

4603

**KANE COUNTY DEVELOPMENT DEPARTMENT**  
Zoning Division, Kane County Government Center  
719 S. 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> 10-24-400-026-0000
	<b>Street Address (or common location if no address is assigned):</b> 45W130/132 Main Street, Elburn, IL 60119-9619

<b>2. Applicant Information:</b>	<b>Name</b> Catom Trucking, Inc.	<b>Phone</b> (630) 208-8442
	<b>Address</b> 37W309 Keslinger Road Geneva, IL 60134	<b>Fax</b>
		<b>Email</b> tina@catomtrucking.com

<b>3. Owner of record information:</b>	<b>Name</b> Busey Bank, as successor in interest to Glenview Bank as Trustee under Trust Agreement dated August 1, 1997 and known as Trust #4311	<b>Phone</b> (630) 557-2793
	<b>Address</b> c/o Laura Damgaard, P.O. Box 167, 3S320 Harter Road, Kaneville, IL 60144	<b>Fax</b>
		<b>Email</b> c/o dvc4@live.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Commerce/Employment

Current zoning of the property: R2 and R1

Current use of the property: Landscaping business and equipment yard

Proposed zoning of the property: B3 with special use/truck terminal

Proposed use of the property: Catom proposes to use the property as a truck terminal for Catom Trucking which is currently operating at 37W309 Keslinger Road, Geneva, IL

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

The property is currently improved with a commercial garage used to house and repair vehicles. A 14,000 sq. ft. addition to

that building is proposed.

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion (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/education/](http://www.dnr.state.il.us/education/)) to be filed with the Illinois Department of Natural Resources. (\* This report may best be accessed with Internet Explorer on some computers, per the State)
- List of record owners of all property within 250 feet of the subject property
- Trust Disclosure (If 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.**

Deus Hensgaard 11/11/22  
Record Owner General Partner of Damgaard Properties LP, beneficial land trust Owner/Seller, certifies to actual knowledge

Mime Jensen 11.17.22  
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.*

Catom Trucking, Inc.

11/7/2022

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 property is situated adjacent to I88 to the west. Immediately to the west of which is a granular materials mining operation. Adjacent to the north and north east of the property is another mining operation of which the subject property had been apart. One residential unit abuts the subject property at its northeast corner. That residence is screened by heavy vegetation and applicants have offered to provide additional screening if necessary.

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

Mining and Farming

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

The subject property is currently used for purposes ancillary to a tree nursery and tree farm and involves the storage and maintenance of commercial vehicles and trailers. Catom's use of the property would be similar in nature. The number of vehicles and movements would be relatively the same. The size of the vehicles would be significantly larger however. The size of Catom's vehicles is, however, easily accommodated by existing access points and the property is of sufficient size to safely accommodate interior traffic and storage.

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

The 2040 Plan identifies the use of this property to be commerce/employment. The trend of development in the area is consistent with this plan.

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

The proposed use is consistent with the 2040 Plan which identifies this property as commerce/employment. Catom is already operating its business in Kane County but has no room at its current facility to absorb the rate at which the company is growing. Catom currently employs 50 professional drivers, dispatchers and mechanics and is expecting to increase this number to 70 within the next 5 years.

## 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.  
Catom is currently operating in Kane County and has done so in a manner that has never adversely affected the health, safety, morals, comfort or general welfare of the community. The subject location is situated in an area that is far better suited to its operations as it relates to the uses surrounding its current facility. The subject site has 5 times the area of its current site. This enlarged space will improve the safety of its operations and will provide significantly more space which can be used to mask this use from adjoining properties.
  7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.

The parcel upon which the petitioner wishes to locate is large enough to allow adequate screening along the property lines that are adjacent to other uses. The operations of petitioner will not be materially different than the current use.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.  
The property is surrounded by mining operations that will not be affected in any way by petitioner's intended use. One single family residence is located near the northeast corner of the subject land. This property is currently well-screened from the current use. Additional screening can be added by petitioner. Additionally, access to all residential properties that are located near the subject land is gained by Lorang Road which is several hundred yards to the east of the entrance to the subject land. Consequently, petitioner's use will not create traffic conflicts. Additionally, the proposed use is substantially similar to the current use.
9. Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:

Yes. No significant development is anticipated other than the construction of a 14,000 sq. ft. addition to the existing shop building. Access off of Main Street is sufficient to serve petitioner's needs without changing existing access point off of Main Street. Improvements to the interior road system are contemplated. These improvements will not create any new public thoroughfares. All new improvements will be constructed in compliance with the County's Storm Water Control Ordinance. The property is of sufficient size to provide whatever storm water controls that will be necessary to accept runoff from the relatively modest size of the planned improvements.

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

Yes. The Kane County Department of Transportation has been consulted. No issues with ingress or egress have been identified. Traffic movements should not materially exceed existing conditions.

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

Yes. Truck terminals are a permitted special use under the B3 zoning sought by the petitioner. The facility will be operated and maintained in conformance with all existing regulations. All improvements will be constructed in conformance with all zoning regulations and building codes.

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Catom Trucking Inc. was founded in 1978 and has been operating in Kane County ever since. Its Focus on customer service, the exacting maintenance of its fleet of elite specialized equipment, the retention of its highly skilled and conscientious workforce and its exemplary record for safety has earned Catom its status as one of the premier heavy hauling companies in Northern Illinois. The Company's owner's Tom and Cathy Stellman, and Tina (Stellman) and Peter Jensen, take pride in the company's widely held reputation for honesty and integrity. Catom also takes pride as a partner with Local 673 Teamsters.

Catom currently operates with a fleet of 25 tractors and 50 trailers ( Step deck, flat bed and lowboy) out of its current facility located on Keslinger Road, approximately one half mile north of Randall Road. The company been conducting its operations out of this facility for over thirty years. During that time it has enjoyed an excellent relationship with its neighbors and with local law enforcement and has never received a complaint despite its location which is contiguous to a residential development, is across the street from another and is within a few hundred feet from the entrance to the Delnor Medical facilities.

Due to Catom's growth it is seeking to relocate to the Main Street property which is significantly larger and can accommodate what Catom hopes to be a fleet of 75 tractors within the next five to ten years. Catom's current site is slightly more than two acres. The proposed site is approximately 17 acres and would not only accommodate growth but would make its operations significantly more convenient as it relates to the circulation of its equipment within the confines of the property.

The turning radius for trucks entering and leaving the proposed site is significantly wider than the Company's current site. The company's trucks and trailers have no difficulty entering or exiting the current facility without obstructing traffic. Although the Company is dedicated to hauling overweight loads pursuant to special permits, those loads are collected and delivered off site and Catom's trailers are generally empty when entering or leaving its home facility. Customers of Catom do occasionally ask that Catom store its heavy equipment between moves, but this is not a daily occurrence.

Also, although it operates 25 vehicles, several of them are engaged in over the road operations which keep the equipment away from home for several days each week. Accordingly the number of daily movements is diminished. Most movements occur early in the morning when trucks leave the facility and in the early evening when they return. All movements into and from the facility are done at low speeds and no engine braking is permitted. In its current operations there is never a time where Catom vehicles are lined up waiting to enter or leave the facility. The time taken to turn onto the public road or into the facility is approximately three seconds. Increasing the fleet by 50% would not materially change any of these factors. Catom believes that its operations will not differ greatly from its current use as a landscaping company which stores and dispatches several smaller trucks and trailers per day from this site.

Catom's employees are members of the local community and we are proud of the respect they show to others. Catom believes that this site is superior in all respects to its current site as it relates to its impact on the community at large. Catom is committed to grow as a local employer and to continue its tradition of good neighborliness.

Glenview State Bank #4311/ (*Catom Trucking*)

Rezoning from F-District Farming and F-2 District – Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for a landscaping business to B-3 Business District with a Special Use for a truck terminal

**Special Information:** The petitioners are seeking a rezoning of the property to accommodate their trucking business. The parking would be concentrated on the northern portion of the property and a 14,000 square foot addition is proposed for the existing building in the center of the property. This building would be used for storage and repair of the truck fleet. The home on the southern portion of the property has an existing residential tenant. The petitioners may use the home for offices with the option of allowing the existing residential tenant to stay.

**Analysis:** The Kane County 2040 Land Resource Management Plan designates this area as Resource Management. Under the 2040 Plan, Resource Management is a land use category that provides county growth opportunities while emphasizing wise management of land and water resources. The purpose of Resource Management is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

**Staff recommended findings of fact:**

1. The parking and vehicle repair would be based on the northern portion of the property which has contained the previous landscaping business operations.
2. The home of the southern portion of the property may continue to be rented to the existing residential tenant and/or be converted to offices.

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



45W130/132 Main Street · Elburn, IL 60119







Alternate #2

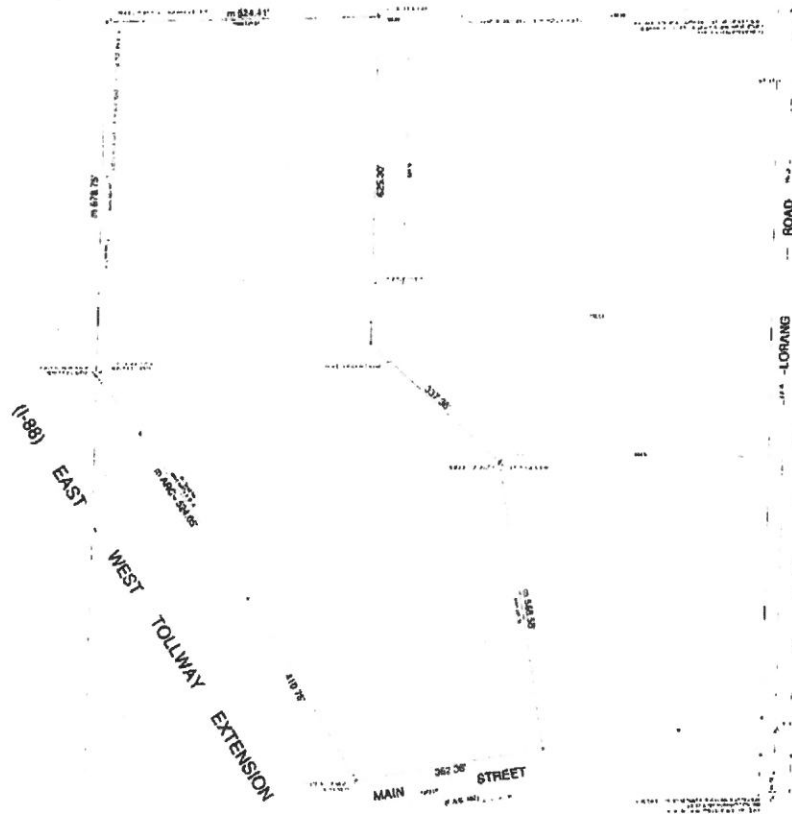




# PLAT OF SURVEY

OF  
 THAT PART OF SOUTHEAST QUARTER OF  
 SECTION 24, TOWNSHIP 39 NORTH, RANGE  
 6 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
 IN KANE COUNTY, ILLINOIS.

Scale 1" = 100'



### LEGEND

- - - - - BOUNDARY
- - - - - WIRE FENCE
- - - - - FOUND SURVEY MARKS
- - - - - SET SURVEY MARKS
- - - - - FOUND FIRST-OF-WAY MARKS

STATE OF ILLINOIS )  
 COUNTY OF KANE )

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT  
 REPRESENTATION OF A SURVEY MADE BY ME AND UNDER MY DIRECTION  
 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF  
 GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF FEBRUARY, A.D. 2003

*John T. Baker*  
 JOHN T. BAKER  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3317

### LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24,  
 TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE  
 SAID EAST HALF OF THE NORTHEAST QUARTER, THENCE SOUTHERLY ALONG  
 THE EAST LINE OF THE SAID EAST HALF OF THE SOUTHEAST QUARTER, 625.30  
 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE SAID EAST  
 HALF OF THE SOUTHEAST QUARTER, 344.61 FEET TO THE PLACE OF  
 BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE NORTH LINE 111.10  
 FEET; THENCE WESTERLY ALONG SAID NORTH LINE, 342.76 FEET TO NORTHEASTLY RIGHT OF WAY LINE OF  
 THE EAST-WEST TOLLWAY EXTENSION; THENCE NORTHWESTERLY ALONG SAID  
 RIGHT OF WAY LINE ON AN ANGLE OF 111 DEGREES 24 MINUTES 40  
 SECONDS COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE  
 110.76 FEET TO A POINT OF CURVATURE; THENCE CONTINUING  
 NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON A TANGENT CURVE OF  
 RADIUS 3434.045 FEET, CONCAVE TO THE SOUTHWEST, WHOSE ARC IS  
 510.37 FEET TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST  
 QUARTER; THENCE NORTHWESTERLY ALONG THE WEST LINE OF THE SAID EAST HALF  
 OF THE SOUTHEAST QUARTER, 248.00 FEET TO THE NORTH LINE OF THE SAID  
 EAST HALF OF THE SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE  
 NORTH LINE OF THE SAID EAST HALF OF THE SOUTHEAST QUARTER, 391.07  
 FEET TO A POINT ON SAID NORTH LINE, WHICH IS 750.00 FEET WESTERLY  
 FROM THE NORTHEAST CORNER OF THE SAID EAST HALF OF THE SOUTHEAST  
 QUARTER; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF THE  
 SAID EAST HALF OF THE SOUTHEAST QUARTER, 625.30 FEET; THENCE  
 SOUTHERLY ON AN ANGLE OF 131 DEGREES 10 MINUTES 51 SECONDS  
 TURNED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 337.30 FEET TO  
 THE PLACE OF BEGINNING.

P.L.N. - 10-24-00-024

**Horizon Consulting Group**  
 PROFESSIONAL DESIGN FIRM  
 LAND SURVEYING CORPORATION #184-003352  
 64 W 540 KESLINGER ROAD TEL: (630) 365-4100  
 ELBURG, ILLINOIS 60119 FAX: (630) 365-4103

**PLAT OF SURVEY**  
 OF  
 PART OF THE EAST HALF OF THE  
 SOUTHEAST QUARTER OF SECTION 24,  
 TOWNSHIP 39 NORTH, RANGE 6 EAST OF  
 THE THIRD PRINCIPAL MERIDIAN

PREPARED FOR  
 PHYLLIS LISS  
 LEUER REALTY  
 COLDWELL BANKER  
 128 NORTH MAIN STREET  
 ELBURG, ILLINOIS 60119

DAVID GAARD  
 DES PLAINES, ILLINOIS 60018

DATE  
 2/10/03  
 CHECKED BY  
 JTS  
 DRAWN BY  
 JTS  
 JOB #  
 2460

SHEET  
**1**  
 OF  
**1**

## SCHEDULE A

(continued)

## 5. The Land is described as follows:

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID EAST 1/2 OF THE SOUTH EAST 1/4; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID EAST 1/2 OF THE SOUTH EAST 1/4, 855.0 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTH EAST 1/4, 544.61 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF MAIN STREET (F. A. S. 107), 565.23 FEET; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 362.36 FEET TO NORTHWESTERLY RIGHT OF WAY LINE OF "THE EAST-WEST TOLLWAY EXTENSION"; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON AN ANGLE OF 111 DEGREES, 24 MINUTES, 40 SECONDS TURNED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE 410.76 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON A TANGENT CURVE OF RADIUS 3434.045 FEET, CONCAVE TO THE SOUTHWEST, WHOSE ARC IS 518.37 FEET TO THE WEST LINE OF THE SAID EAST 1/2 OF THE SOUTH EAST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID EAST 1/2 OF THE SOUTH EAST 1/4 682.92 FEET TO THE NORTH LINE OF THE SAID EAST 1/2 OF THE SOUTH EAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID EAST 1/2 OF THE SOUTH EAST 1/4 521.07 FEET TO A POINT ON SAID NORTH LINE WHICH IS 798.60 FEET WESTERLY FROM THE NORTHEAST CORNER OF THE SAID EAST 1/2 OF THE SOUTH EAST 1/4; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF THE SAID EAST 1/2 OF THE SOUTH EAST 1/4 625.30 FEET; THENCE SOUTHEASTERLY ON AN ANGLE OF 131 DEGREES, 18 MINUTES, 21 SECONDS TURNED CLOCKWISE FROM THE LAST DESCRIBED COURSE 337.36 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KANSVILLE, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE SOUTH 20 FEET DEDICATED TO THE COUNTY OF KANE.

END OF SCHEDULE A

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# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

October 27, 2022

Ethan Cho  
Jacob & Hefner Associates  
1333 Butterfield Rd Ste 300  
Suite 300  
Downers Grove, IL 60515

**RE: Catom Trucking BTS**  
**Project Number(s): 2305835 [G725]**  
**County: Kane**

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

However, the Department recommends any required night lighting follow International Dark-Sky Association (IDA) guidance to minimize the effect of light pollution on wildlife; including shielding fixtures so no light travels upward, using "warm-white" or filtered LEDs (CCT < 3,000 K) to minimize blue emission, and avoiding over-lighting.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Bradley Hayes  
Division of Ecosystems and Environment  
217-785-5500





1 of 3

Find | Next



*Applicant:* Catom Trucking  
*Contact:* Bernard Weiler  
*Address:* 140 Municipal Dr.  
 Sugar Grove, IL 60554

*IDNR Project Number:* 2306134  
*Date:* 11/04/2022

*Project:* Catom Trucking Zoning application  
*Address:* 45W130/132 Main Street , Elburn

*Description:* Catom Seeks to have the subject property rezoned from f2 farming to B3 with a special use as a trucking facility

**Natural Resource Review Results**

~~Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)~~

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:



2 of 3

Find | Next

IDNR Project Number: 2306134



3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

**Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

**Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.