

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

4566

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): 15-32-300-047
	Street Address (or common location if no address is assigned): 29 Baseline Rd - Montgomery, IL

2. Applicant Information:	Name Ruben Hernandez	Phone 847-833-6195
	Address 791 N. Farnsworth Ave Aurora, IL	Fax
		Email Majeyconcreteinc@comcast.net

3. Owner of record information:	Name Same as applicant	Phone
	Address	Fax
		Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: _____

Current zoning of the property: F- Farming

Current use of the property: Outside Storage

Proposed zoning of the property: B3

Proposed use of the property: Outside Storage

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

Additional parking surface and detention pond / stormwater storage

See proposed site plan.

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)

Submitted on 4/30/19

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.

Ruben Hernandez

Oct-23-20

Record Owner

Date

Ruben Hernandez

Oct-23-20

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.*

Mar & Celi Subdivision / Ruben Hernandez

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 outdoor storage will be similar to the other property uses in the general area.
2. What are the zoning classifications of properties in the general area of the property in question?
Properties to the east are zoned m-2
3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?
The proposed property will be similar in use to the other properties with storage, warehouses and truck parking.
4. What is the trend of development, if any, in the general area of the property in question?
The trend of development in this general area is warehousing and trucking
5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?
This property may be annexed into the Village of Montgomery.

December 22, 2020

Ruben Hernandez

Rezoning from F-District Farming to B-3 District Business with a Special Use for a truck terminal

Special Information: The petitioner is seeking a rezoning to allow for a truck terminal on the property. The petitioner anticipates a maximum capacity for up to 105 trucks to be parked around the perimeter with the central portion for trailer parking. No buildings will be constructed on the property. The property will allow for 24 hour truck traffic as needed.

Analysis: The Kane County 2040 Land Use Plan designates this area as Urban Neighborhoods / Mixed Use Infill. The purpose of this area is to protect and improve existing residential neighborhoods and enhance them to be livable, sustainable and healthy communities. This rezoning will provide a business zoned infill parcel with long established business zoned properties in the area.

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

U.S. ...
(Heretofore Dedicated by Doc. 828046 - Recd. ...)

(Heretofore Dedicated by Doc. 97K088408 - Recorded 12/19/1997)
A= 232.12' R= 2774.89'
10' U.E. (A= 232.12' R= 2774.89')

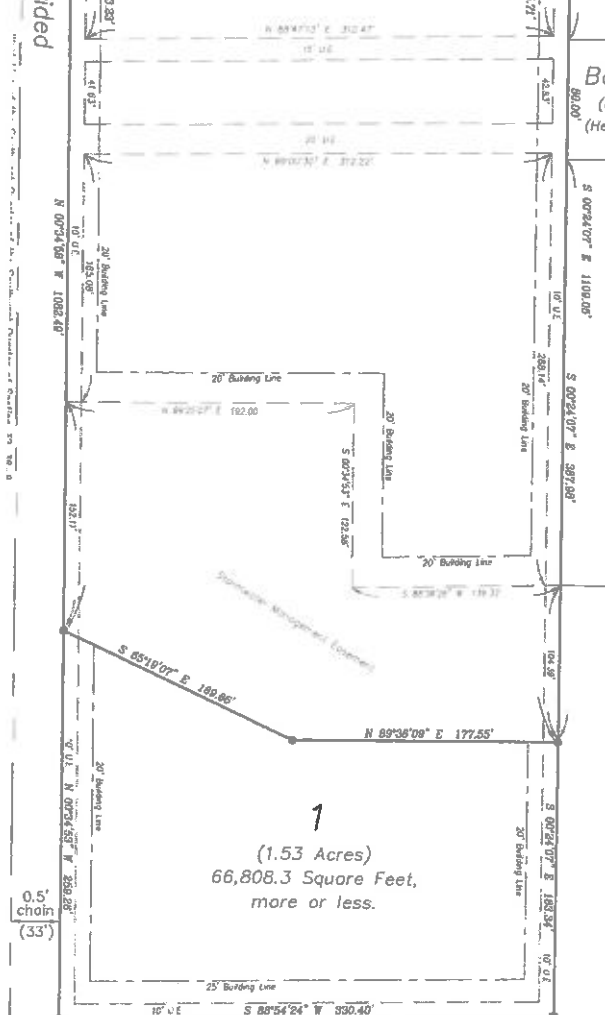
0.5' chain
(33')

2
(6.51 Acres)
283,589.6 Square Feet,
more or less.

Lot 8

Unsubdivided

Bo
(80
(Here



1
(1.53 Acres)
66,808.3 Square Feet,
more or less.

Baseline Road

(Hereby Dedicated to the Village of Montgomery for Roadway Purposes)
S 88°54'24\"/>

AS-BUILT ENGINEERING PLANS

FOR

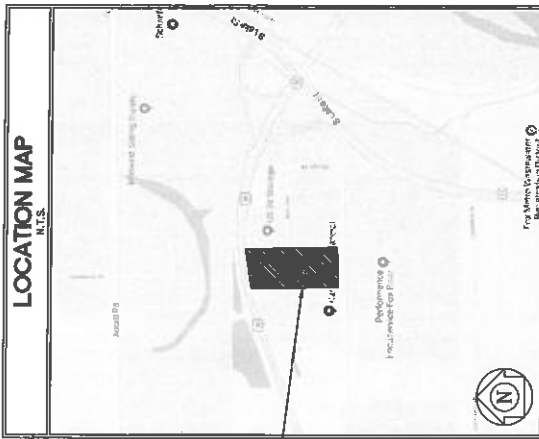
HERNANDEZ SITE IMPROVEMENTS

SECTION 32, TOWNSHIP 38 NORTH, RANGE 8 EAST

29 BASELINE RD
MONTGOMERY, IL 60538
KANE COUNTY
APRIL, 2019

LEGEND	
	PROPERTY BOUNDARY
	EXISTING CONCRETE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
	PROPOSED CONCRETE LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER LINE
	PROPOSED GAS SERVICE LINE
	PROPOSED VENT LINE
	EXISTING ENCLOSURE
	PROPOSED SKY PATCH
	EXISTING SPOT LIGHT
	PROPOSED SPOT ORANGE
	MANHOLE
	B-BOX
	HYDRANT
	VALVE
	VALVE VAULT
	AIRT-CURB
	INLET ON MANHOLE
	FLARED END SECTION
	CLEANOUT
	MANHOLE
	RAIN INFLOW
	P.U. MAN
	CHIMNEY MARK
	BENCHMARK
	SEWER BOX
	OVERLAND RELIEF
	PIPE INDICATOR
	UTILITY POLE
	CITY BOX LOC.
	V.P. CABINET
	V.P. PEDAESTAL
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRIC VAULT
	GAS VALVE

PROJECT LOCATION



BENCHMARKS:

1. NATIONAL GRID TO BENTLEY BENCHMARK, TPD # 100222, CONTROL POINT IN NORTH END OF ANAHEIM ROAD IN WEST FOUNDATION OF BENTLEY BENCHMARK, COORDINATES: 1117070.00, 1117070.00, ELEVATION: 514.13
2. CHARTERED SURVEYOR CONTROL #11, IN A LOCATION IN THE CENTER OF MARINE ROAD AT EAST MONTGOMERY, LOCATION OF PLAN, CONTROL POINT, 1117070.00, 1117070.00, ELEVATION: 514.13

PLANS PREPARED FOR:

HERNANDEZ SITE IMPROVEMENTS
791 NORTH FARMWORTH AVE
AURORA, IL 60505
MAJCOCONCRETEINC.COM/CAST.NET



CIVIL ENGINEER:
TERENCE BERNARDINI
412 E. CHURCH ST., SUITE A
SANDWICH, ILLINOIS 60588
(815) 788-0195
INFO@TERENCEBERNARDINI.COM
WWW.TERENCEBERNARDINI.COM

INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS, DEMOLITION PLAN
3. STORMWATER POLLUTION & PREVENTION PLAN 1
4. STORMWATER POLLUTION & PREVENTION PLAN 2
5. CIVIL SITE PLAN



Know what's below.
Call before you dig.

Contractor and/or sub-contractor shall verify location of all underground utilities prior to digging. Contact 811.U.S. (One Utility) Locating for Community or 1-800-487-4874 or call 811.

UTILITY STATEMENT

THE UNDERSIGNED HAS BEEN ADVISED THAT THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS AS SHOWN ON THE RECORD PLANS AND FIELD MEASUREMENTS. THE UNDERSIGNED HAS BEEN ADVISED THAT THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS AS SHOWN ON THE RECORD PLANS AND FIELD MEASUREMENTS. THE UNDERSIGNED HAS BEEN ADVISED THAT THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS AS SHOWN ON THE RECORD PLANS AND FIELD MEASUREMENTS.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TERENCE BERNARDINI, A LICENSED PROFESSIONAL ENGINEER OF CIVIL ENGINEERING, HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL, THIS 30th DAY OF AUGUST, 2020.

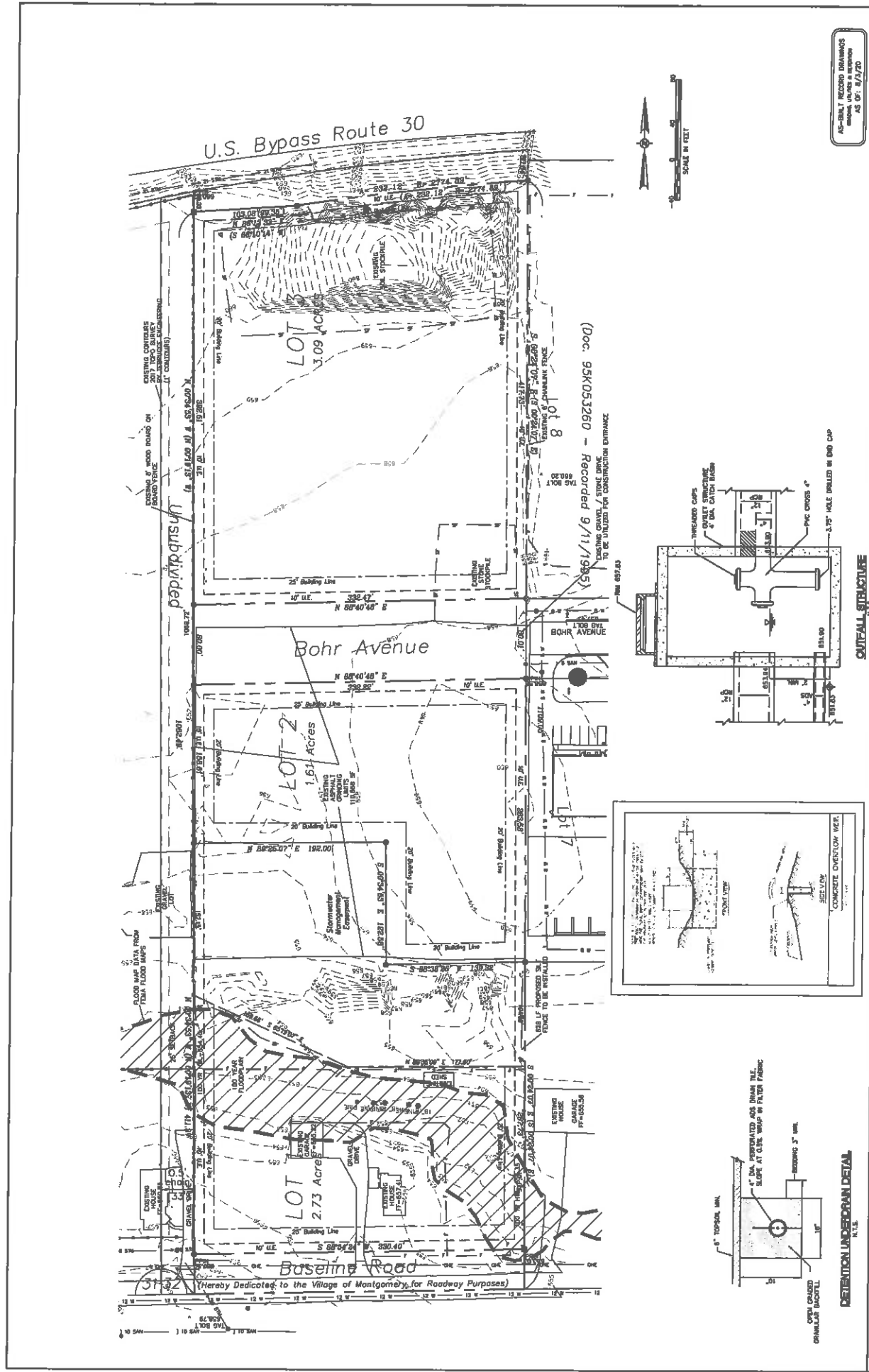
Terence Bernardini
TERENCE BERNARDINI
REGISTERED PROFESSIONAL ENGINEER
NO. 00082-0410208 EXPIRES NOV. 30, 2021



DESIGNED & DRAWN BY: TERENCE BERNARDINI
ALL RIGHTS RESERVED. NO PART OF THESE PLANS, SPECIFICATIONS, NOTES OR FIELD MEASUREMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TERENCE BERNARDINI.

AS-BUILT RECORD DRAWINGS
ISSUED UNDER A REVISION
AS OF: 8/17/20

REVISION	DATE	BY	DESCRIPTION



AS-BUILT RECORD DRAWINGS
DATE: 04/27/20

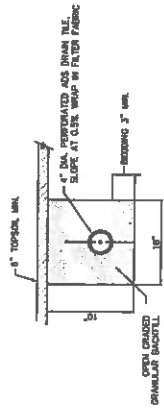
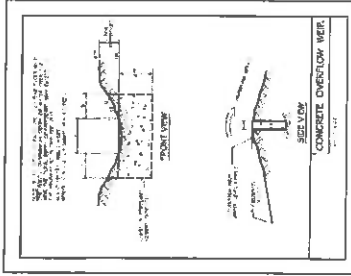
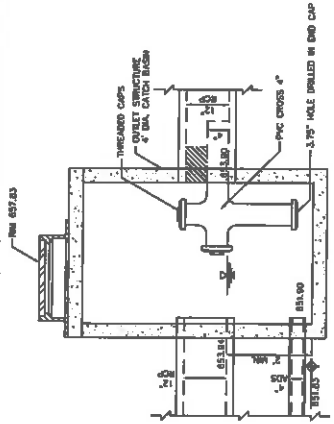
PROJECT NO. 17 300 03
SCALE: 1" = 40'
DATE: 10.12.19

29 BASELINE RD - HERNANDEZ SITE IMPROVEMENTS
EXISTING CONDITIONS & DEMOLITION PLAN

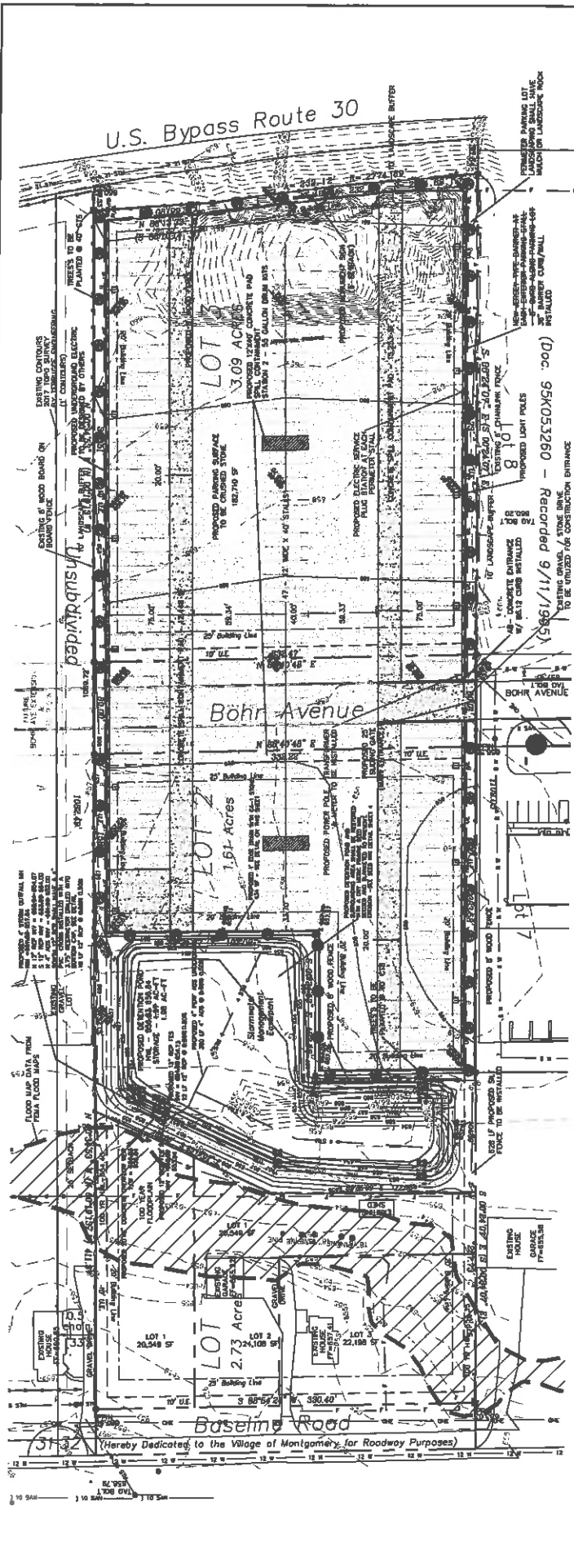
791 NORTH FARNSWORTH AVE AURORA, IL
PREPARED FOR:
RUBEN HERNANDEZ

NO.	DATE	BY	DESCRIPTION
1			AS-BUILT RECORD DRAWINGS
2			EXISTING CONDITIONS & DEMOLITION PLAN

TEBRUGGE ENGINEERING
4116 CANTON STREET - SUITE 404 - BANGORCH ILL. 60016
PHONE (815) 394-0199
TEBRUGGEENGINEERING.COM



DETENTION UNDERDRAIN DETAIL
N.E.S.



TYPICAL SOIL PROTECTION CHART

SOIL TYPE	PROTECTION METHOD
1 - 100% Sand	1 - 100% Sand
2 - 100% Clay	2 - 100% Clay
3 - 100% Silt	3 - 100% Silt
4 - 100% Gravel	4 - 100% Gravel
5 - 100% Rock	5 - 100% Rock

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO CONSULT WITH THE ENGINEER PROJECT SCHEDULE

CONSTRUCTION ACTIVITY	START DATE	END DATE
FOUNDATION / BUILDING CONSTRUCTION		
LANDSCAPING / SITE / FINAL SHORLANDING		
SEEDING / SOIL STABILIZATION		
EROSION CONTROL MEASURES		
TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES		
SEEDING / SOIL STABILIZATION		
LANDSCAPING / SITE / FINAL SHORLANDING		

ACREAGE SUMMARY

TOTAL SITE AREA	1,309 ACRES
TOTAL EXISTING AREA	1,309 ACRES
TOTAL PROPOSED AREA	1,309 ACRES
TOTAL UNDEVELOPED AREA	1,309 ACRES
TOTAL DEVELOPED AREA	1,309 ACRES

GENERAL CONTRACTOR RECORDING NOTES

1. ALL SHOWN CONSTRUCTION DIMENSIONS SHALL BE A MINIMUM OF 1/4" IN SIZE AND 5' IN LENGTH UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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PREPARED FOR: RUBEN HERNANDEZ
791 NORTH FARNSWORTH AVE AURORA, IL

PROJECT NO. 17 282 23
SHEET NO. 3
SCALE: 1" = 40'
DATE: 10/17/88
OF 5 SHEETS

29 BASELINE RD - HERNANDEZ SITE IMPROVEMENTS
STORM WATER POLLUTION PREVENTION PLAN

RECORDING INFORMATION
DATE: 9/11/85
BY: [Signature]

GENERAL CONTRACTOR RECORDING NOTES

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CONTRACTOR SHALL UPDATE THE TABLE BY PHOTOS OR MATING THE APPLICABLE AREAS AS PROJECT PROGRESS.

THE SCHEDULE MUST CORRELATE WITH SOURCE OF DISTRIBUTION.

TEBRIGGE ENGINEERING
410E CANTON STREET - RITA - BANNINGVILLE, ILL
PHONE (618) 764-0185
TEBRIGGEENGINEERING.COM

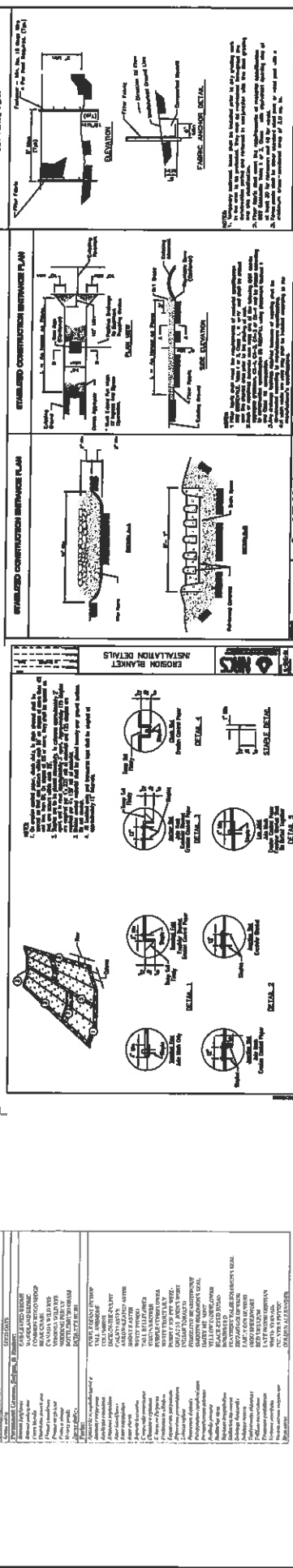
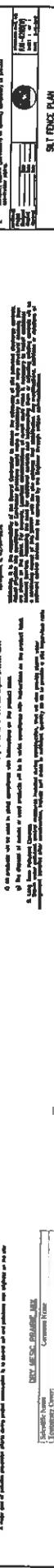
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GENERAL NOTES:
1. All work shall be in accordance with the specifications and standards of the State of Illinois.
2. The contractor shall be responsible for obtaining all necessary permits and approvals.
3. The contractor shall maintain access to all existing utilities and structures.
4. The contractor shall be responsible for the safety of all workers and the public.
5. The contractor shall be responsible for the protection of all existing structures and utilities.
6. The contractor shall be responsible for the removal and disposal of all debris and waste.
7. The contractor shall be responsible for the maintenance of all records and drawings.
8. The contractor shall be responsible for the completion of all work within the specified time frame.
9. The contractor shall be responsible for the payment of all bills and invoices.
10. The contractor shall be responsible for the coordination of all work with the owner and other stakeholders.

1. The contractor shall be responsible for the design and construction of all structures and utilities.
2. The contractor shall be responsible for the installation of all equipment and fixtures.
3. The contractor shall be responsible for the testing and commissioning of all systems.
4. The contractor shall be responsible for the training of all personnel.
5. The contractor shall be responsible for the maintenance and repair of all structures and utilities.
6. The contractor shall be responsible for the replacement of all worn or damaged parts.
7. The contractor shall be responsible for the documentation of all work and materials.
8. The contractor shall be responsible for the coordination of all work with the owner and other stakeholders.
9. The contractor shall be responsible for the payment of all bills and invoices.
10. The contractor shall be responsible for the completion of all work within the specified time frame.



TEBRIDGE ENGINEERING
400 S. CHICAGO STREET - SUITE 4 - BENSCHNICK, IL 60015
PHONE (815) 794-2135 TEBRIDGEENGINEERING.COM

PREPARED FOR:
RUBEN HERNANDEZ
791 NORTH FARNSWORTH AVE, AURORA, IL

29 BASELINE RD - HERNANDEZ SITE IMPROVEMENTS
STORM WATER POLLUTION PREVENTION PLAN

DATE: 04/12/10

SHEET NO. 4 OF 5 SHEETS

PROJECT NO. 17-202-03

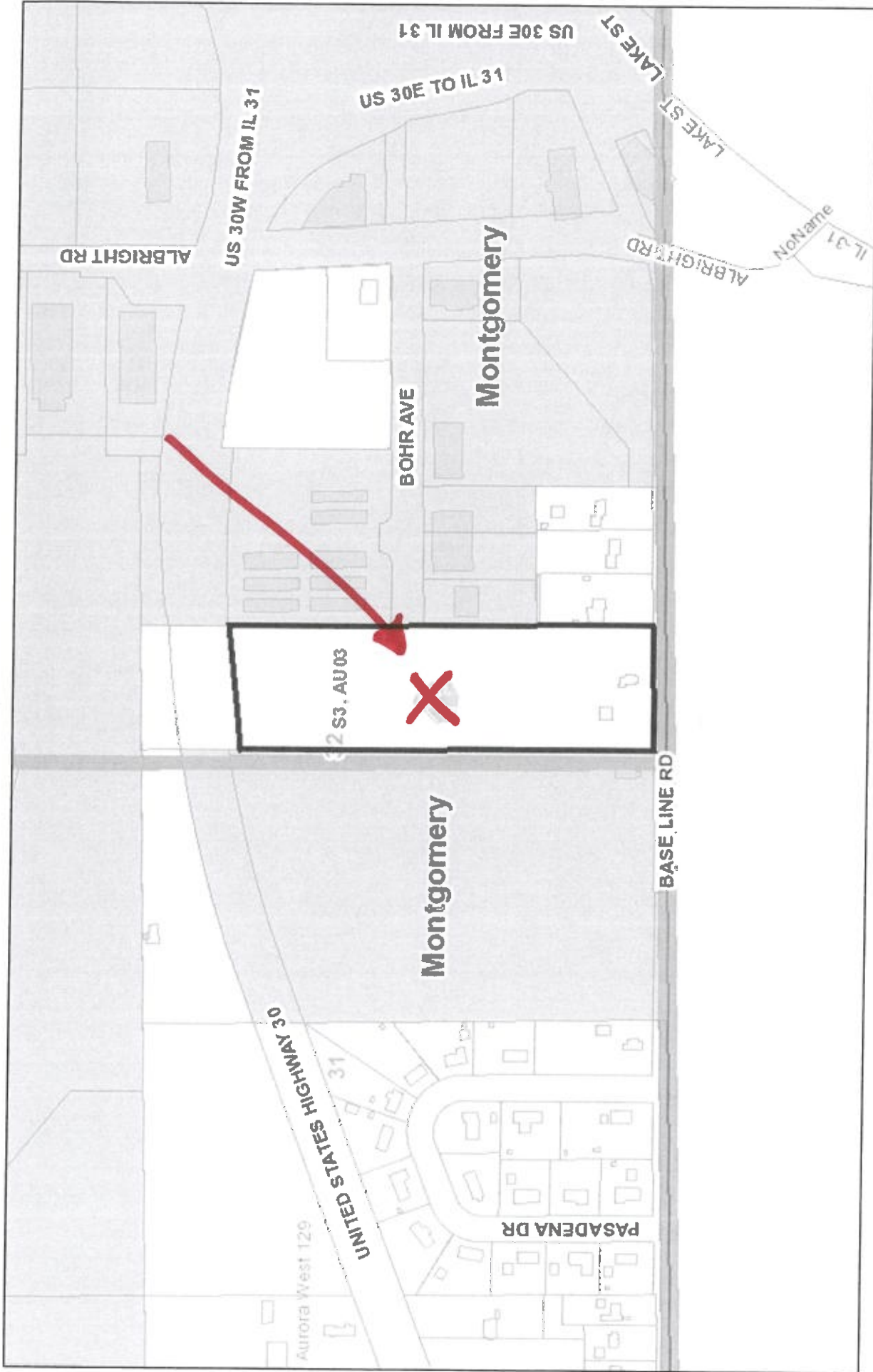
SCALE: NTS

DATE: 04/12/10

DATE: 04/12/10

DATE: 04/12/10

Map Title



December 23, 2020

1:4,125

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.

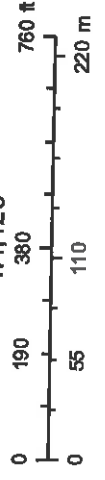
GIS: Technologies
Kane County Illinois

Map Title



November 10, 2020

1:4,125



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