENCE:	
GRAPH NO.	15035
DRAWN BY	KJB
APPROVED	MJM
DATE	2/24/2015
SCALE	1" = 30'

Prepared for:
Nils von Keudell, PC
Attorney at Law
278 North State Street
Hampshire, Illinois

THIS SURVEY WAS PERFORMED ON THE GROUND FEBRUARY 22, 2015.
GIVEN UNDER MY HAND & SEAL FEBRUARY 24, 2015.

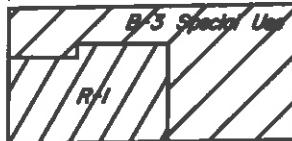
(Signature)
MICHAEL J. MORRISSEY
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE RENEWAL DATE: NOVEMBER 30, 2018



MJM Consulting

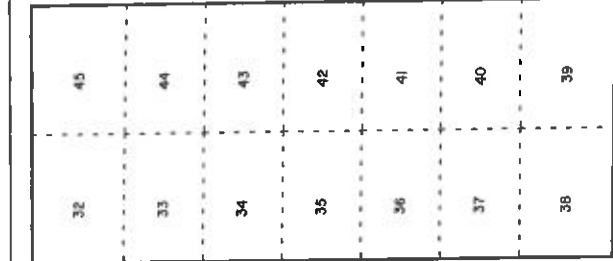
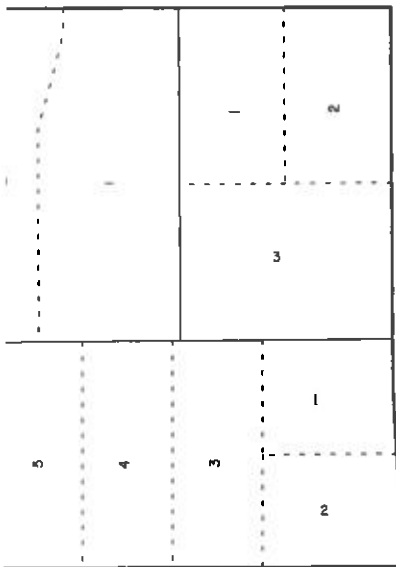
40W580 Atchison Drive
Hampshire, Illinois 60140
Phone (847)-888-8293

HOPPS RD.

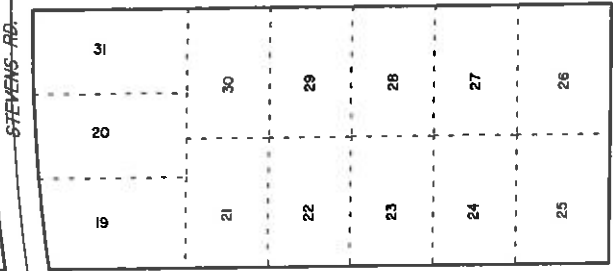


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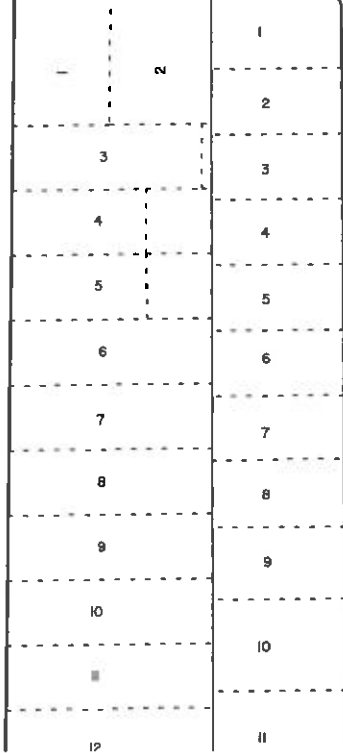
HOPPS RD.



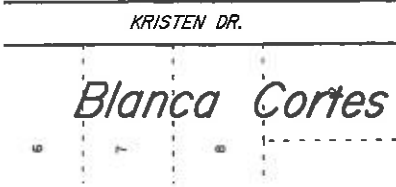
RICHARD DR.



KRISTIN DR.



SHADY LN.



Blanca Cortes

