

**KANE COUNTY DEVELOPMENT DEPARTMENT**  
 Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date
---------------

**APPLICATION FOR ZONING MAP AMENDMENT  
 AND/OR SPECIAL USE**

**Instructions:**

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

**The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b> PIN # 01-02-300-008
	<b>Street Address (or common location if no address is assigned):</b> HAMPSHIRE

<b>2. Applicant Information:</b>	<b>Name</b> MARK E. HODGESH	<b>Phone</b> 815-923-0100
	<b>Address</b> 11261 S. GRANT HWY	<b>Fax</b> 815-923-0101
	MARENGO, IL 60152	<b>Email</b> HWT@MARK@AOL.COM

<b>3. Owner of record information:</b>	<b>Name</b> L.B. ANDERSON CO.	<b>Phone</b>
	<b>Address</b> 104 S. WYNSTONE	<b>Fax</b> PAKL.
	N. BARRINGTON, IL	<b>Email</b>
	60010.	

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: AG

Current zoning of the property: AG

Current use of the property: AG

Proposed zoning of the property: STORAGE

Proposed use of the property: STORAGE AND DISPLAY.

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

ROAD EASEMENT MAINTAINED, SECURE AND MAINTAIN-  
TAIN (2) 10,000 SQ FT. BUILDING, REPAIR SIGN, MAINTAIN  
AND TRIM OVERGROWN TREES & LAND SLIPS

**Attachment Checklist**

*Plants*

- 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. } EXISTING NOT CHANGE
- List of record owners of all property within 250 feet of the subject property ✓
- Trust Disclosure (If applicable) DNA .
- 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.

L. B. ANDERSEN CO., INC. 11/1/18  
Record Owner Date

MARLE E. HOOPER. 11/1/18.  
Applicant or Authorized Agent Date

# 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.

I 90 SHARLAND PROJECT  
 MARK S. HODGES.

11/118

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?

(2) 10,000 SQ.FT. BUILDINGS ALREADY EXIST ALONG WITH A "ON PREMISE" SIGN. WE ARE KEEPING EVERYTHING THE SAME BUT UPGRADING! USING EXISTING BUILDINGS FOR STORAGE WHICH IS WHAT THEY'VE BEEN USED FOR IN THE PAST.

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

AG.

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

WITH A PAVED BUTRANCE OFF Rt #20 AND ACCESS TO BUILDING COMPLETE, WE WOULD BE USING THE PROPERTY IN ITS INTENDED USE FOR STORAGE AND DISPLAY.

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

PROPERTY HAS BEEN ABANDONED FOR YEARS. ALL THE DEVELOPMENT IN THE AREA IS TRUCK AND RV STORAGE AND REPAIR. THE PROPERTY WOULD BE AN EXTENSION OF OUR SALES AND SERVICE CENTER OF TRUCKS AND RV'S 1 MILE WEST OF THE PROPERTY.\*

\* HODGES WESTSIDE TRUCK CEN. 11201 S. GRANT MARION CO, IL 60152

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

---



---

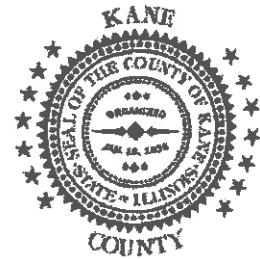


---



---

# Findings of Fact Sheet – Special Use



MARK E. HODGES.  
Special Use Request

11/1/19.  
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.

BY SECURING THE AREA AROUND AND INCLUDING (2) VACANT BUILDINGS, SAFETY AND SECURITY TO THE AREA WOULD BE OF GREAT BENEFIT TO THE COMMUNITY.

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

THE PROPERTY PROPOSED HAS NO IMMEDIATE NEIGHBORS. IT SITS WITHIN A 120 AC PARCEL.

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

OUR PROJECT WILL ONLY HELP MOVE FORWARD THE 120 AC PARCEL TO DEVELOPMENT AND INCREASE A TAX BASE FOR THE COUNTY.

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

ROAD ACCESS, UTILITIES, WATER DRAINAGE ARE ALL READY IN PLACE.

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

INGRESS AND EGRESS ARE ALREADY PROVIDED FROM BUTTERFIELD DR L#20 (SEE ATTACHED).

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

THE COMPLETE BUSINESS AREA IS TRUCK AND RV STORAGE, WE ARE PROPOSING TRUCK AND RV STORAGE AND DISPLAY.

January 24, 2019

Harris Trust 1464/Mark Hodges

Amendment to the existing PUD-Planned Unit Development to allow for vehicle and equipment storage and for a sign promoting an off-site business

**Special Information:** The PUD was approved for the operation of the Shireland Theme Park which operated between 1988 and 1991. The property has since remained unutilized. The petitioner would like to use approximately 5.5 acres in the southeastern portion of the easternmost parcel for indoor and outdoor storage of vehicles and equipment and for a 1000 ft<sup>2</sup> sign promoting an off-site business. The existing buildings in the 5.5 acre area would be used as part of the proposed storage operation.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Commerce/Employment. This new combined category reflects the need for non-residential land uses to be centers for commerce and to generate local employment opportunities. The suitability of various uses within this category for specific locations depend on the trend and character of the adjacent land uses, availability of infrastructure and the economic development needs of the local community.

**Staff recommended Findings of Fact:**

1. The Amendment will allow for the operation of a storage business and for a new 1000 ft<sup>2</sup> sign.

Attachments:      Location Map  
                         Township Map  
                         Petitioner's finding of fact sheet

50 Ft.  
50 ft

**WESTSIDE**  
**TRUCK CENTER, INC.**



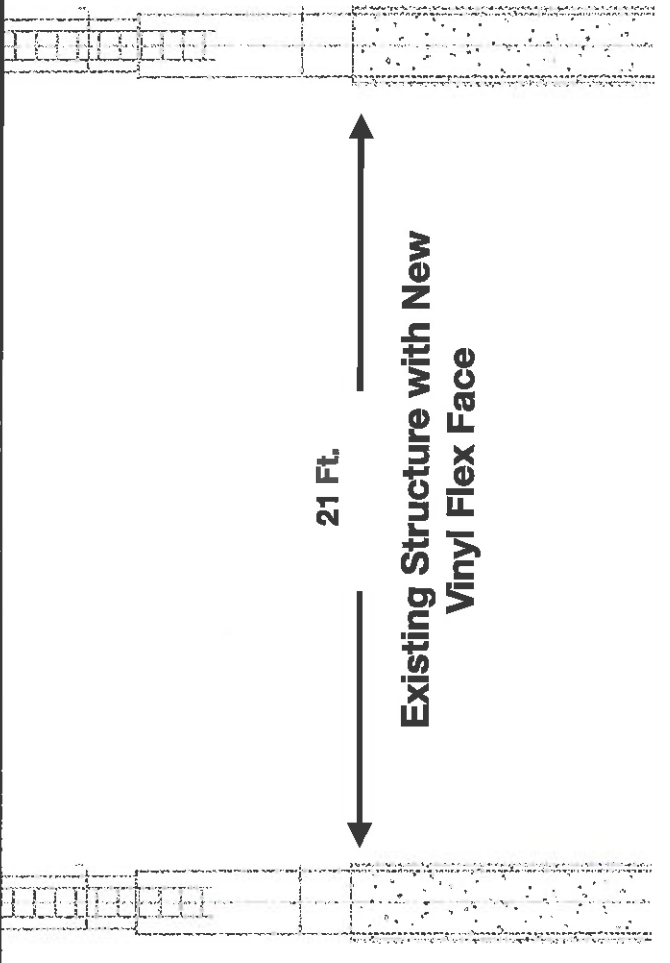


Marengo - Elburn

**westsidetruckcenter.com**

**SALES**  
**SERVICE**  
**PARTS**

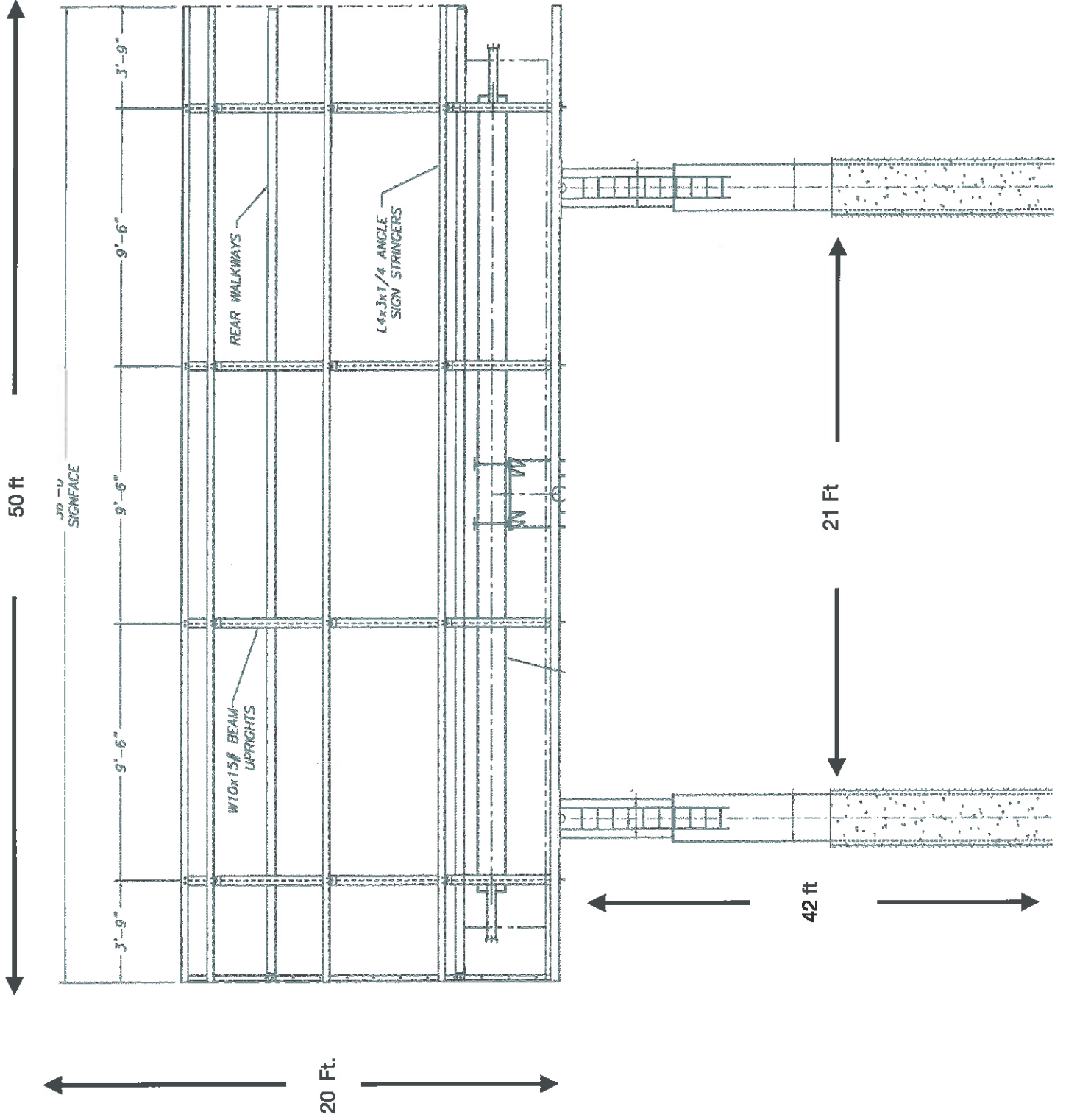
20 Ft.



21 Ft.

Existing Structure with New Vinyl Flex Face

42 ft



50 ft

SIGNFACE

3'-9"

9'-6"

9'-6"

9'-6"

3'-9"

REAR WALKWAYS

L4x3x1/4 ANGLE  
SIGN STRINGERS

W10x15# BEAM  
UPRIGHTS

21 Ft

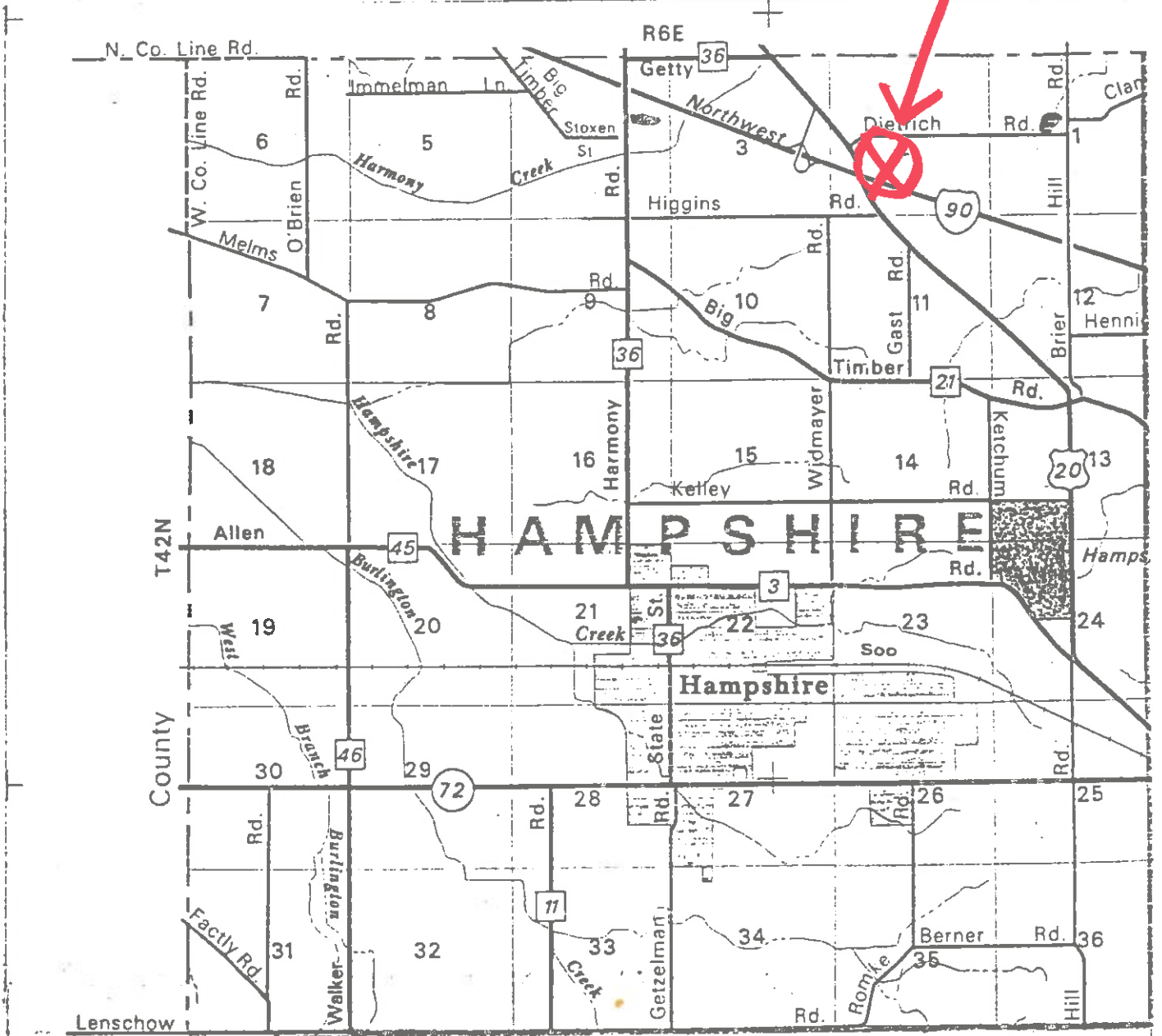
42 ft

20 Ft.



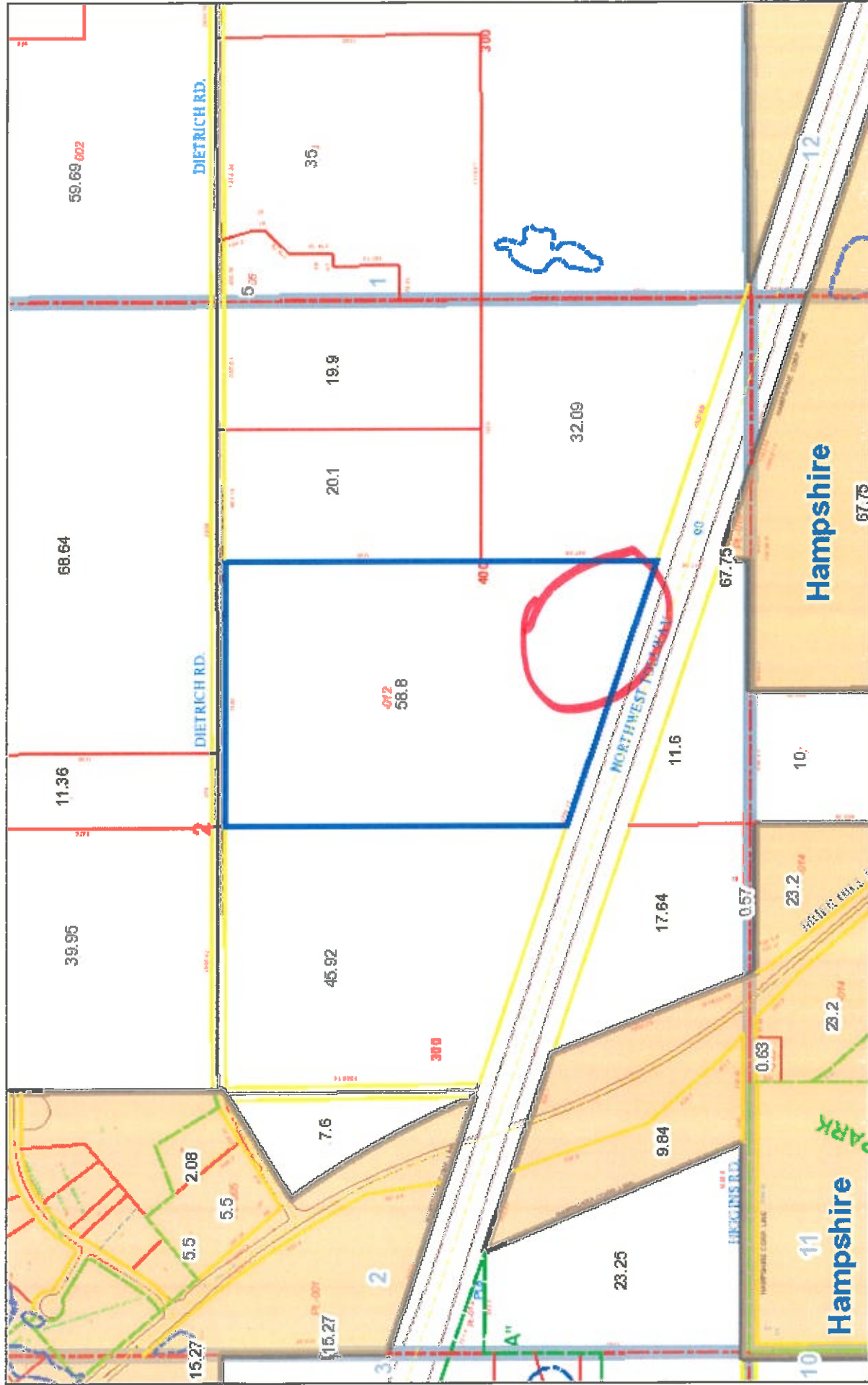
HAMPSHIRE twp.  
T.42 N. - R.6 E

map 1



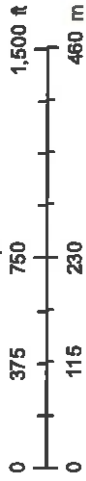
1 MILE

# Map Title



January 25, 2019

1:8,261



GIS-Technologies

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.

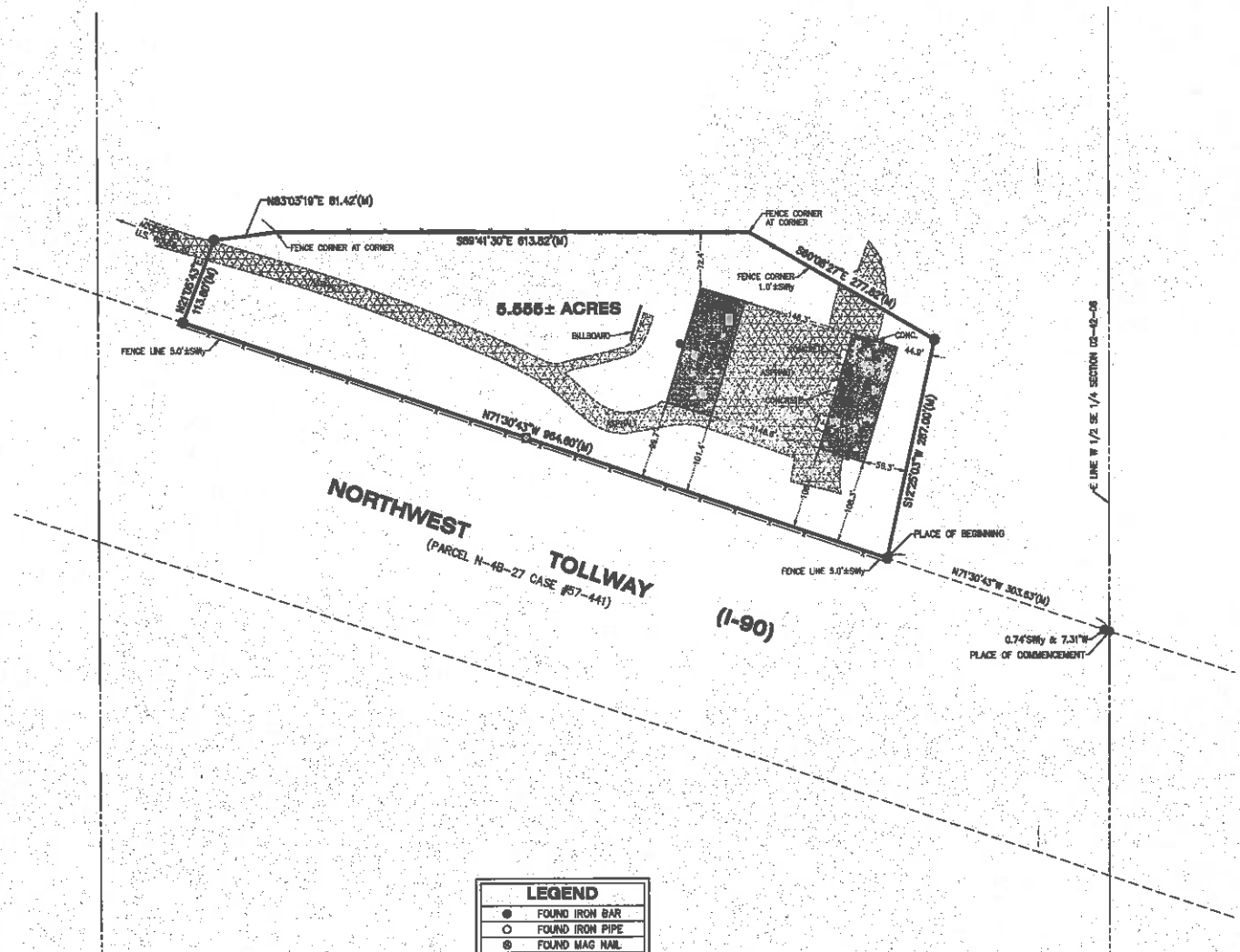
GIS-Technologies  
Kane County Illinois



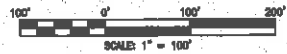
**Vanderstappen**  
Land Surveying, Inc.  
www.vanderstappen.com  
1316 N. Madison St.  
Woodstock, Illinois 60098  
ph. 815-397-4510 fax 815-397-8914  
"Always faithful to the property line"

# PLAT OF SURVEY

Part of the West Half of the Southeast Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, lying Northerly of the Northerly line of Parcel Number N-48-27 acquired by the Illinois State Tollway Commission through proceedings filed in the Circuit Court of Kane County, Illinois, on Case Number 37-441, being described as follows: Commencing at the intersection of the East line of the said West Half of the Southeast Quarter with the said Northerly line of Parcel N-48-27; thence North 71 degrees 30 minutes 43 seconds West along said Northerly line, 303.53 feet to the Place of Beginning; thence continuing North 71 degrees 30 minutes 43 seconds West along said Northerly line, 964.80 feet; thence North 21 degrees 05 minutes 43 seconds East, 113.80 feet; thence North 83 degrees 03 minutes 19 seconds East, 61.42 feet; thence South 89 degrees 41 minutes 30 seconds East, 613.82 feet; thence South 60 degrees 08 minutes 27 seconds East, 277.82 feet; thence South 12 degrees 25 minutes 03 seconds West, 287.00 feet to the Place of Beginning in Kane County Illinois.



LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊙	FOUND MAG NAIL
□	FOUND ROW MARKER
⦿	FOUND RR SPIKE
●	SET IRON BAR
●	SET MAG NAIL
●	WELL
(M)	MEASURED



**NOTE:** Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS )  
COUNTY OF McHENRY ) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois, 12/5 A.D., 2018.

Vanderstappen Land Surveying Inc.  
Design Firm No. 184-008762

By: [Signature]  
Illinois Professional Land Surveyor No. 3857

CLIENT: HODGES WEST SIDE TRUCK CENTER  
DRAWN BY: APG CHECKED BY: M.V.  
SCALE: 1"=100' SEC. 2 T. 42 R. 6 E. S. 2  
BASIS OF BEARING: ASSUMED  
P.L.N.: 01-02-400-012  
JOB NO.: 180890 I.D. MBS  
FIELDWORK COMP.: 11/20/18 BY: PG.  
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS UNLESS OTHERWISE NOTED.  
DATE: 12/5/18

## Farruggia, Tony

---

**From:** McGraw, Keith  
**Sent:** Wednesday, January 16, 2019 1:56 PM  
**To:** Farruggia, Tony  
**Cc:** Nika, Kurt; Rickert, Tom  
**Subject:** RE: Petition from Harris Trust/Mark Hodges  
**Attachments:** 2019-01-11 Shireland Ammendment to PUD.pdf

Tony

In regard to the attached amendment to the existing PUD at the Shireland complex, KDOT has no comments.

*Keith McGraw*  
*KDOT - Permitting*

---

**From:** Farruggia, Tony  
**Sent:** Friday, January 11, 2019 1:31 PM  
**To:** McGraw, Keith <McGrawKeith@co.kane.il.us>  
**Subject:** Petition from Harris Trust/Mark Hodges

Please see the attached variance petition and provide comments.

Regards,

**Tony Farruggia, AICP Candidate**  
Zoning Planner  
[FarruggiaTony@Co.Kane.IL.US](mailto:FarruggiaTony@Co.Kane.IL.US)  
630.232.3494

County of Kane, Illinois  
Development & Community Services Department