

## Berkhout, Keith

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**From:** Damir Latinovic <Latinovic\_D@cityofelgin.org>  
**Sent:** Friday, October 26, 2018 3:46 PM  
**To:** Berkhout, Keith  
**Cc:** Marc Mylott  
**Subject:** Comments on 9N533 Nesler Rd Petition

Keith,

The City of Elgin objects to the issuance of a special use to allow outdoor storage of vehicles and equipment at 9N533 Nessler Road.

The City respectfully requests that the Kane County Zoning Board consider:

1. The property is located immediately north of and adjacent to the single-family homes part of Bowes Creek Subdivision, and across the street from the single-family homes part of the Cedar Grove residential subdivision. As such, the proposed special use is not consistent with the surrounding uses and zoning classifications, and it is not consistent with the trend of residential development in the immediate area.
2. The property is located within the City of Elgin planning boundary, and the 2018 City of Elgin Comprehensive Plan designates this property for single-family attached use. The proposed special use for outdoor storage of vehicles and equipment is not consistent with the future land use plan for the area. More so, the special use will impede normal and orderly development as well as the improvement of surrounding property.
3. The special use is injurious to the use and enjoyment of other property in the immediate area and substantially diminishes and impairs property values in the neighborhood.

Should the Kane County Zoning Board disregard this objection and otherwise grant the special use, the City requests that Board at least impose the following conditions:

1. The area where outdoor storage of boats, trailers, recreational vehicles, and construction equipment is allowed shall be enclosed with a six-foot high solid/privacy fence and extensive landscaping (including evergreen trees and shrubs) shall be planted on the outside of the fence to provide proper screening.
2. The outdoor storage of vehicles associated with the towing business shall be limited to only the existing fenced-in yard located immediately west of the existing (smaller) warehouse building, and all vehicles – including but not limited to operable or inoperable vehicles which have been towed; those vehicles owned or otherwise associated with owners, operators, customers, or employees; or tow-trucks or other fleet or business-based vehicles -- shall either be parked inside the storage yard or inside the building overnight or when the business is otherwise closed.
3. The existing dumpster located south of the fenced-in yard must be relocated either inside the fenced-in yard or inside the existing (smaller) warehouse building.
4. New landscaping (including evergreen trees and shrubs) must be installed on the west and south sides of the fence enclosing the towing businesses' fenced-in yard.

Finally, please note that the entire Nesler Road right-of-way has been annexed and is located within the City of Elgin. Therefore, regardless of the outcome of the special use application, the applicant must:

- a. Remove the portion of the southern driveway encroaching onto the Bowes Creek Subdivision property to the south, and
- b. Obtain an engineering permit to install a new driveway connection to Nesler Road which must be designed and installed in compliance with City standards.

Should you have any questions about any of the comments listed above, please do not hesitate to contact me directly.

**Damir Latinovic**  
**Senior Planner**  
**Community Development**  
**City of Elgin**  
**Tel: 847.931.5943**

## Berkhout, Keith

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**From:** Dave Waden <waden\_d@cityofelgin.org>  
**Sent:** Thursday, November 15, 2018 3:50 PM  
**To:** Berkhout, Keith  
**Subject:** RE: Special Use petition for review from Kane County

Keith,  
A few comments about the petition you sent us at the end of last week.  
Next time you send an application please make sure the PDF's are at a much higher resolution. Zooming in, even slightly, to review the drawings we can barely read what is on them.  
Lastly, we recommend that the proposed fencing be black aluminum ornamental style fence as to provide a non-institutional look to the proposed project.

Regards,  
Dave

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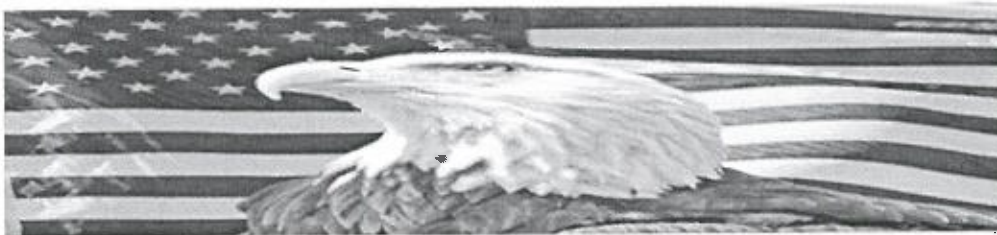
**From:** Berkhout, Keith [mailto:[BerkhoutKeith@co.kane.il.us](mailto:BerkhoutKeith@co.kane.il.us)]  
**Sent:** Friday, November 09, 2018 10:08 AM  
**To:** Dave Waden <waden\_d@cityofelgin.org>  
**Subject:** Special Use petition for review from Kane County  
**Importance:** High

Dave,

Please forward this to the Plan Commission as well.  
Thank you!

**Keith T. Berkhout**  
Zoning Planner

Kane County Department of Development and Community Services  
719 S. Batavia Avenue  
Geneva, Illinois 60134  
630-232-3495  
[berkhoutkeith@co.kane.il.us](mailto:berkhoutkeith@co.kane.il.us)





40W270 LaFox Road, Suite B.  
Campton Hills, IL 60175-7624

[www.villageofcamptonhills.org](http://www.villageofcamptonhills.org)

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October 18, 2018

Mr. Keith Berkhout  
Building & Zoning Division  
Development Department  
County of Kane  
719 Batavia Avenue  
Geneva, Illinois 60134

Re: Burke Storage, 9N533 Nesler Road, Elgin. Outdoor Use Special Use Request      VIA:  
Email

Dear Mr. Berkhout:

On October 16, 2018, the Campton Hills Village Board met to review the above-referenced request submitted by Burke Storage, 9N533 Nesler Road, Elgin.

The Village supports the County's recommendations that the applicant eliminate any encroachment upon adjacent property(ies) and that the owner vacate any storage on the F-1 zoned parcel.

On behalf of the Village Board, I thank you for providing the Village with the opportunity to comment on the proposed subject proposal. Should you have any questions, do not hesitate to contact me.

Sincerely,

Ronald R. Searl  
Village Administrator

cc: Village President and Board of Trustees [VIA: email]

## Berkhout, Keith

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**From:** Wilford, Anne  
**Sent:** Thursday, November 01, 2018 2:39 PM  
**To:** Berkhout, Keith  
**Subject:** Re: Comment from WR regarding Burke petition

Mr. Burke had brought asphalt grinding on to his property without the required Stormwater permit. He has worked with Water Resources to remove a portion of the grinding and permit the remainder. Topographic survey submitted confirms that the activities on the property have not changed the direction of runoff. Any future impervious area exceeding 1200 square feet brought on site would require storm water detention. His current plans show no additional impervious or areas of disturbance.

As part of his Stormwater Permit a wetland delineation and jurisdictional determination was requested by the County. Mr. Burke has completed this delineation and we are currently awaiting a Jurisdictional Determination by the USACE for the wetlands located to the north of the property.

Keith, let me know if this is clearer

Sent from my iPhone

On Nov 1, 2018, at 1:09 PM, Wilford, Anne <[WilfordAnne@co.kane.il.us](mailto:WilfordAnne@co.kane.il.us)> wrote:

You are welcome

Sent from my iPhone

On Nov 1, 2018, at 1:08 PM, Berkhout, Keith <[BerkhoutKeith@co.kane.il.us](mailto:BerkhoutKeith@co.kane.il.us)> wrote:

Thanks!

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**From:** Wilford, Anne  
**Sent:** Thursday, November 01, 2018 12:42 PM  
**To:** Berkhout, Keith <[BerkhoutKeith@co.kane.il.us](mailto:BerkhoutKeith@co.kane.il.us)>  
**Subject:** Comment from WR regarding Burke petition

Keith

Mr. Burke has removed the portion of asphalt grindings as proposed in his Stormwater permit. Topographic survey submitted confirms that the activities on the property have not changed the direction of runoff. Water Resources is currently awaiting a Jurisdictional Decision by the USACE for the wetlands located to the north of the

property. Upon receipt of this decision a determination will be made as to what, if any wetland mitigation will be required.

Please confirm the receipt of this email.

Thanks  
Anne

Sent from my iPhone

On Oct 29, 2018, at 3:07 PM, Berkhout, Keith <[BerkhoutKeith@co.kane.il.us](mailto:BerkhoutKeith@co.kane.il.us)> wrote:

Yes, actually right up to Thursday night's meeting that afternoon.  
There's not a big hurry on this, that's why I ask a few days out.  
Thanks!  
Keith

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**From:** Wilford, Anne  
**Sent:** Monday, October 29, 2018 2:39 PM  
**To:** Berkhout, Keith <[BerkhoutKeith@co.kane.il.us](mailto:BerkhoutKeith@co.kane.il.us)>  
**Subject:** RE: Message from Berkhout, Keith (23495)  
**Importance:** High

Keith,  
Can I get comments to you tomorrow for ZBA meeting?  
Thanks,  
Anne

**From:** Berkhout, Keith  
**Sent:** Monday, October 29, 2018 11:24 AM  
**To:** Wilford, Anne <[WilfordAnne@co.kane.il.us](mailto:WilfordAnne@co.kane.il.us)>  
**Subject:** Message from Berkhout, Keith (23495)

## Berkhout, Keith

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**From:** McGraw, Keith  
**Sent:** Friday, October 05, 2018 10:22 AM  
**To:** Berkhout, Keith  
**Cc:** Nika, Kurt  
**Subject:** Burke Storage Inc - 9N533 Nesler Rd - B3 Special Use ZBA  
**Attachments:** 2018-10-03 ZBA Special Use and B3 application.pdf

Keith,

In regards to the above referenced, and attached application, KDOT has no comment.

As always, should you have any questions, or need clarification, please don't hesitate to reach out.

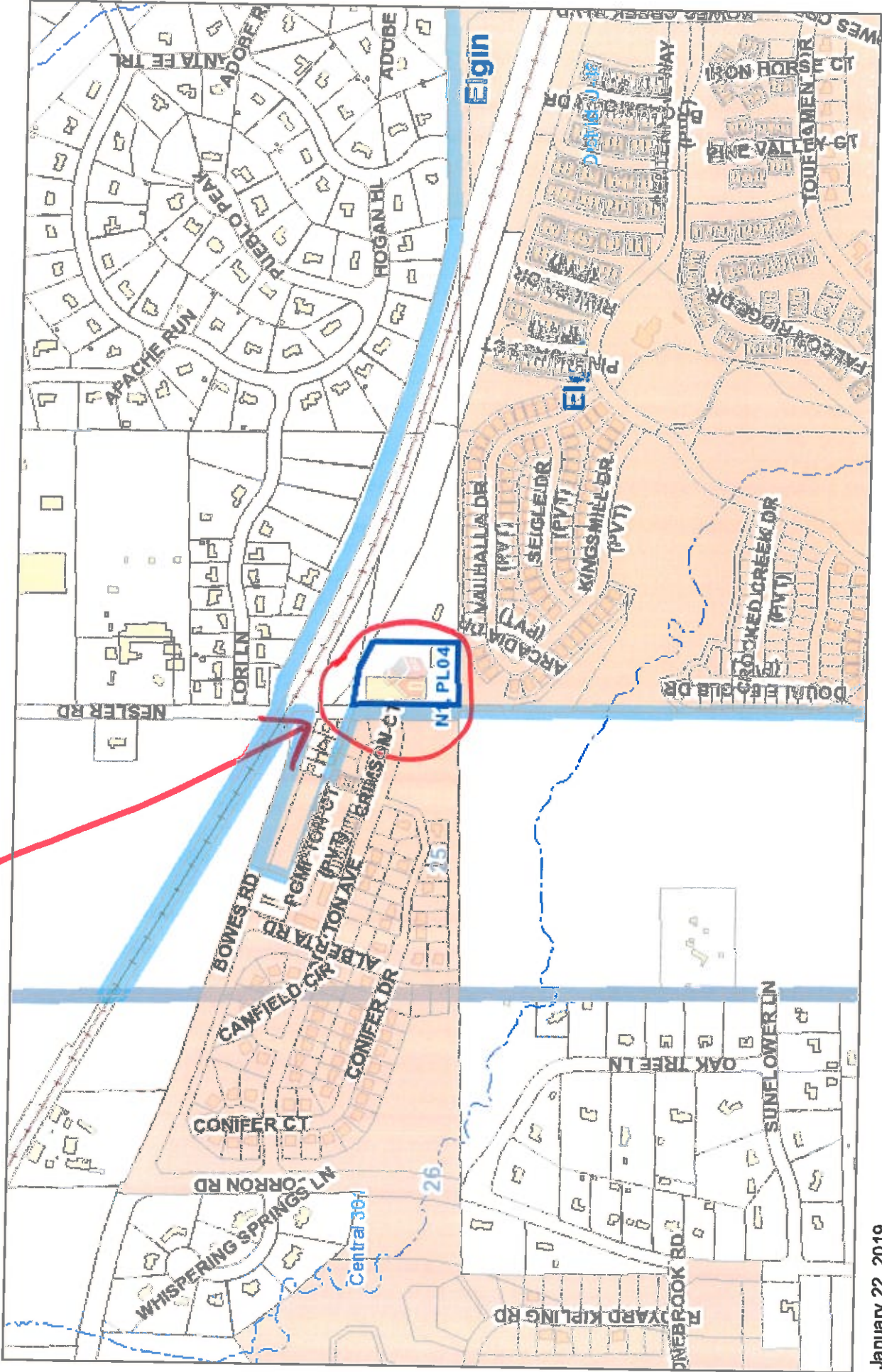
*Keith McGraw*

### **Kane County - Division of Transportation**

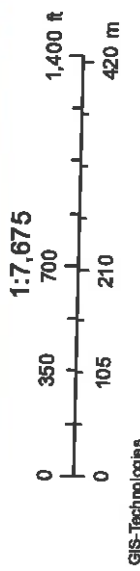
Permitting Section  
41W011 Burlington Road  
St. Charles IL 60175

t (630) 584-1171  
f (630) 584-5239

Map Title



January 22, 2019



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

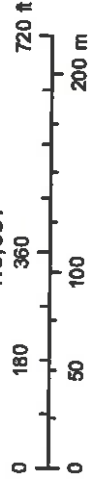


# Map Title



October 3, 2018

1:3,837



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