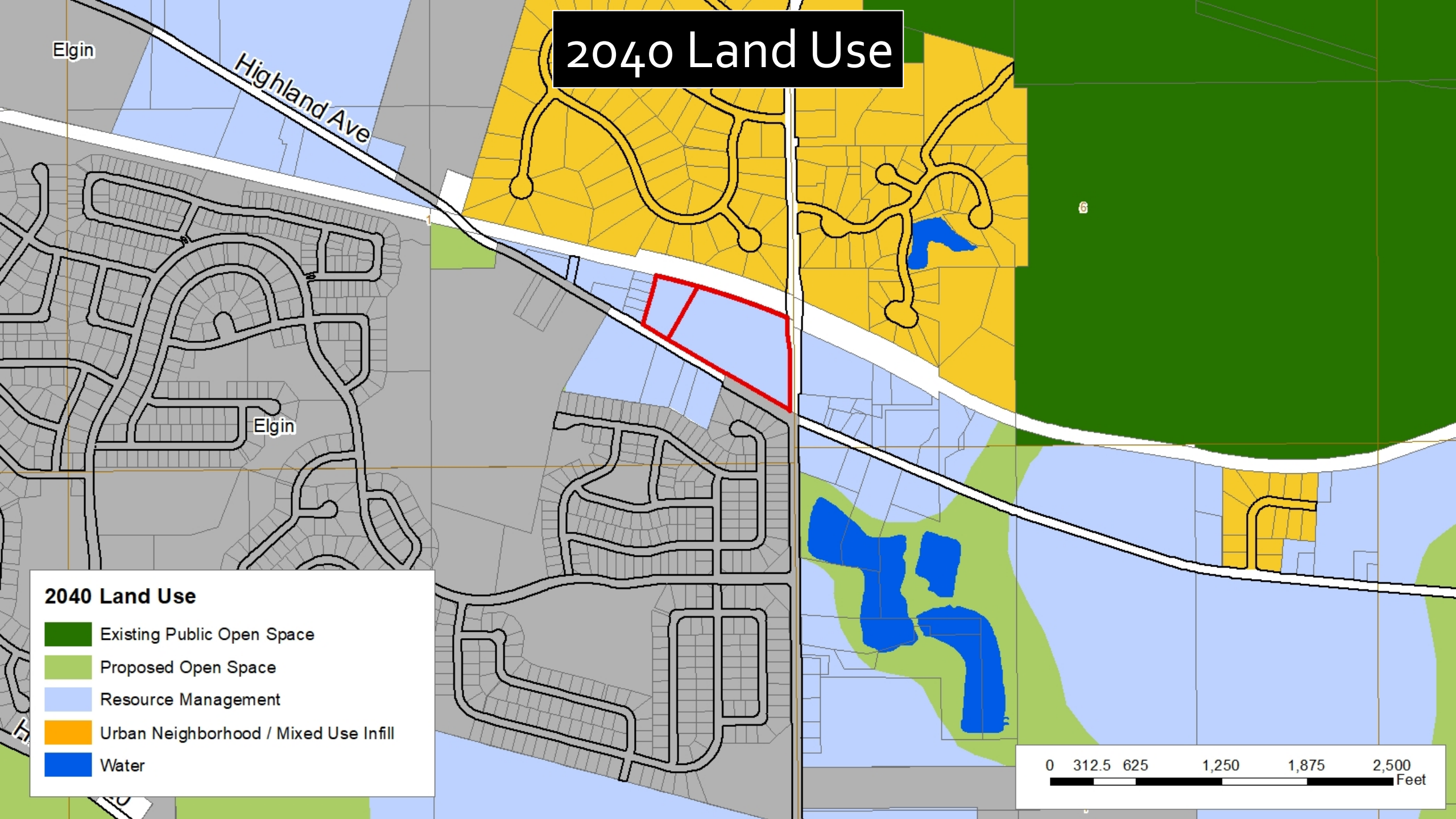


#4612

39W180 HIGHLAND AVENUE, LLC
COUNTY BOARD MEMBER DAVID YOUNG DISTRICT 15

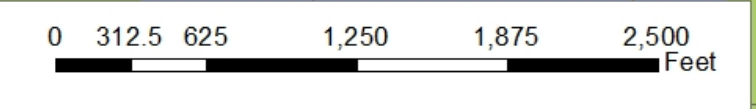
Special Use request in the B-3 Business District for warehouse, storage and parking as well as requesting that a covenant be removed which required the property to be rezoned from B-3 Business District to F-District Farming when a previous business vacated the property.

2040 Land Use

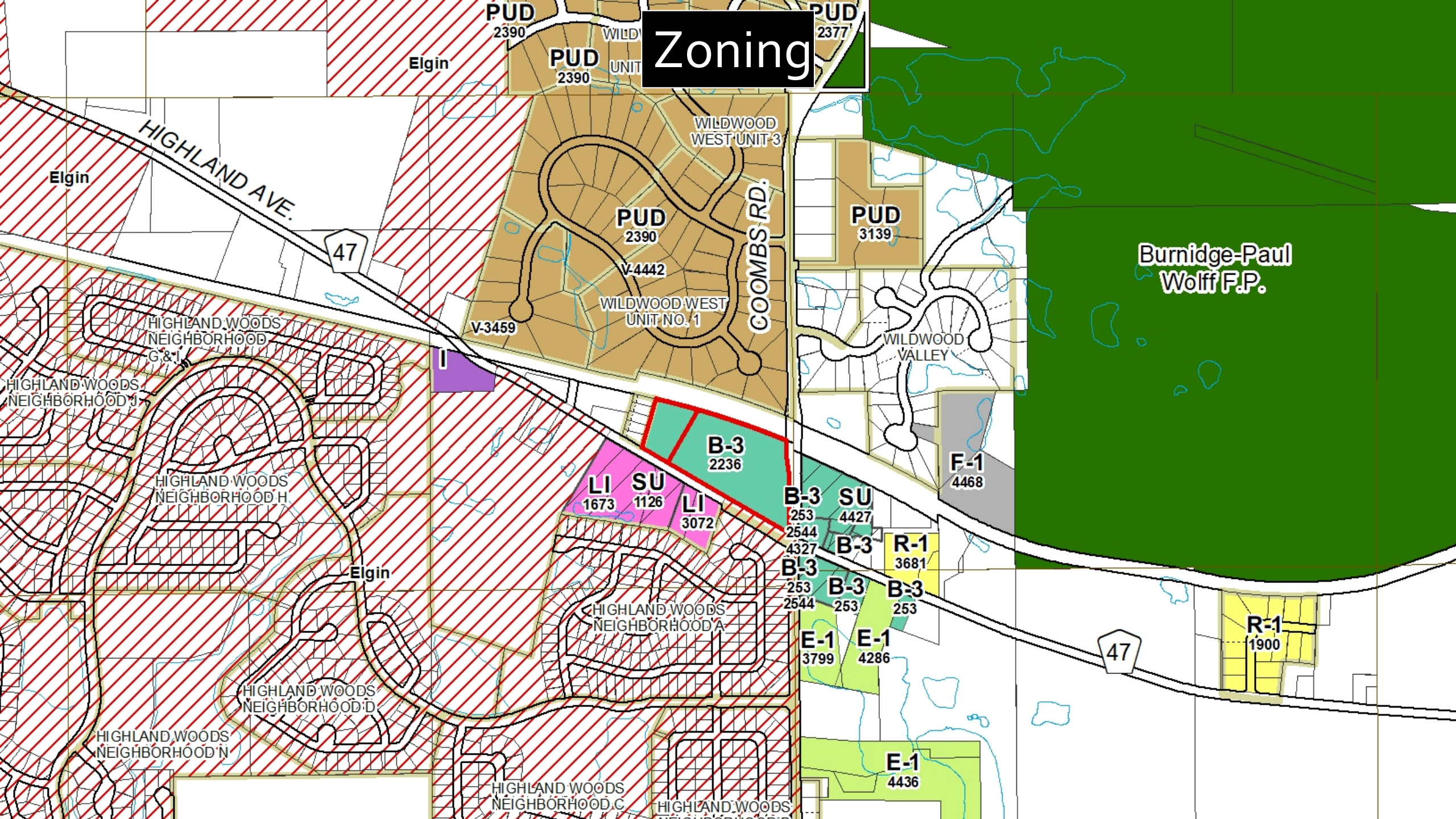


2040 Land Use

-  Existing Public Open Space
-  Proposed Open Space
-  Resource Management
-  Urban Neighborhood / Mixed Use Infill
-  Water



Zoning





Highland Ave

United States Highway 20



Highland Ave



Highland Ave



Highland Ave

1956



1963



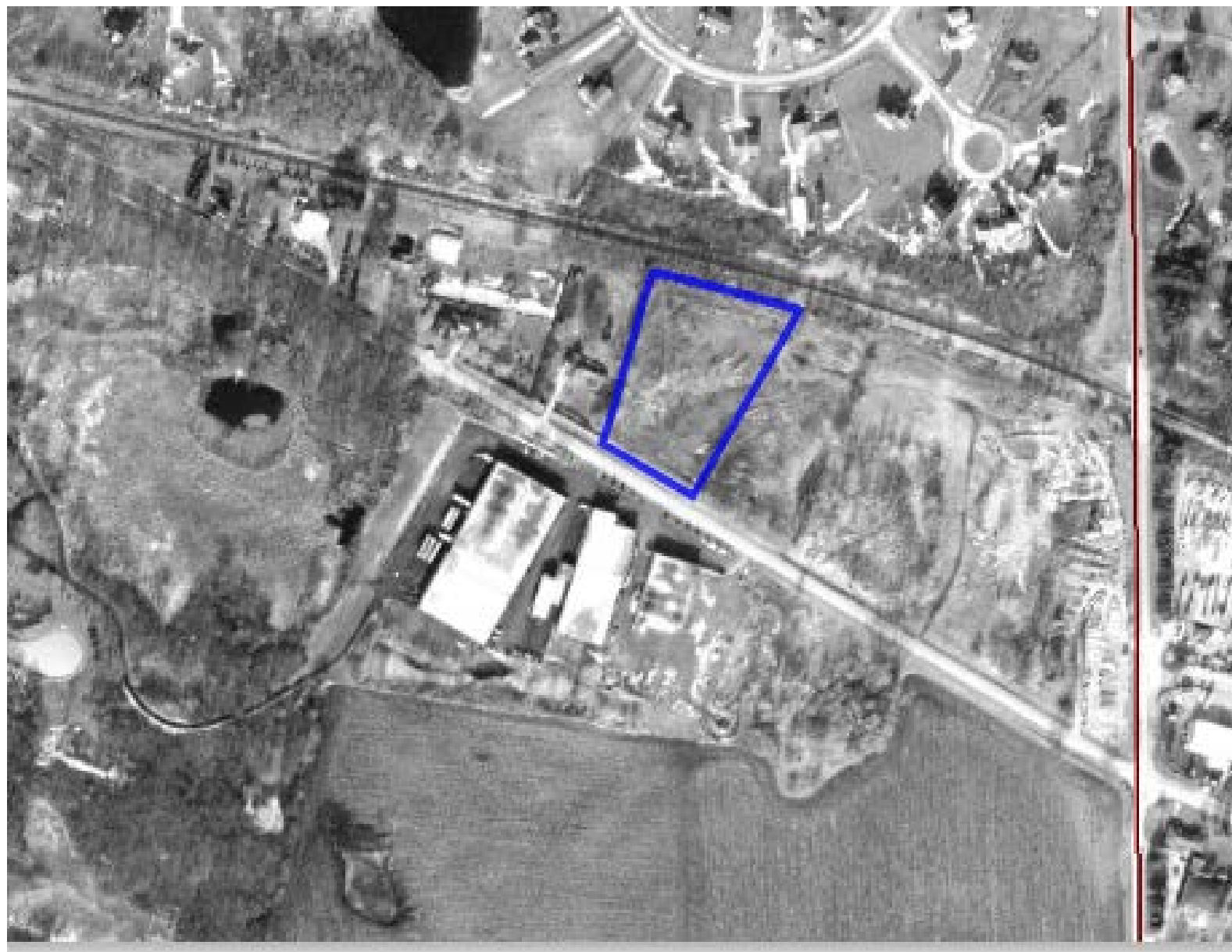
1973



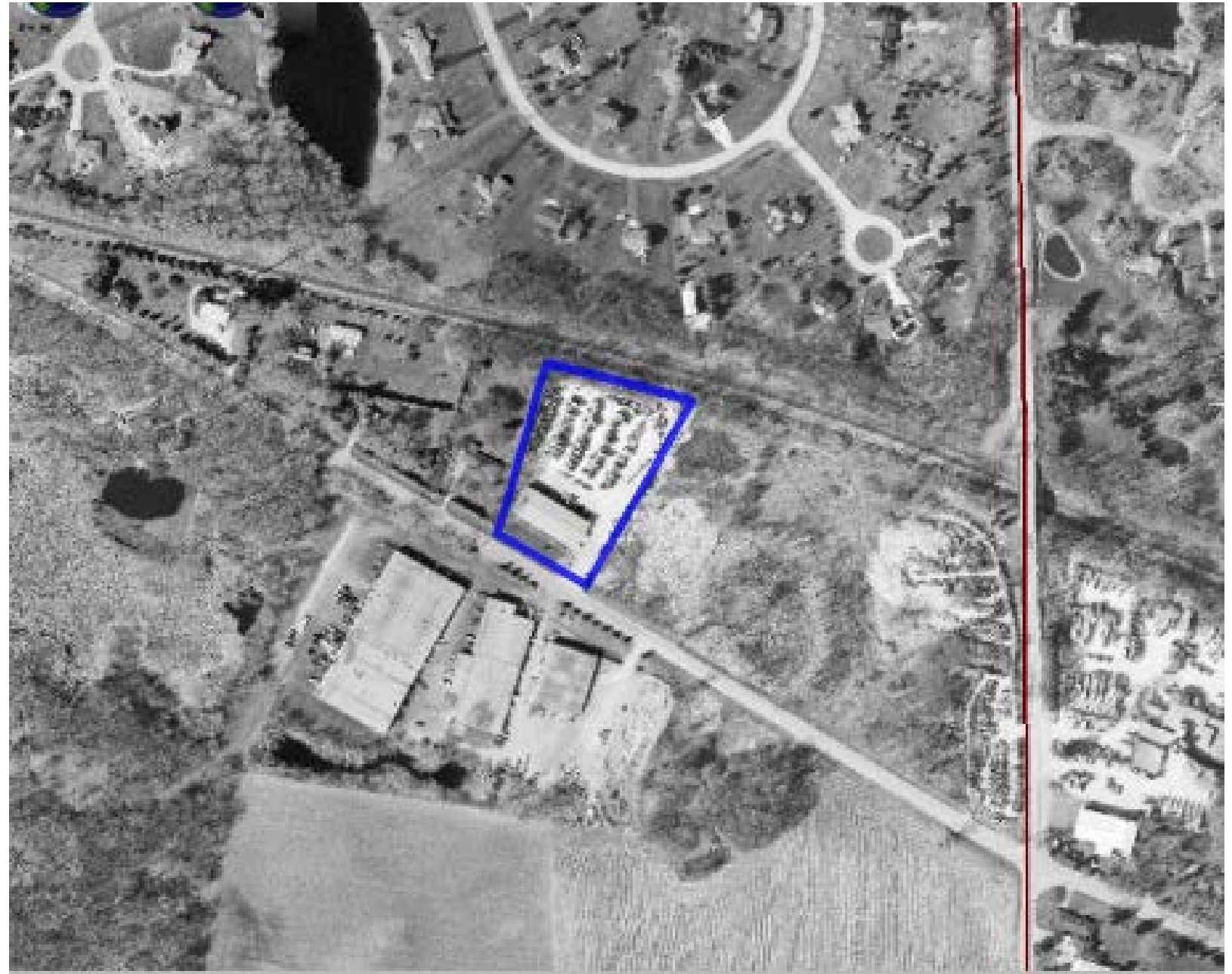
1985



1995



2004

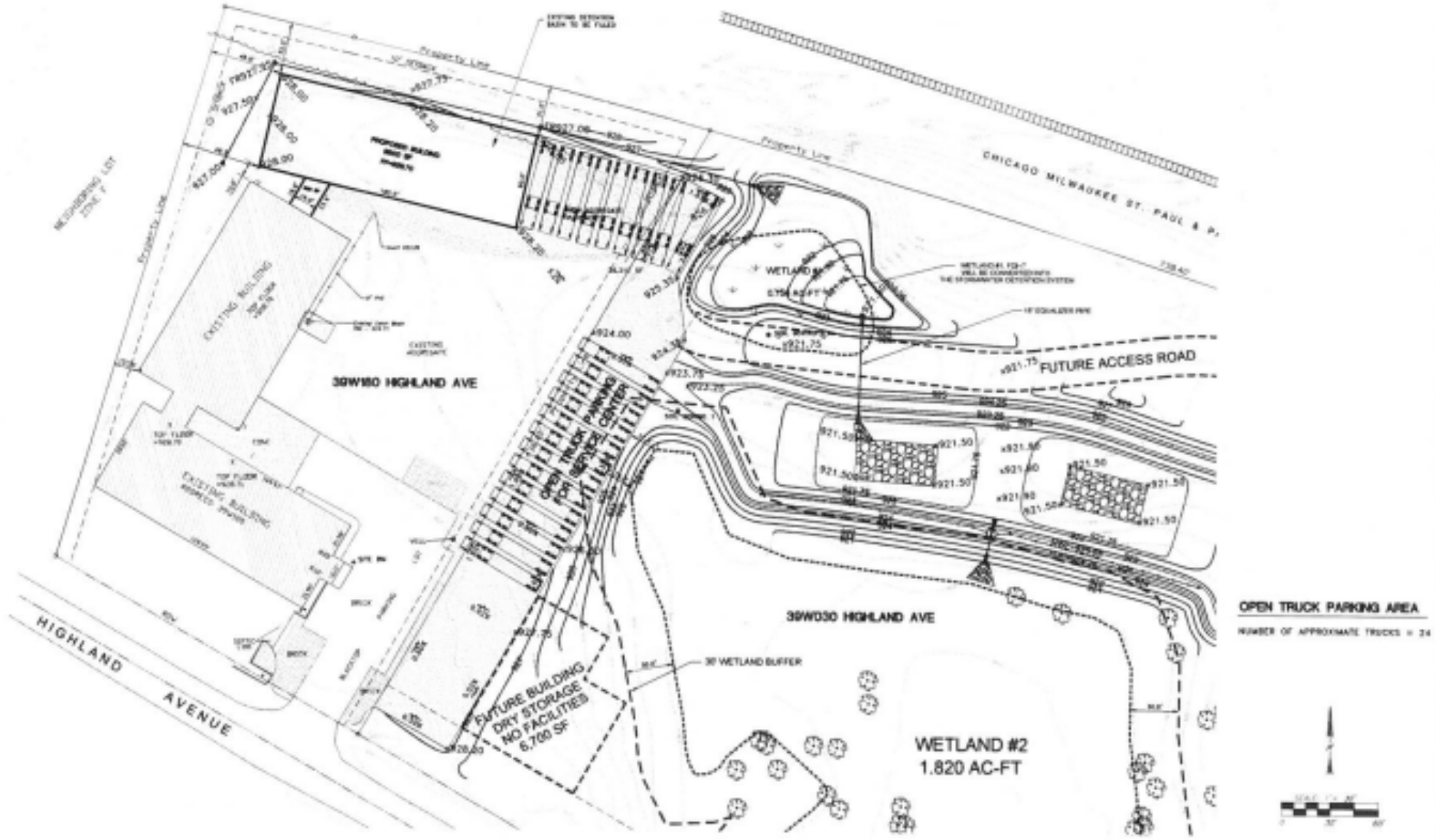


2015



2023



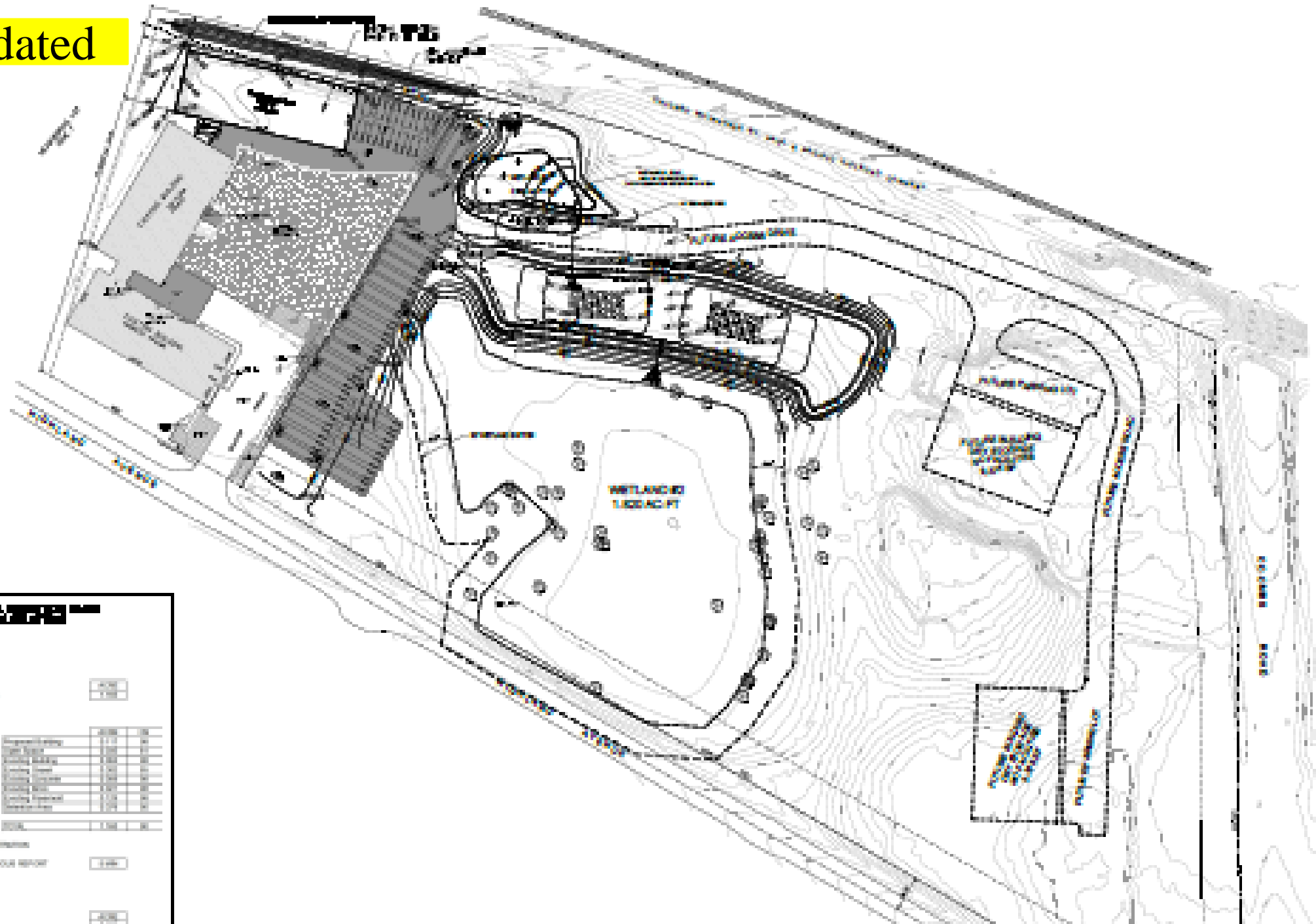


OPEN TRUCK PARKING AREA
 NUMBER OF APPROXIMATE TRUCKS = 24



	1814 SPRINGDALE PLACE ELGIN, ILLINOIS 60120 PHONE: 847.881.7000 FAX: 847.881.1000 www.schlow.com	KANE COUNTY CUSTOM COLOR INC. 800000 AND 800000 CIRCLE RD WEST PARCEL SITE CONCEPT EXHIBIT	ELMS SCALE: 1"=30' DATE: 5/18/23 PCS: 5716 DATE: 5/18/23 FCC: 1 of 1
	078		

Updated



Map Scale: 1" = 100' (Horizontal) 1" = 200' (Vertical)

North Arrow

Legend

1" = 100'	1" = 200'
1" = 100'	1" = 200'
1" = 100'	1" = 200'
1" = 100'	1" = 200'

1" = 100' (Horizontal) 1" = 200' (Vertical)

1" = 100' (Horizontal) 1" = 200' (Vertical)

1" = 100' (Horizontal) 1" = 200' (Vertical)

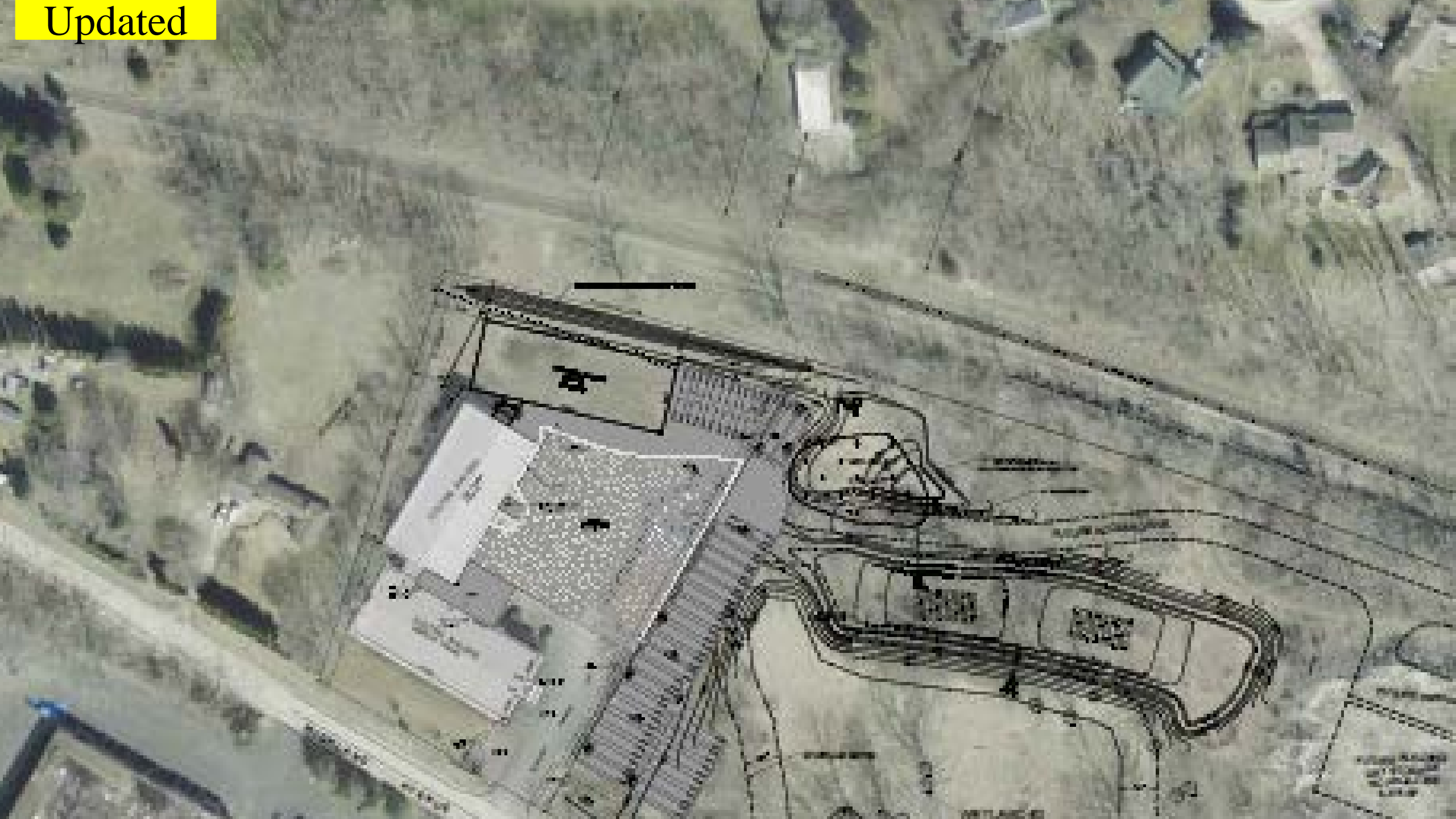
Legend

1" = 100'	1" = 200'
1" = 100'	1" = 200'
1" = 100'	1" = 200'
1" = 100'	1" = 200'

1" = 100' (Horizontal) 1" = 200' (Vertical)

1" = 100' (Horizontal) 1" = 200' (Vertical)

Updated



39W180 Highland Avenue, LLC

KDOT responses to community concerns:

1. **Roads are already congested, especially during construction**
 - Per IDOT (gettingaroundillinois.com), the Average Annual Daily Traffic for the adjacent roadways are:
 - Highland Avenue = 1,750 (2018)
 - Coombs Road = 5,500 (2018)

These volumes are within the typical bounds of 2-lane highway facilities and we do not foresee this site to dramatically increase those numbers.

39W180 Highland Avenue, LLC

KDOT responses to community concerns:

2. Roads have pot holes

These maintenance concerns should be relayed to the agencies with road jurisdiction. Highland Avenue is under the jurisdiction of the City of Elgin, as are the portions of Coombs Road that front incorporated properties.

3. concerned about on-street parking by trucks near Highland/Coombs intersection, especially at night when the intersection is dark.

On-street parking was not proposed as part of this petition and I have not heard of this being of interest to the petitioner. In the unlikely event that this problem should develop in the future, this could be addressed via a City “no parking” ordinance and signage. The darkness of an intersection can be subjective, but there is a pole-mounted street light on the northwest corner of the intersection.

39W180 Highland Avenue, LLC

KDOT responses to community concerns:

4. Highland/Coombs is dangerous

IDOT recently published its 2023 Local Safety Tier Report, which evaluated the safety of intersections throughout the state, ranking them via a rigorous statistical analysis. The analysis evaluated intersections based on several factors, looking for outliers amongst intersections with similar features. Intersections were ranked into one of three safety tiers: high (least desirable), medium and low. That report listed Highland/Coombs in the low category (most desirable).

5. Concerned about air quality, especially from diesel exhaust.

I don't have any transportation metrics to evaluate this, so no KDOT comment.

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KDOT responses to community concerns:

6. Concerned about chemical hazards polluting groundwater.

No KDOT comment.

7. Concerned about increased truck traffic on Coombs Road & Highland Avenue.

KDOT's Access Control Regulations classify Highland Avenue as a minor arterial. Arterials are intended to move relatively large volumes of traffic, so truck traffic should be expected on a facility like this.

39W180 Highland Avenue, LLC

KDOT responses to community concerns:

8. Concerned about Coombs/20 intersection & Coombs/Big Timber intersection

IDOT recently published its 2023 Local Safety Tier Report, which evaluated the safety of intersections throughout the state, ranking them via a rigorous statistical analysis. The analysis evaluated intersections based on several factors, looking for outliers amongst intersections with similar features. Intersections were ranked into one of three safety tiers: high (least desirable), medium and low. That report listed:

- ▶ Coombs/20 – medium **
- ▶ Coombs/Big Timber -- low

** Coombs/20 was not part of the 2023 Local Safety Tier report, but was part of the same report issued in 2020. The 2020 report listed 5 categories (not 3) – Critical, High, Medium, Low, and Minimal.

39W180 Highland Avenue, LLC

Staff recommended comments:

1. Approval of the Special Use would bring the existing uses into conformance with the Kane County Zoning Ordinance
2. Removal of the covenant would allow the proposed site plan and uses to be developed.
3. The intensity of the uses and proposed development would be limited by the proposed site plan as part of the Special Use, if approved.

39W180 Highland Avenue, LLC

Staff recommended stipulations :

Kane County Water Resource Department states the following:

1. **STIPULATION:** A stormwater permit will be required for all development and re-development on this site.
2. **STIPULATION:** As the site has already triggered detention all development or redevelopment resulting in an increase of impervious will require Stormwater Detention. (Note the site was issued a stormwater permit in 2016. This Stormwater Detention volume and associated release rate must be preserved)
3. **STIPULATION:** Any reconfiguration of the Stormwater Detention already on-site must conform with Stormwater Ordinance.
4. **STIPULATION:** Any stormwater management that includes infiltration must conform with the Stormwater Ordinance. Soils on-site that are classified entirely as Hydrologic Soils Group A by the NRCS through which rapid infiltration would occur will not be appropriate for infiltration BMPs. Pollutants of concern and locations onsite will need to be evaluated for any run off subject to infiltration. Soil testing will be required as part of the Stormwater Permit submittal.

39W180 Highland Avenue, LLC

Staff recommended stipulations :

Kane County Water Resource Department states the following:

5. **STIPULATION:** Any development must demonstrate that there is no increase in flood heights on neighboring properties or on any structures.
- 6 **STIPULATION:** Stormwater Detention will require a viable outfall as defined in the Stormwater Ordinance. Off-site work may be required to meet the requirements of the Stormwater Ordinance
- 7 **STIPULATION:** A BMP will be required. An engineer's report addressing all Pollutants of Concern generated on the site will be required. A BMP treating these pollutants will be required.
- 8 **STIPULATION:** Trucks are to be parked on an asphalt or concrete surface to contain spread of pollutants. Loose gravel parking will not be considered appropriate.
- 9 **STIPULATION:** The site contains Wetlands any development will require a recent wetland delineation as defined by the Stormwater Ordinance.

39W180 Highland Avenue, LLC

Staff recommended stipulations :

Kane County Water Resource Department states the following:

10. **STIPULATION:** The concept plan submitted as page 10 of this Petition is considered conceptual and must be engineered at time of permitting to demonstrate conformance with the Stormwater Ordinance.
11. **STIPULATION:** Given the history of this property a Phase I Environmental Assessment will be required. The results of the Phase I may require further assessment.
12. **STIPULATION:** All Stormwater Management and Wetlands must be placed in Recorded Drainage and Conservation Easements

39W180 Highland Avenue, LLC

Staff recommended stipulations :

Kane County Health Department states the following:

Plan to build new buildings-if employees are on site, need a new septic system that is up to current codes and a new well system.

The six factors for granting a Special Use per the Kane County Zoning Ordinance (Section 4.8-2)

- A. That the establishment, maintenance or operation of the Special Use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**
- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.**
- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;**
- D. That adequate utility, access roads, drainage and/or other necessary facilities have been or are being provided;**
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads;**
- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Kane County Board pursuant to the recommendations of the Kane County Zoning Board of Appeals.**

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Regional Planning Commission: N/A

Zoning Board of Appeals: Approval with the Staff recommended stipulations as well as the additional stipulations:

13. That natural screening be installed along the north end of the property.

14. That any future lighting installed on the property meet “Dark Sky” requirements

39W180 Highland Avenue, LLC

Development Committee: Approval with the recommended stipulations

OBJECTORS: Area property owners with the additional requested stipulations:

- ▶ **1. All buildings and parking area shall be screened with berms, evergreen hedges or solid fencing.**
- ▶ **2. No permeable paving be allowed.**
- ▶ **3. If semi trailers are not repaired there, no semi trailers shall be allowed to be parked for more than 3 days.**
- ▶ **4. New buildings be built with masonry exteriors.**