

Trust #8002363650
Central Tree, LLC
5 Year Interim Special Use

Special Information: Central Tree Service is renting 3 acres of property at 43W967 Rt. 72. There are currently operating on the property in violation of the Zoning Ordinance. This rezoning will bring the property into compliance. This site is the former location of Wilson Nurseries farm office. They moved there operations across the street last year. Central Tree will utilize the exiting grounds and buildings. The site will be used for processing firewood and mulch.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agriculture. The intent of the Interim Special Use is to utilize buildings and land that may otherwise go unused. This site had been vacant for several months after Wilson Nurseries moved. The site was used by Wilson's for about 30 years as their main farm office and equipment maintenance area. Central Tree is a smaller and less intense user. There are not any residential uses adjacent to the site.

Staff recommended Finding of Facts:

1. Stockpiles shall not exceed 20 feet in height.

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

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.

CENTRAL TREE, LLC
Name of Development/Applicant

4-1-15
Date

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

IT FITS IN WELL AND RELATES TO EXISTING SURROUNDING PROPERTIES USES.

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

F1 AND F2

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

VERY SUITABLE DUE TO RELATION OF OUR AGRICULTURAL PRODUCTS WE WOULD PRODUCE AND SELL GOES VERY WELL WITH SURROUNDING NEIGHBORS TREE NURSERY.

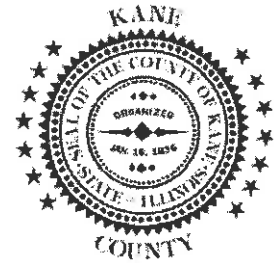
4. What is the trend of development, if any, in the general area of the property in question?

ALL SURROUNDING PROPERTY IS FARM LAND OR TREE NURSERY THAT IS ON GOING.

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

MAJORITY OF SUBJECT PROPERTY IS STILL BEING FARMED AND WILL REMAIN AGRICULTURE.

Findings of Fact Sheet – Special Use



CENTRAL TREE, LLC

4-1-15

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.

IT FITS IN WITH THE EXISTING USE OF THE SURROUNDING PROPERTIES (TREE NURSERY / GARDEN CENTER)

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

ALL SURROUNDING PROPERTY IS FARM FIELDS OR TREE NURSERIES SO NO ONE IS AROUND TO DISRUPT.

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

THIS USE FITS IN WITH CURRENT SURROUNDING USES OF TREE NURSERIES AND GARDEN CENTER TYPE ENVIRONMENT.

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

YES, THE PROPERTY HAS EXISTING ACCESS, DRAINAGE AND UTILITIES.

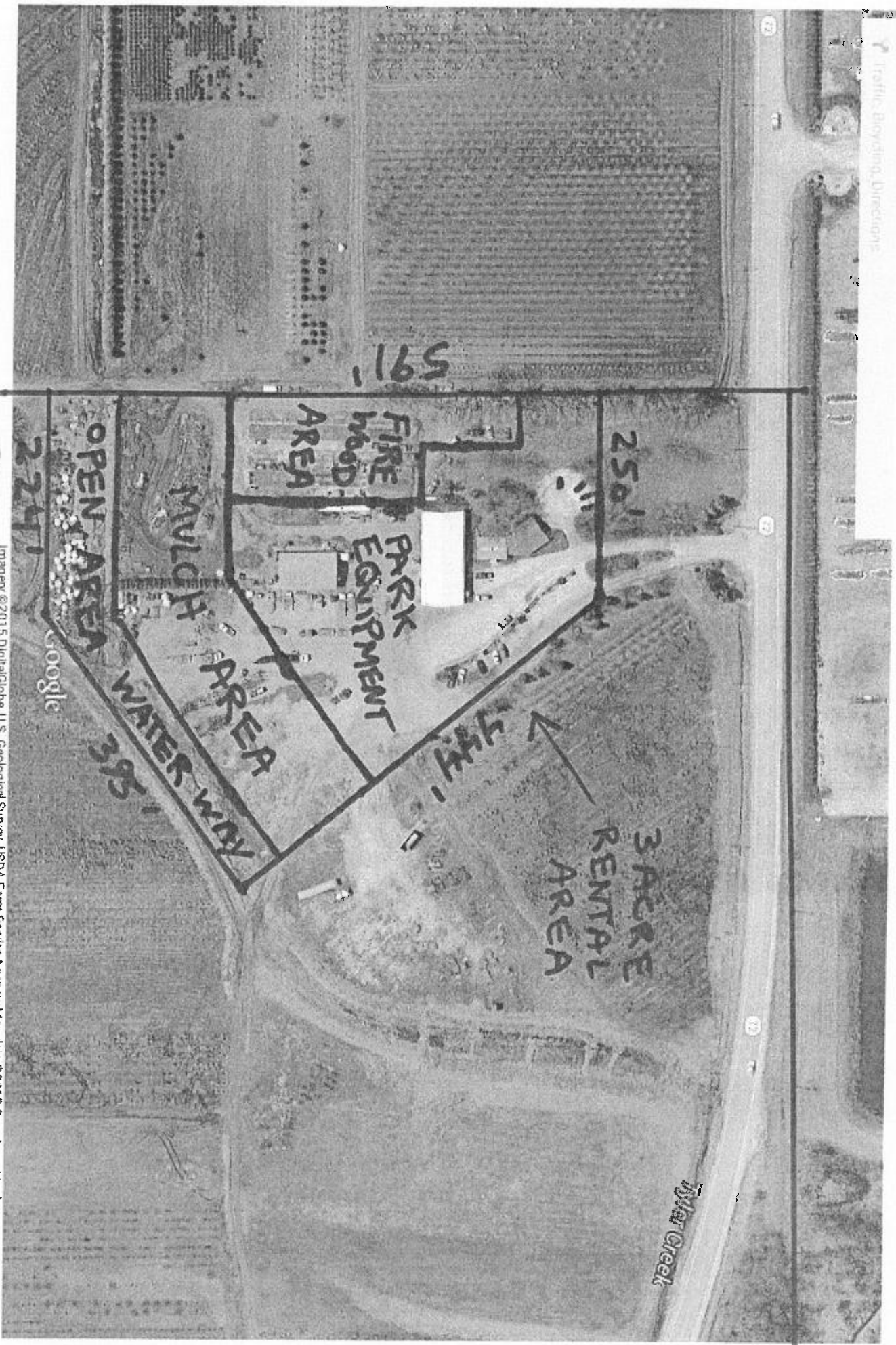
10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

Yes, EXISTING ENTRANCE / EXIT DRIVES ARE CURRENTLY IN PLACE

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

Yes, CENTRAL TREE, LLC IS A PROFESSIONAL COMPANY THAT HAS ON GOING RELATIONSHIPS/ CONTRACTS WITH KANE COUNTY FOREST PRESERVE, VILLAGE OF SOUTH BARRINGTON, CRYSTAL LAKE, CARPENTERSVILLE, HOFFMAN ESTATES, GENEVA PARK DISTRICT TO NAME A FEW.

All contracts require following STRICT GUIDELINES AND REGULATIONS.



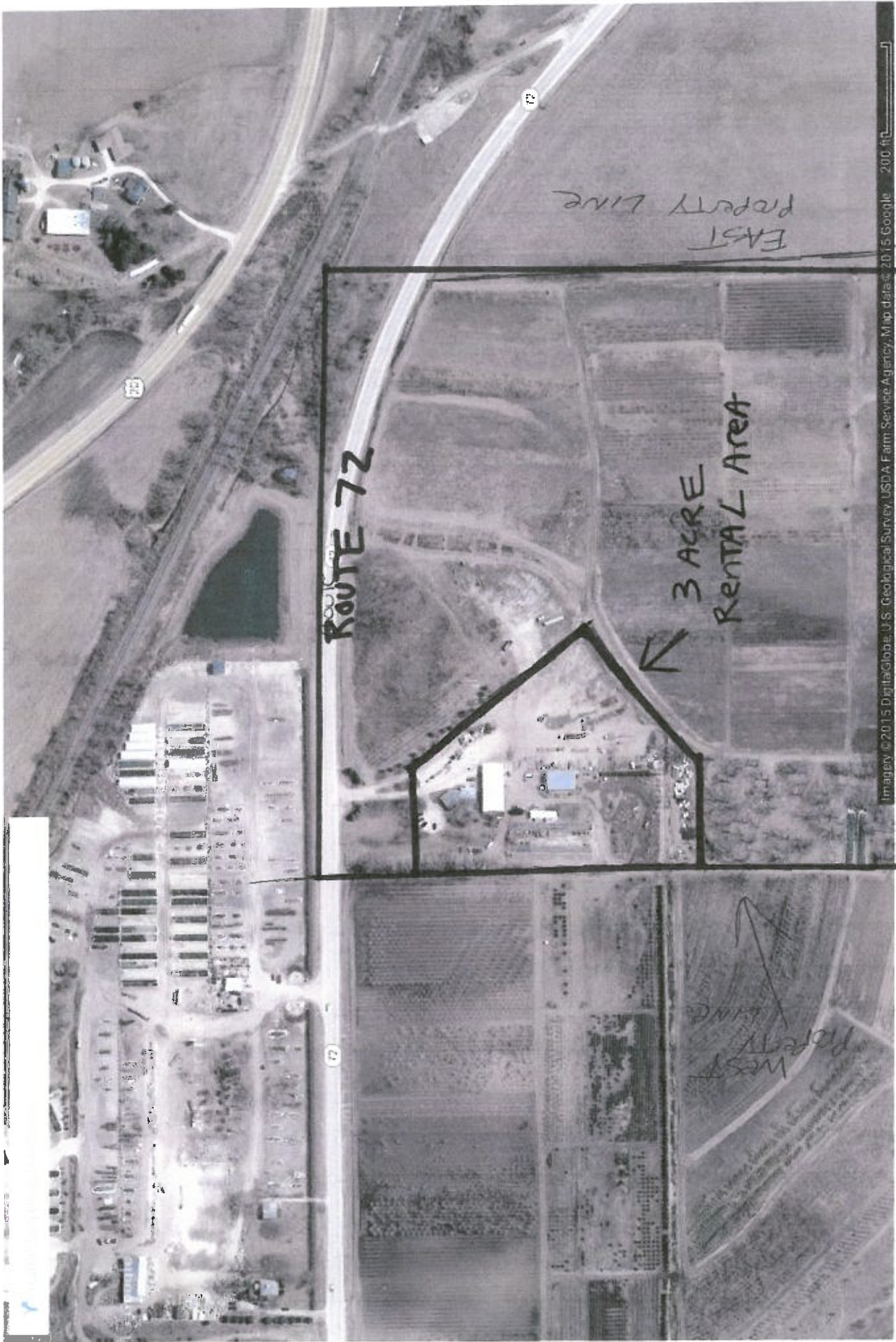
Imagery ©2015 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2015 Google

100 ft

Pin 02-30-300-001
43W967 ROUTE 72
HAMPSHIRE, IL 60192

NORTH
↑

LOCATION MAP



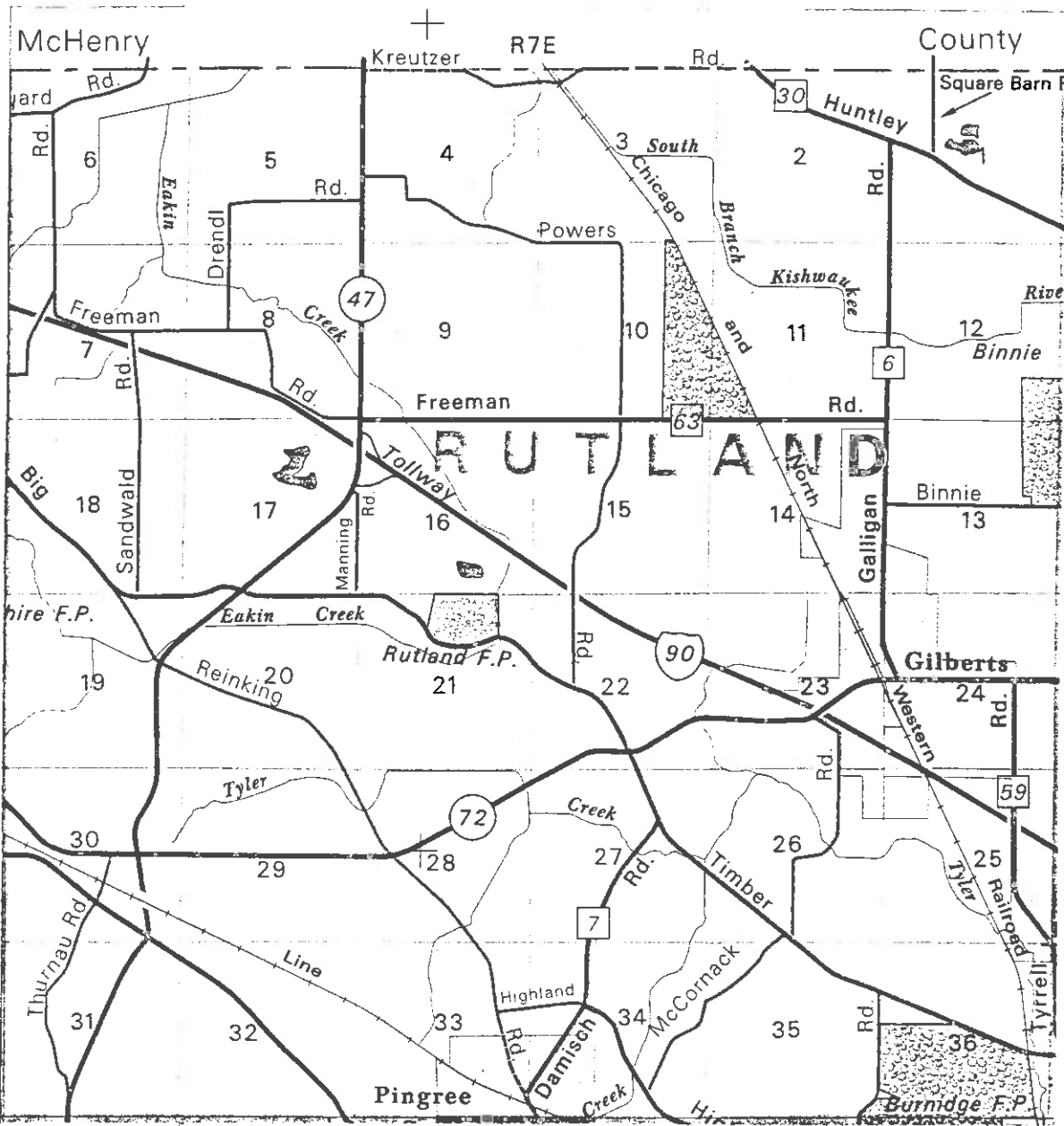
Imagery © 2015 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data © 2015 Google 200 ft

PIN 02-30-300-001
 H3W967 Route 72
 HAMPSHIRE TIL-GALYN



RUTLAND TWP.
T. 42 N. - R. 7 E

map 2



1" = 1 MILE