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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.

1. Property Information:	Parcel Number (s): 09-32-400-001
	Street Address (or common location if no address is assigned): 37W370 Rt 38 St. Charles IL or 37W370 Lincoln St. Charles IL 60175

2. Applicant Information:	Name Darina Boyukova	Phone 630-228-4313
	Address 909 Hammerschmidt Ave Lombard IL 60148	Fax 773-337-6241
		Email blackseatransportatlon@gmail.com

3. Owner of record information:	Name CIMA Developers LP	Phone 630-653-1700
	Address 30W180 Butterfield Rd. Warrenville IL 60555	Fax 630-791-8283
		Email bryanboylan@parentpetroleum.com

Zoning and Use Information:

2040 Plan Land Use Designation of the property: _____

Current zoning of the property: B-3 and F

Current use of the property: Petroleum Distribution and Trucking Company With Trailer Parking

Proposed zoning of the property: 100% B-3 Zoning Class with approval for outdoor storage

Proposed use of the property: Trucking company, Distribution & Outdoor storage of Trucks & Trailers

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) Expand parking area where grass is and convert that area to crushed stone consistent with the north west portion of the property to accommodate as many trailers as the site will permit, see attached drawing for reference.

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), 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 <http://dnr.illinois.gov/ecopublic/>) 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.

	<u>12/12/19</u>
Record Owner	Date
	<u>12/11/2019</u>
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.*

Blacksea Transportation

10/28/19

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?**

Very consistent with the other businesses along Rt 38 and with the current occupant as they are using the site for the same purpose as the new owner will use it. Other industries are using their properties in similar fashion with outdoor storage.

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

Farming and B-3 uses surround the property along with Kane County Fairgrounds to the east

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

Very suitable as 50% of the current property already has B-3 classification permitting the same use, the other portion is F and needs to be converted to B-3.

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

The current trend is distribution orientated type uses, along with outdoor storage.

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

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.**
The special use is only necessary to convert the west portion of the property to B-3 like the east portion so it will not have any renewed impact on the area whatsoever. The buyers proposed use is exactly the same use as the current owners use.

7. **Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.**
This proposed use is no different from the current use at the site therefore the impact on other properties will be the same as it is now.

8. **Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.**
The special use will have no greater impact on the surrounding properties whatsoever.

9. **Will adequate utility, access roads, drainage and other necessary facilities be provided? Please explain:**
The buyer will continue to maintain the site similar to how it is currently being used. The grass areas will become gravel and used for parking of trailers similar to how it is currently being used. The current drainage on the site will be maintained by the new owner.

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

The site will be used in the same fashion as it is currently being used and traffic patterns will be consistent with the current occupant.

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

The new owner will continue to use the site for the same exact purposes as it is currently being used.
The special use will conform much like the current use is conforming.

January 27, 2020

Angel Associates, LP
Rezoning from F-District Farming & B-3 Business District to B-3 Business District with a
Special Use for outdoor storage of trucks and trailers

Special Information: The petitioner is under contract to buy the property, subject to rezoning approval. Currently a petroleum, distribution and trucking company is being operated from the property. The petitioner would discontinue that business and establish a trucking company. The existing buildings would not be expanded and used for warehousing, truck maintenance, dispatch and offices. The rezoning and special use would allow the parking lot area to be expanded on the western half of the property. The petitioners would keep a fleet of approximately 50 trucks and 50 trailers on the property.

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 rezoning and Special Use would allow trucking operations on the entire property.

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

Commitment File No.: 3000494

The Land referred to herein below is situated in the County of Kanet State of IL, and is described as follows:

Parcel I-A:

The West 200.0 feet of the East 750.0 feet of the following described tract (measured along the North line thereof):

That part of the South Half of Section 32~~1~~ Township 40 North, Range 8, East of the Third Principal Meridian described by commencing at the Northeast corner of the Southeast Quarter of said Section; thence South 88 degrees 34 minutes West along the North line of said South Half 1331.90 feet for a point of beginning; thence South 0 degree 19 minutes East 520.50 feet to the original center line of U.S. Alternate Route No. 30; thence South 87 degrees 26 minutes West 1513.0 feet; thence North 1 degree 13 minutes East 550.91 feet to the North line of said South Half; thence North 88 degrees 34 minutes East along said North line 1497.37 feet to the point of beginning, excepting therefrom that part lying within the right of way of Federal Aid Route No. 7, in the Town of St. Charles, Kane County, Illinois.

Parcel I-B:

The West 266.0 feet of the East 1016.0 feet of the following described tract (measured along the North line thereof):

That part of the South Half of Section 32, Township 40 North, Range 8, East of the Third Principal Meridian described by commencing at the Northeast corner of the Southeast Quarter of said Section; thence South 88 degrees 34 minutes West along the North line of said South Half 1331.90 feet for a point of beginning; thence South 0 degree 19 minutes East 520.50 feet to the original center line of U.S. Alternate Route No, 30; thence South 87 degrees 26 minutes West 1513.0 feet; thence North 1 degree 13 minutes East 550.91 feet to the North line of said South Half; thence North 88 degrees 34 minutes East along said North line 1497.37 feet to the point of beginning, excepting therefrom that part lying within the right of way of Federal Aid Route No. 7, in the Town of St. Charles, Kane County, Illinois.

PROJECT NO.	2019-0571
DATE	
SCALE	
PROJECT NAME	
CLIENT	
DESIGNER	
CHECKER	
DATE	

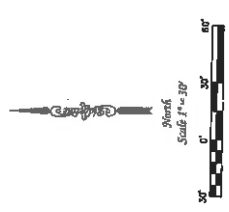
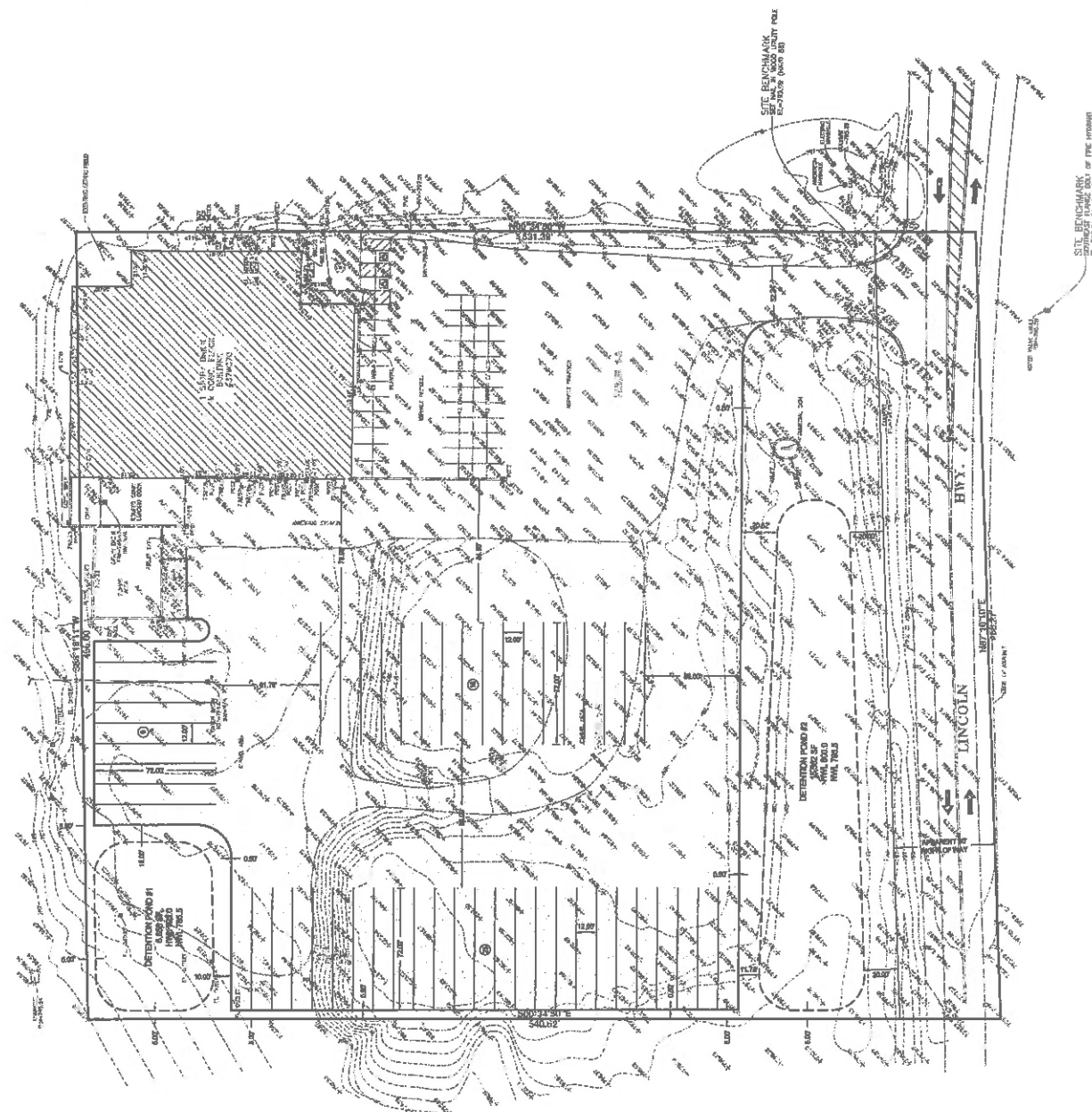
RidgeLine Consultants LLC
 1000 Peachtree Dunwoody Road, Suite 100
 Atlanta, Georgia 30328
 Phone: 404.487.1100 Fax: 404.487.1101
 www.ridge-line.com



BLACK SEA TRANSPORTATION, LLC
 5700 LINCOLN HIGHWAY
 ST. CHARLES, ILLINOIS

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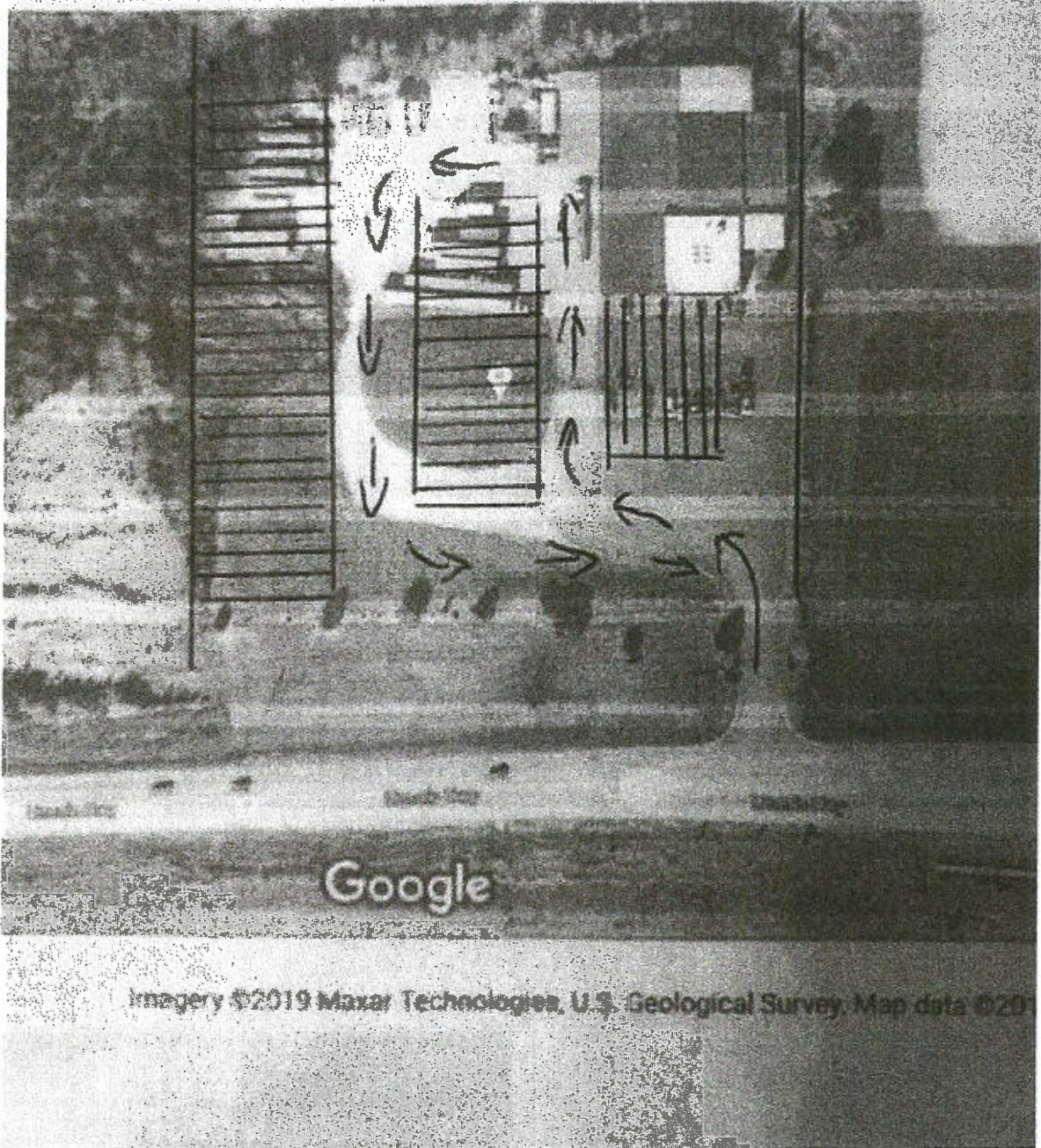
SITE IMPROVEMENT PLAN



SITE PLAN

37W370 Lincoln Dr - Google Maps

70 Lincoln Dr



Google

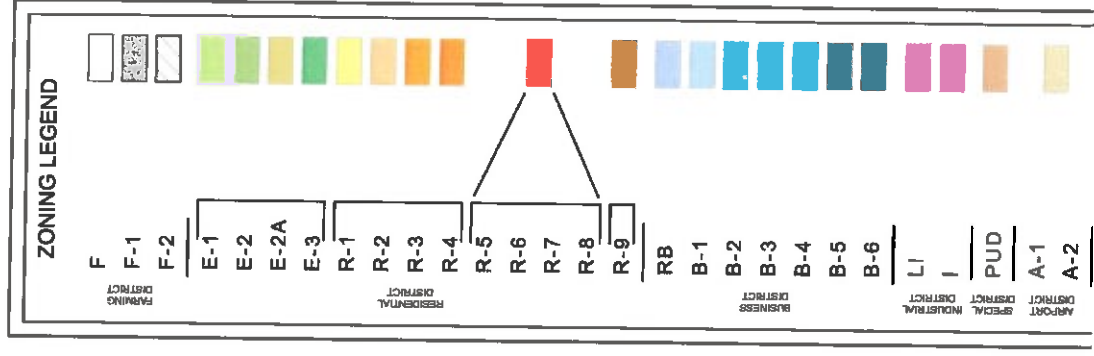
Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019

Kane County, Illinois
Building and Zoning Division

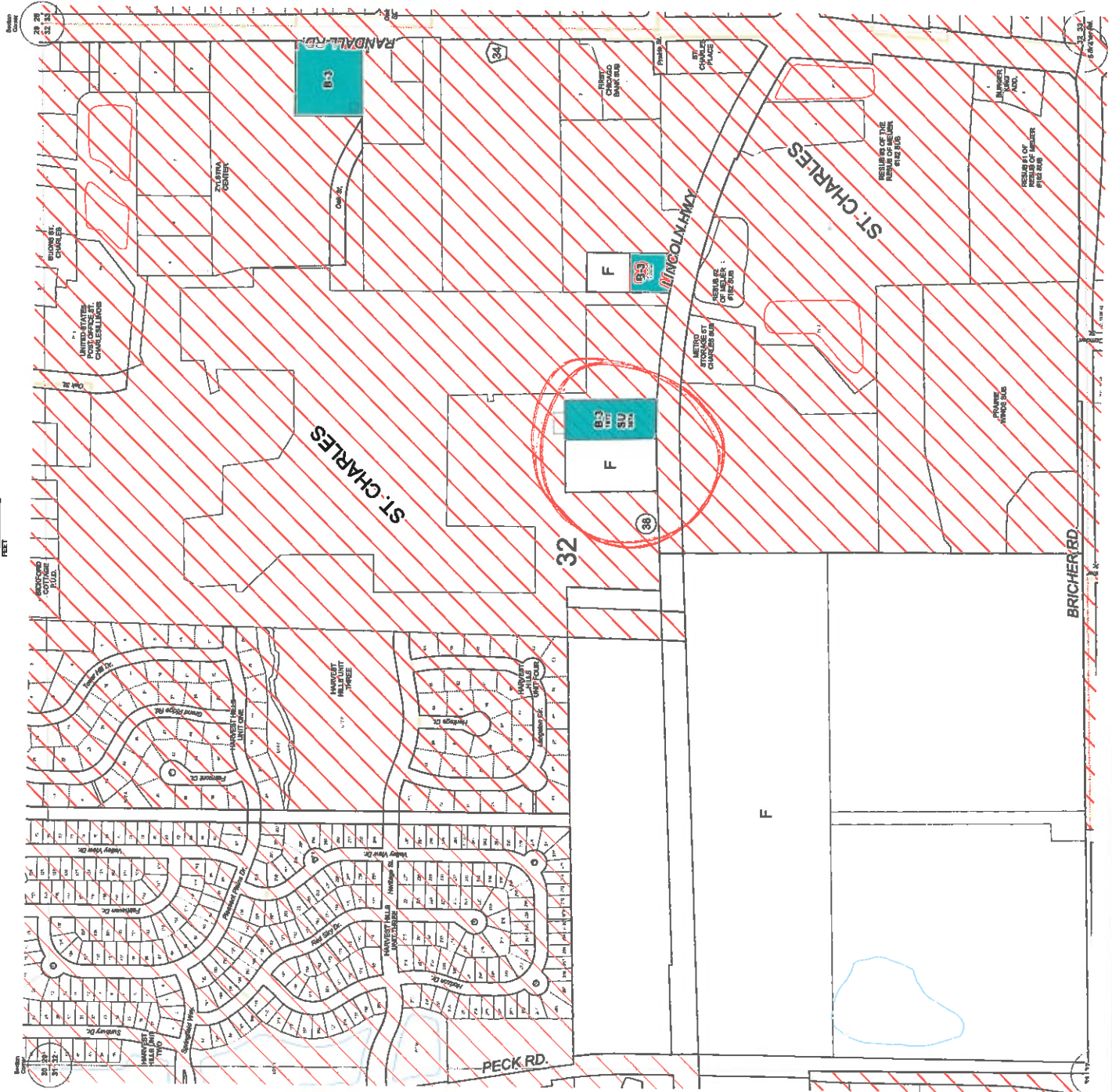
Mark D. Vankerkhoff, AIA
Zoning Enforcing Officer

Kane County
Government Center
719 S. Batavia Ave.
Bldg. A, 4th Floor
Geneva, IL 60134

Phone: 630.232.3492



ZONING MAPS
of
KANE COUNTY, ILLINOIS
MAP NO. SC-32
MAP SCALE
0 100 200 300 400 500
FEET



Aamir, Hira

From: McGraw, Keith
Sent: Wednesday, January 15, 2020 2:21 PM
To: Aamir, Hira; Nika, Kurt; Rickert, Tom
Subject: RE: Zoning Petition for Review - Angel Associates, LP
Attachments: 2020-01-05 zoning request.pdf

Hira,

Per the above referenced and attached request for zoning to F and B-3, KDOT has no comment or requirements.

As always, if you have any questions or there's anything else I can do to assist, please don't hesitate to reach out.

Thank you,

Keith McGraw | Permit and Traffic Engineering Technician



Kane County Division of Transportation
41W011 Burlington Road
St. Charles, IL 60175

(Direct) 630-444-2959 | (Mobile) 630-816-1693 | (Fax) 630-584-5239

(email) mcgrawkeith@co.kane.il.us | (Web) <http://www.co.kane.il.us/dot/>

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From: Aamir, Hira <AamirHira@co.kane.il.us>
Sent: Wednesday, January 15, 2020 2:06 PM
To: McGraw, Keith <McGrawKeith@co.kane.il.us>; Nika, Kurt <nikakurt@co.kane.il.us>; Rickert, Tom <rickerttom@co.kane.il.us>; Schoedel, Carl <schoedelcarl@co.kane.il.us>
Subject: Zoning Petition for Review - Angel Associates, LP

Hira Aamir
Zoning Planner

Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, Illinois 60134
630-232-3494
AamirHira@co.kane.il.us



Illinois Department of Natural Resources

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

JB Pritzker, Governor

Colleen Callahan, Director

November 14, 2019

Darina Boyukova
Darina Boyukova
909 Hammerschmidt Ave
Lombard, IL 60148

RE: Black Sea Transportation Project
Project Number(s): 2004208
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.

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.

Adam Rawe
Division of Ecosystems and Environment
217-785-5500