

APPLICATION FOR ZONING ACTIONS

MAP AMENDMENTS,
SPECIAL USES AND VARIATIONS

54-22-05 FILE NUMBER

06-33-400-013 PARCEL NUMBER
10-digits only (no dashes or spaces)

Name of Applicant: Keith Parks Enterprises, Inc. d/b/a Accurate Towing

Address: ~~305 Main St.~~ 927 W. Washington St

City: West Chicago State: IL Zip: 60185

Phone: (815) 899-9200 10-digits only (no dashes or spaces)

815-531-7140 Professional Wranch @ Yahoo.com

Attorney: Konewko & Associates, Ltd.

Address: 29W204 Roosevelt Rd.

City: West Chicago State: IL Zip: 60185

Phone: (630) 231-5500 10-digits only (no dashes or spaces)

Owner of Property: Jerry Didio

Address: 1120 E. State St.

City: Sycamore State: IL Zip: 60178

Phone: (815) 895-2179 10-digits only (no dashes or spaces)

Address and Legal description of property: (May be attached)

MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: Business Conservation District

Existing Use: body shop with vehicle storage

Proposed Map Amendment:
change zoning district to Planned Development Industrial

Proposed Special Use:

OR

VARIATIONS-Continued

Zoning District: _____

Existing Use: _____

Requested Use: _____

OR

Required Setback: _____


Requested Setback: _____

OR

Existing Requirements (Please Specify):

Requested Requirements (Please Specify):

The undersigned grants the DeKalb County Community Development Director or his/her designee and the Hearing Officer permission to enter upon the property described on this application for the purpose of inspection.



Owner or Authorized Agent

11/22/20

Date

Received By

MAP AMENDMENT REQUESTS

Please provide responses to the following statements:

1. The location of property in relation to the DeKalb County Comprehensive Land Use Plan Map. Property is located at 1120 E. State St. (IL Route 64) on the east side of Sycamore. Property is surrounded by commercial property.
2. The existing use of property within the general area of said property. Present use, since 1972, has been for a body shop and vehicle storage.
3. The zoning classification of property within the general area of the property in question. Commercial / Business Conservation District
4. The suitability of the property in question for the uses permitted under the existing zoning classification.
The property will continue to be used as a body shop and vehicle storage. Applicant intends to also use space for the temporary storage of towed vehicles.
5. The trend of development in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning clarification.
Present use as a body shop, with vehicle storage, has been consistent since 1972. Applicant desires to change zoning to Planned Unit Industrial / Planned Development Industrial to have property zoned for future use.

The Hearing Officer shall not recommend the adoption of a proposed amendment unless he finds that the adoption of such an amendment is not detrimental to the public interest and is not solely for the interest of the applicant. He may also recommend the adoption of an amendment changing the zoning classification of said property in question to any less intense classification than requested by the applicant.

4/19/16

DISCLOSURE OF INTEREST

Pursuant to the requirements of State Statutes (55 ILCS 5/5-12009), please provide the names and addresses of all owners of the property for which the zoning action is requested. If ownership is by a corporation, provide the names and addresses of all officers and directors, and all stockholders owning any interest in excess of 20% of all outstanding stock of such corporation. If the petitioner for zoning action is a business or entity doing business under an assumed name, or if a partnership, joint venture, syndicate or an unincorporated voluntary association, provide the names and addresses of all true and actual owners of the business or entity, the partners, joint ventures, syndicate members or members of the unincorporated voluntary association.



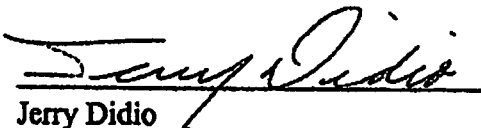
1120 E. State St
Springfield IL 62761

AFFIDAVIT

I, Jerry Didio, Owner and Operator of Marty & Sons Body Shop Inc., being first duly sworn on oath do hereby depose and state:

1. I have entered into an agreement with Keith Parks Enterprises d/b/a Accurate Towing to share office and land space for the purposes of operating a towing company and temporary storage of towed vehicles.
2. I am the owner of the beneficial interests and the property at 1120 E State St., Sycamore IL.
3. The aforementioned property is held in a Trust: First Midwest Bank Successor to The National Bank and Trust Company as Trustee under Trust Agreement dated 4/27/1973 and known as Trust Number 1640.

AFFIANT FURTHER SAYETH NAUGHT

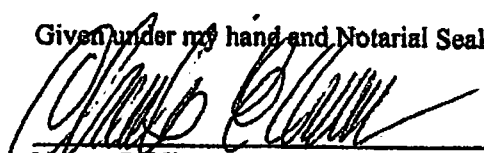


 Jerry Didio

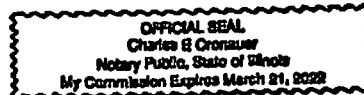
STATE OF ILLINOIS)
) ss
 County of DeKalb)

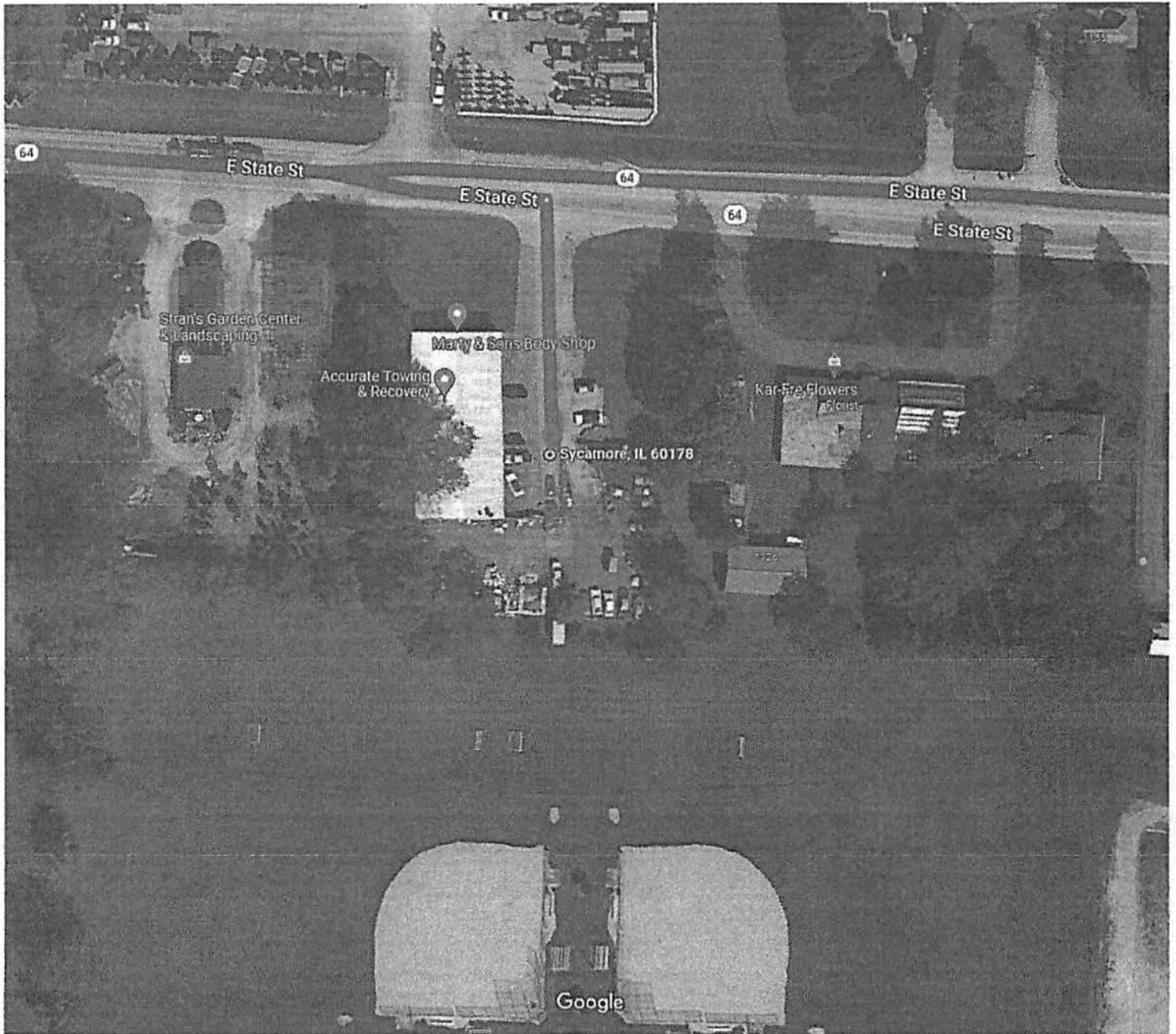
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jerry Didio, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 11th day of March, 2022.



 Notary Public





STATEMENT

This property is located at 1120 E. State St., Sycamore IL 60178. It is zoned Business Conservation District, and is surrounded by the commercial district of the Village of Sycamore. The property has been owned since 1972 when the owners, the Evans family, built an auto body shop with automobile storage. There has been no change of use since 1972. The owner, Jerry Evans, is leasing the property to Accurate Towing for use as a tow yard and small offices. No additional construction will be forthcoming. The parties desire to change the zoning classification to Planned Development Industrial in order to comply with current zoning for the County.

The main thoroughfare is State Street (North Avenue). The additional use will not increase the amount of traffic on State Street. There is one ingress and egress to the property onto State Street. Any access required will be built to code.

The property is on well water and septic field. The impervious area (parking lot) will not increase. Any fence updates or additions which could be required will be based on permit filed with the County.

LEGAL DESCRIPTION

That part of Section 33, Township 41 North, Range 5 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 33, thence North along the West line of the East Half of the Southeast Quarter, 1559.86 feet to the center of State Route No. 64, thence East along center of highway 20.09 feet for the place of beginning, thence continuing East along the center of said highway 420 feet, thence South 290.67 feet, thence North $86^{\circ}06'$ West 420 feet, thence North 290.67 feet to the place of beginning (excepting therefrom the Westerly 220 feet), in DeKalb County, Illinois.