



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, April 13, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Approve the Meeting Minutes from March 9, 2026
5. Public Comments
6. New Business
 - a. Case# PZC-26-04 - Public Hearing
 - Address: 201 Keyes Avenue, Hampshire, IL 60140
 - PIN: 01-22-302-009
 - Petitioner: KM Real Estate Partners, LLC
 - Owner: Fontana Holdings, LLC
 - Request: The following zoning entitlement requests are being made:
 1. Request for Rezoning (Map Amendment) from B-1, Central Business District to M-1, Restricted Industrial District
 2. Request for Special Use per Sec. 6-9-2-C of the Hampshire Zoning Ordinance to Operate a Recycling Center
 - Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-04
7. Old Business
8. Announcements
9. Adjournment

Public Comments: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chairman may reduce the maximum time to three (3) minutes before public comments begin if more than five (5) persons have registered to speak. Public comment is meant to allow for expression of opinion on, or for inquiry regarding, public affairs but is not meant for debate with the Board or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by video conference may be recorded, and all recordings will be made public. While State Law does not require consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, March 9, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

MEETING MINUTES

1. **Call to Order**

The Village of Hampshire Planning & Zoning Commission was called to order by Chairwoman Klein at 7:01 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Commissioners Richard Frillman, Grace Duchaj, Scott McBride, Sharon Egger, and Bill Rossetti and Chairwoman Christine Klein

Absent: Commissioner Ron Ross

Others Present: Mary Jo Seehausen, Village Manager and Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from January 26, 2026**

Motion: Commissioner McBride

Second: Commissioner Egger

Ayes: Commissioners Frillman, Duchaj, McBride, Rossetti, and Egger

Nays: None

Abstain: None

Motion Approved

5. **Public Comments**

None

6. **New Business**

a. **Case# PZC-26-02 - Public Hearing**

Address: 44W452 US Highway 20 Hampshire, IL 60140

PIN: 01-24-400-042; 01-24-400-001

Petitioner & Owner: Hampshire Land, LLC

Request: The following zoning entitlement requests are being made:

- 1. Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District**
- 2. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to permit outdoor storage**
- 3. Request for Variance to Sec. 6-9-3-A-2-c of the Hampshire Zoning Ordinance to permit outdoor storage without a screening wall or fence, whereas a screening wall or fence is required**

Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-02

Mr. Khan presented the requests being made by the Petitioner. Mr. Khan provided a background on the subject properties and the use of the general area nearby. Mr. Khan reviewed the proposed conditions of approval and stated that the special use and variance, if recommended for approval, would be tied to the current business.

The Petitioner stated that the business and use has been operating since 2002.

No public comments were provided prior to or during the hearing.

Chairwoman Kelin requested a motion to recommend approval of the requests pursuant to the three conditions of approval.

Motion: Commissioner Egger

Second: Commissioner McBride

Ayes: Commissioners Frillman, Duchaj, McBride, Rossetti, and Egger

Nayes: None

Motion Approved

7. Old Business

8. Announcements

Mr. Khan stated that there was legislation introduced in the Illinois Legislature regarding permitting accessory dwelling units (ADUs) and multi-family housing units in single-family zoning district. Mr. Khan further stated that this would impact the zoning text amendments that the Planning & Zoning Commission has been working on and that staff is taking a pause on any additional text amendments until the outcome of the legislation.

9. Adjournment

Motion to Adjourn

Motion: Commissioner McBride

Second: Commissioner Egger

Aye: Commissioners Frillman, Duchaj, McBride, Rossetti, Egger

Nayes: None

Abstain: None

Motion Approved.

Adjourned at 7:14 P.M.

Submitted: April 13, 2026

Approved:



Village of Hampshire
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Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on April 13, 2026
RE: PZC-26-04 - 201 Keyes Avenue - Rezoning (Map Amendment) & Special Use

PROPOSAL: KM Real Estate Partners, LLC (Petitioner) on behalf of Fontana Holdings, LLC (Owner) is requesting the following to operate a Recycling Center at the subject property of 201 Keyes Avenue:

1. Request for Rezoning (Map Amendment) from B-1, Central Business District to M-1, Restricted Industrial District.
2. Request for Special Use per Sec. 6-9-2-C of the Hampshire Zoning Ordinance to operate a recycling center.





Village of Hampshire
234 S. State Street, Hampshire IL 60140
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BACKGROUND: Eco Rubber Products is a manufacturer of artificial rubber crumb and rubber products, such as truck sidewalls and rubber tiles. The rubber crumb is created by a mechanical process, such as grinding; there are no chemicals used to manufacture the rubber crumb according to the Petitioner.

According to the Petitioner, the subject property will initially be used to store tires that will be moved to their Schaumburg, IL location for processing. However, the Petitioner has further stated the processing facility/operation may be relocated to the subject property located in the Village.

ANALYSIS: The subject property is approximately 1.92 acres and located on the south side of Keyes Ave., approximately 285 ft. east of the intersection of Keyes Ave. and State St. The subject property is improved with an approximately 43,000 sq. ft. industrial-type building with a gravel driveway and parking lot.

The subject property is currently zoned B-1, Central Business District. The general purpose of the B-1, Central Business District is to "...recognize the historic significance, spatial layout, and yard and parking limitations of the Central Business District and immediately surrounding adjacent areas..." [Sec. 6-8-2-A].

The following are the adjacent property zoning and uses:

North: B-1, Central Business (Residential Use); M-1, Restricted Industrial (Residential Use & Industrial/Commercial Use); M-2, General Industrial (Industrial/Commercial Use)

South: B-1, Central Business (Public Parking Lot & Post Office Use); M-1, Restricted Industrial (Fire Station Use); R-2, Single-Family Residence (Residential Use) - All properties to the south separated by railroad tracks from subject property

East: M-1, Restricted Industrial (Industrial/Commercial Use)

West: B-1, Central Business (Residential Use); B-3, Service Business (Commercial Use)

Zoning Bulk Standards: No changes are being proposed to the building, so a zoning bulk standard review was not completed.

REQUIRED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The following are the required findings of fact for a Rezoning (Map Amendment) per Sec. 6-14-3-G-8-a:

1. Existing uses of property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.



Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

3. The suitability of the property in question to the uses permitted under the existing zoning classification.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.
5. The objectives of the current land use plan.

PROPOSED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The proposed findings of facts shall be as follows:

1. Land uses in the area are varied ranging from single-family residential to commercial and industrial uses.
2. The majority of the properties on Keyes Avenue are zoned either M-1 or M-2 and have industrial-type uses.
3. The existing building on the subject property was developed for an industrial-type use and not for commercial use. Therefore, the existing building is not suitable for uses permitted under the existing zoning classification of B-1.
4. Keyes Avenue is primarily zoned M-1 and M-2 and used for industrial type uses. There has been no recent new construction on Keyes Avenue or the adjacent general area.
5. The subject property is designated as "Industrial and Warehouse Distribution" in the 2004 Comprehensive Plan - Future Land Use Map

REQUIRED FINDINGS OF FACT (SPECIAL: USE): The following are the required findings of fact for a Special Use per Sec. 6-14-3-H-9:

1. That 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.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.



Village of Hampshire
234 S. State Street, Hampshire IL 60140
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5. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

PROPOSED FINDINGS OF FACT (SPECIAL USE): The proposed findings of fact shall be as follows:

1. The proposed use will occur within an enclosed building and without the use of chemicals for the recycling of tires limiting adverse impact on the public health, safety, morals, comfort or general welfare.
2. The proposed use will occur within an enclosed building that was also previously used for industrial purposes. The proposed use will not change the existing character of the subject property or nearby properties.
3. The proposed use will not impede development of other properties in the area. Additionally, the nearby area has already been developed with industrial type uses along the majority of Keyes Avenue.
4. No changes are being proposed to the design of the existing building.
5. The subject property is currently served by Village utilities (water & sewer) and direct access to Keyes Avenue.
6. Existing ingress and egress are provided off of Keyes Avenue. There are no proposed changes to the ingress/egress from the subject property.
7. Upon approval of the rezoning (map amendment) request, the subject property will generally meet the intent and regulations of the M-1 zoning district.

PUBLIC COMMENTS: Village staff has received one public comment regarding this petition as of April 8, 2026, which is attached to this agenda supplement.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is recommending the following conditions of approval if the Planning & Zoning Commission recommends approval:

1. The Special Use shall only apply to KM Real Estate Partners, LLC (Eco Rubber Products) and shall not be transferred to a new business.
2. If the use shall cease operations for a period of six (6) consecutive months the Special Use shall be considered null and void.
3. All trailers shall be in operable conditions and must have valid plates and registration.



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234 S. State Street, Hampshire IL 60140
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RECOMMENDED MOTION: I move to accept and adopt the Staff's Findings of Facts as included in this Agenda Supplement and recommend approval of PZC-26-04 for the following:

1. Request for Rezoning (Map Amendment) from B-1, Central Business District to M-1, Restricted Industrial District.
2. Request for Special Use per Sec. 6-9-2-C of the Hampshire Zoning Ordinance to operate a recycling center.

Pursuant to Staff's recommended conditions of approval #1-3.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Plat of Survey
3. Project Narrative
4. Petitioner's Findings of Fact
5. Public Comment - Krueger
6. Petitioner's Presentation



Village of Hampshire
234 S. State Street, Hampshire, IL 60140
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Land Use Application

Date: March 6, 2026_____

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.
(check all that apply)

- Variance*
- Special Use Permit*
- Rezoning from ___B1___ District to ___M1___ District (ex. M1 to M2)*
- Annexation*
- Subdivision
- Other Site Plan: _____

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: __KM Real Estate Partners LLC__ Email: __ecorubberproductschicago@gmail.com__

Address: 2131 Hammond Dr Schaumburg, IL 60173 Phone: __773-574-2610 or 773-280-4094

CONTACT PERSON (if different from applicant)

Name: Terry Muran or Vadym Kyryliu Email: __ecorubberproductschicago@gmail.com__

Address: 2131 Hammond Dr Schaumburg, IL 60173 Phone: 773-574-2610 or 773-280-4094

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

__ YES __X__ NO

If the applicant is not the owner of the subject property, a written and signed statement from the owner authorizing the applicant to file must be attached to this application.

IS THE OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

__ YES __X__ NO

If the owner of the subject property is a trustee of a land trust or beneficiaries of a land trust, a disclosure statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be attached hereto.

PROPERTY INFORMATION

Name of Development (if any): _____

Address: __201 Keyes Avenue_____

Parcel Number(s): __01-22-302-009_____

Total Area (acres): __1.92 acres_____

Legal Description: THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH ALONG THE WEST LINE THEREOF, 290 FEET TO THE SOUTH LINE OF KEYES AVENUE; THENCE EAST ALONG SAID SOUTH LINE 290.5 FEET FOR THE POINT OF BEGINNING THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER 240 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND PACIFIC RAILROAD; THENCE EAST ALONG SAID NORTH LINE 602.5 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER 240 FEET TO THE SOUTH LINE OF SAID KEYES AVENUE; THENCE WEST ALONG SAID SOUTH LINE 100 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER 120 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID KEYES AVENUE 170 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER 120 FEET TO THE SOUTH LINE OF SAID KEYES AVENUE; THENCE WEST ALONG SAID SOUTH LINE 108 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER 120 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID KEYES AVENUE 140 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER 120 FEET TO THE SOUTH LINE OF SAID KEYES AVENUE; THENCE WEST ALONG SAID SOUTH LINE 84.5 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

Fire Protection District: _____Hampshire Fire Protection _____

School District: __Dundee School District 300 _____

Library District: _____Ella Johnson Library_____

Park District: _____Hampshire Park District_____

Township: __Hampshire_____

Current Zoning District: __B1_____

Current Use:

Currently the site is used to manufacture AC air filters

Proposed Zoning/Variance/Use:

_____ M1 with Special Use for Recycling Center _____

The buildings will be used for general tire storage and future processing. See attached Finding of Facts

Reason/Explanation for Zoning/Variance/Use:

Special Use is requested to allow for a tire processing line to shred tires. Classified as Recycling Center which requires a Special Use in the M1 District. See attached Finding of Facts

Project Narrative for KM Real Estate Partners LLC

KW Real Estate Partners LLC is the property holding entity for Eco Rubber Products Inc. Eco Rubber Products is a leading manufacturer of environmentally friendly artificial rubber crumb and modern rubber products. This site will be utilized for temporary storage of tires to be processed at their Schaumburg location. Tire stock rotates on a regular basis with most stored on-site for less than 1 week. Trailers will be kept onsite as indicated on the site photo. Tires will be stored inside the building up to 10 tires high. While the Schaumburg facility has been used to house the processing line for 6 years, future plans may include relocation of the processing line to this facility. The processing line takes the tires and shreds them into crumb rubber. There are no chemicals and no heat used in this process and the process is zero waste.

There will be approximately 5 employees on site who will utilize the gravel parking lot for parking. There will be storage of trailers out of the building as indicated on the site photo. There will be no storage outside of the trailers and buildings.

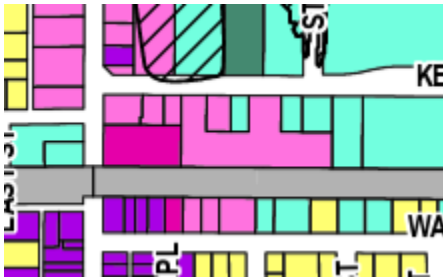
Findings of Fact for Rezoning from B1 to M1

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

- (1) Existing uses of property within the general area of the property in question.

Surrounding properties are a variety of light industrial and business uses with a few single family homes located in B1/M1 zoning

- (2) The zoning classification of property within the general area of the property in question.



Surrounding properties are zoned B3 to the west, B1 to the east and M1 to the north. The railroad tracks are along the south property line.

- (3) The suitability of the property in question to the uses permitted under the existing zoning classification.

The existing zoning classification is B1 with future planned use for Industrial and Warehouse Distribution which is more compatible with a M1 zoning classification.

- (4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.

Give the future land use plan classification of Industrial and Warehouse Distribution and the mixed use in the area, the trend would appear to be closer to the M1 zoning classification

- (5) The objectives of the current land use plan.

This facility meets the current land use plan for industrial and warehouse distribution and meets the criteria for M1 zoning as follows:

A. General Restrictions:

1. The M-1 restricted industrial district is designed to provide an environment suitable for industrial activities that do not create nuisances or hazards, or that require a pleasant, hazard and nuisance free environment.

There will be no chemicals or heat used at this facility and zero waste processing. Industrial activities will not create a nuisance or hazard.

2. Uses allowed in the M-1 district are subject to the following conditions:

a. All businesses, servicing, or processing functions, except off street parking and off street loading, shall be conducted within completely enclosed buildings, unless otherwise indicated hereinafter.

All processing functions will be conducted within the completely enclosed building.

b. All storage of property, except motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened by a solid wall or fence (including solid entrance and exit gates) not less than six feet (6') in height.

All storage will be kept inside trailers as noted on site photo or inside the building. There will be no outside storage or operations.

Findings of Fact for Special Use for Recycling Center

The Planning and Zoning Commission shall make written findings of fact and shall submit same together with its recommendations to the village board of trustees for final action. No special use shall be recommended by the Planning and Zoning Commission, unless such board shall find, in writing, as follows:

- a. That 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 for a tire processing line which shreds tires. This is classified as a Recycle Center. The process uses no chemicals, no heat and has zero waste.

- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood;

The use is consistent with other uses in the area. It will be completely contained inside of the building and will not be injurious to the use and enjoyment of other property in the immediate vicinity. It will not substantially diminish and impair property values within the neighborhood.

- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The Recycling Center/tire processing use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district

- d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;

There are no proposed changes to the exterior architectural appeal and there are no proposed structures. There will be no impact on the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood.

- e. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

There are no proposed changes to access roads, drainage, and/or facilities. Current existing facilities will be utilized.

- f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

There are no proposed changes to the ingress and egress. Existing ingress and egress will be utilized.

- g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

The Special Use for a Recycling Center conforms to the applicable regulations of the requested M1 district

Mo Khan

From: Matt Krueger <[REDACTED]>
Sent: Friday, March 27, 2026 11:01 AM
To: Mo Khan; Christine Klein; William Rossetti; Richard Frillman; Scott McBride; Sharon Egger; Ron Ross; Grace Duchaj; Karen Stuehler; akelley@hampshireil.org; Mike Reid Jr.; Bill Swalwell
Subject: [EXTERNAL] Request for privacy trees/birm, accounting proposal, facade grant etc

Follow Up Flag: Follow up
Flag Status: Flagged

Hello there! To whom it may concern or whoever will get back to me on these items.

My name is Matt Krueger, and I am a local property owner of 103 N State Street in the Village of Hampshire and have owned and operated Krueger & Associates Tax & Business Advisory Inc for over 20 years now in Hampshire.

I understand that development and business growth are important for our community. However, this proposed change from B-1 to M-1 zoning, along with a special use for a recycling center, represents a significant shift toward industrial use that could directly impact our business as we share a small dilapidated fence with this property.

My concerns are not necessarily with the project itself, but with the potential effects on surrounding properties—specifically visibility, noise, traffic, and possible odors or debris.

I respectfully request that, if this project is approved, the Village impose clear conditions to protect neighboring properties. These should include a solid privacy fence or berm with landscaping to fully screen the site, restrictions on hours of operation, controls on truck traffic noise smell and idling, proper dust and debris management, and downward-directed lighting to prevent light spill.

These are reasonable measures that allow the project to move forward while also preserving the quality of life and property values of nearby businesses and residents.

I appreciate your time and consideration, and I ask that these protections be included as part of any approval.

Thank you. If you have any questions please reach out to my cell [REDACTED].

I would really appreciate communication on these items. Let me know when next meeting is where I can speak to get updates and be heard as well...

My cell is [REDACTED] if any questions.

Thanks,

Matt Krueger

President Krueger & Associates Tax & Business Advisory Inc.

Managing member of Krueger Storage LLC property located at 103 N State St



Rubber Products

Your best place for eco-friendly Sustainable Artificial Crumb Rubber and innovative Rubber Solutions

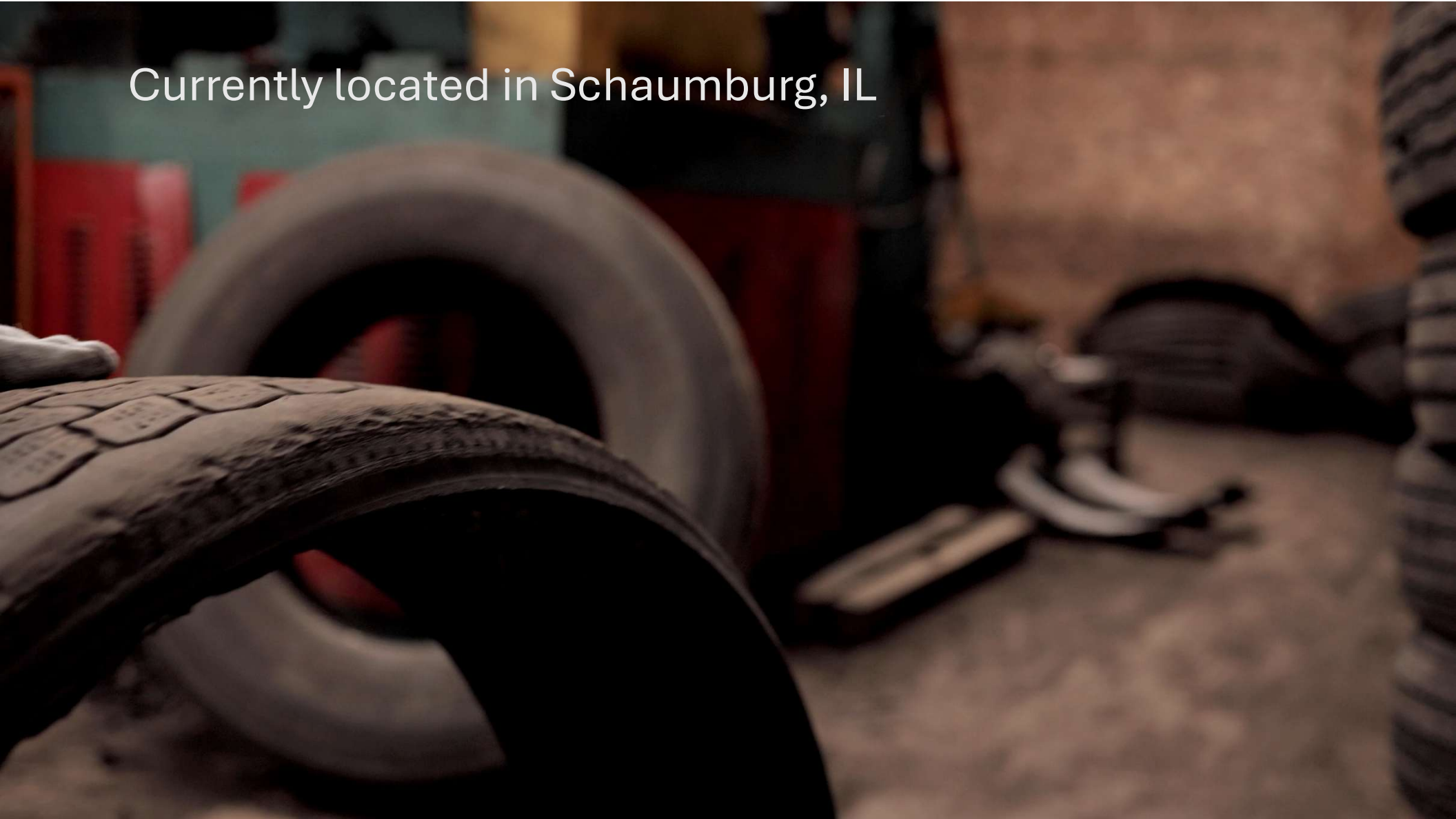
Village of Hampshire
Planning and Zoning Hearing
April 13, 2026



- **About Us**

Eco Rubber Products is a leading manufacturer of environmentally friendly artificial rubber crumb and modern rubber products. With a strong commitment to sustainability and innovation, we have established ourselves as a trusted name in the industry. Our diverse range includes premium artificial crumb rubber, truck sidewalls and interlocking heavy duty rubber tile, designed for a wide range of applications.

Currently located in Schaumburg, IL





BW Breastfeeding Support & Bodywork

Stanley Machining and Tool

Keyes Ave

Keyes Ave

Keyes Ave

Mill Ave

N State St

Musical Owl

Rinn Ave

United States Postal Service

Washington Ave

325 Washington Ave
Recently viewed

Park St

East St

State St

Copper Barrel on State

Elm St

Ash St

Walnut St

St. Charles Borromeo Parish

son Ave

James Chrysler Dodge Jeep Ram

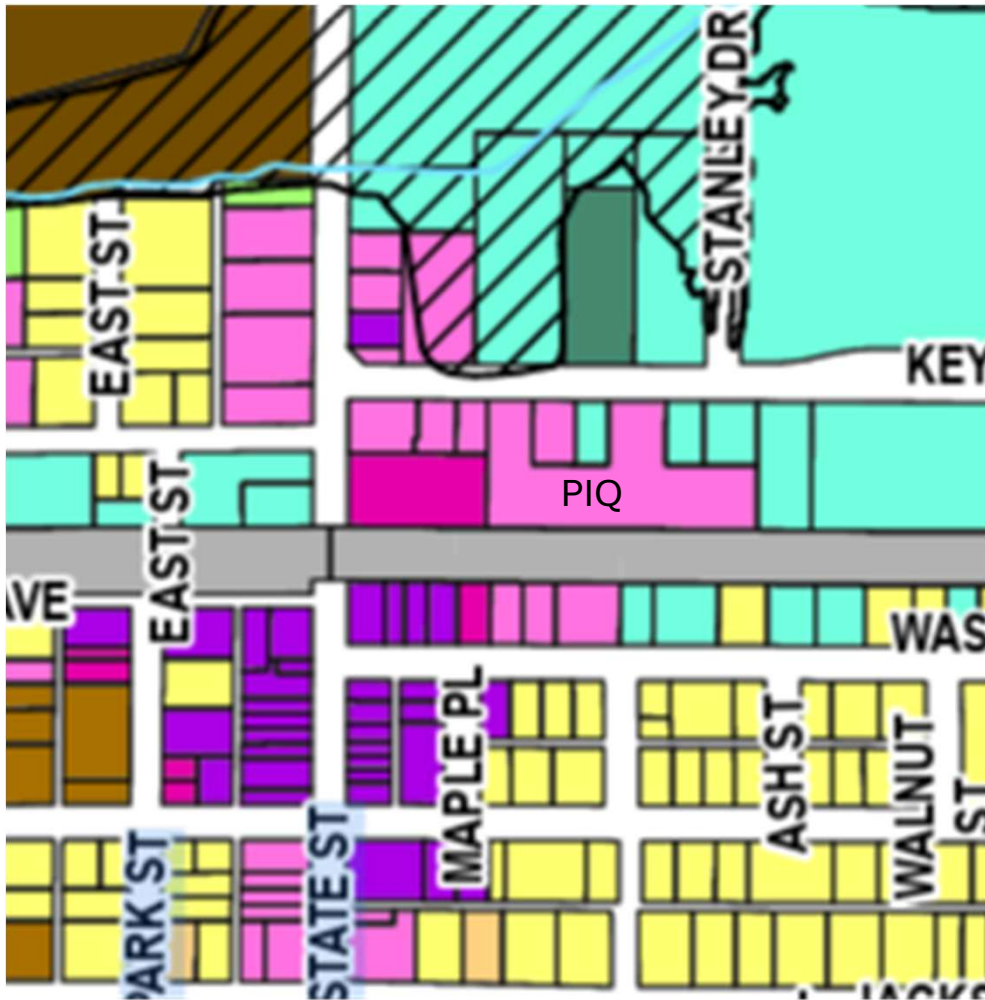
E Jefferson St

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Park St

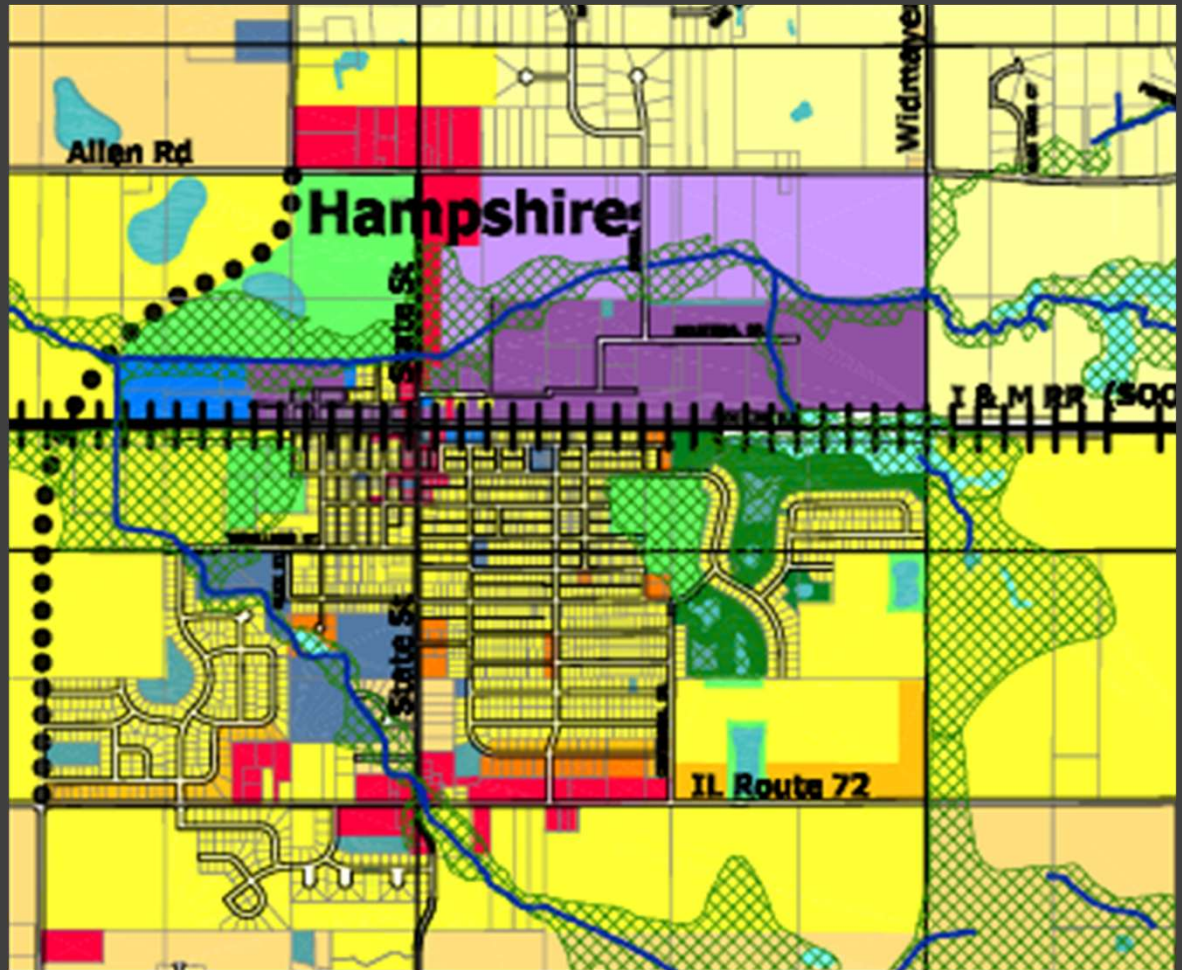
Request to Rezone from B1 Central Business to M1 Restricted Industrial

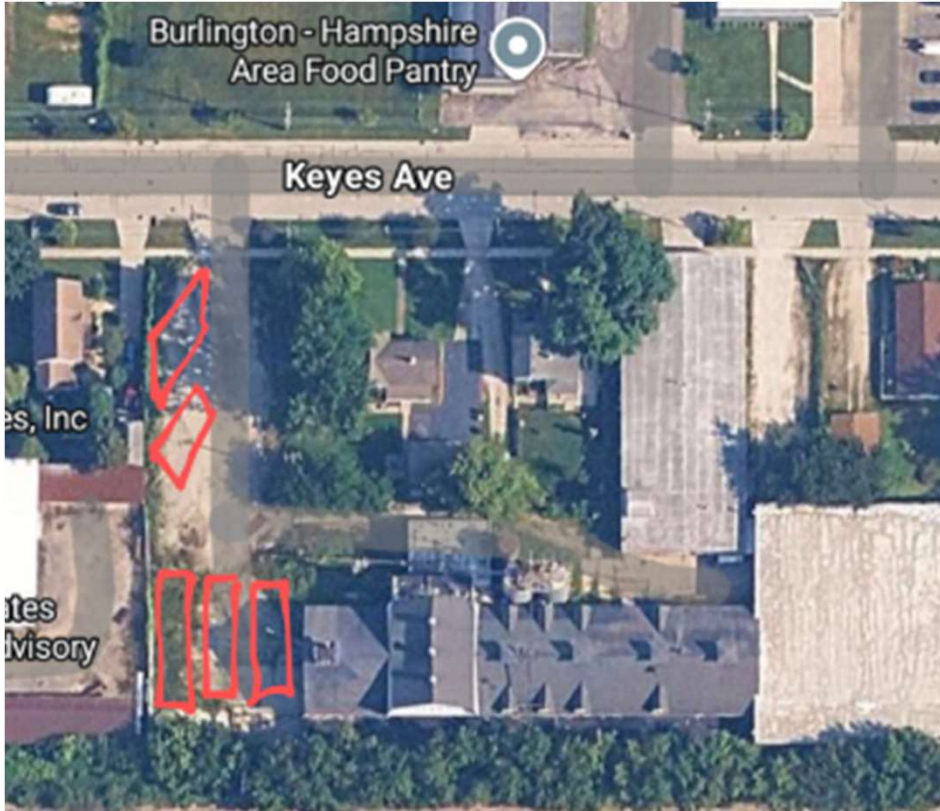


- B1 - CENTRAL BUSINESS DISTRICT
- B2 - COMMUNITY BUSINESS DISTRICT
- B3 - SERVICE BUSINESS DISTRICT
- B4 - OFFICE BUSINESS DISTRICT
- LSBPD - LAKEWOOD CROSSING BUSINESS PLANN
- OR - OFFICE RESEARCH DISTRICT
- HC - HIGHWAY COMMERCIAL DISTRICT
- M1 - RESTRICTED INDUSTRIAL DISTRICT
- M2 - GENERAL INDUSTRIAL DISTRICT
- M3- INDUSTRIAL DISTRICT
- OM - OFFICE AND RESTRICTED MANUFACTURING I
- F1 - RESTRICTED FARM DISTRICT

Land Use Classifications

- Estate Residential (0.24 to 0.80 units/ac.)
- Large Lot Residential (0.80 to 1.25 units/ac.)
- Low-Density Residential (1.25 to 2.0 units/ac.)
- Med. Density Residential (2.0 to 4.0 units/ac.)
- Med. Density Residential (4.0 to 7.0 units/ac.)
- Institutional
- Regional Commercial
- Community Commercial Center
- Interchange Commercial
- Office
- Business Park
- Industrial and Warehouse Distribution
- Municipal/Governmental
- Parks/Recreation
- Forest/Barren/Open Space

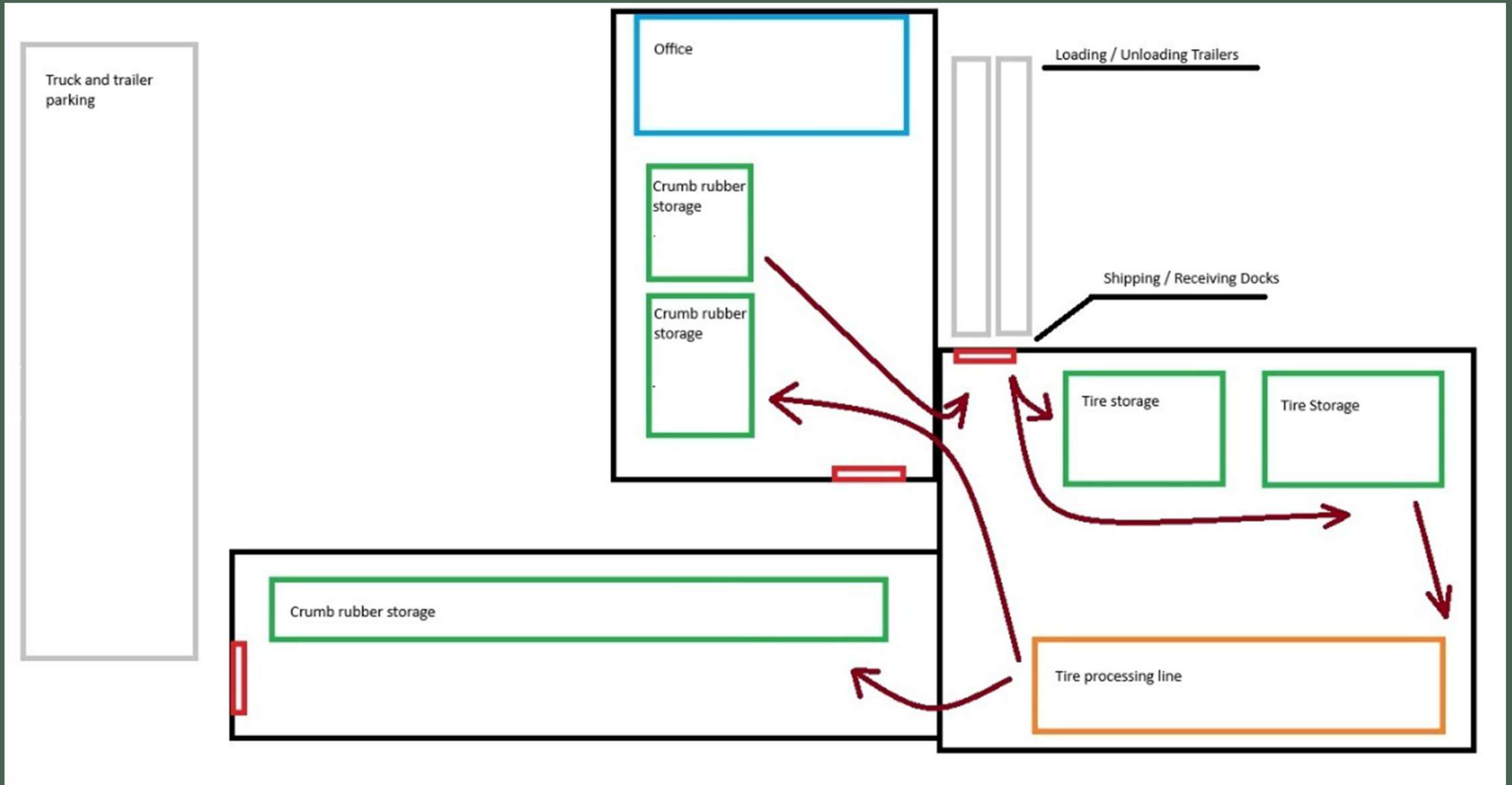




Site Utilization:

- Temporary storage of tires
- All storage will be kept inside the building or in trailers along the west drive

Keyes Avenue



Interior Floor Layout



Crumb Rubber Storage



Request for
**Special Use in M1 for
Recycling Center**

Tire Processing Line-

- Mechanical processing from tire to crumb rubber
- No chemicals
- No noxious odors
- Zero waste





Findings of Fact- Rezoning B1 to M1 Special Use for Recycling Center

- Compatible with surrounding properties
- Meets current land use plan for industrial and warehouse distribution
- All storage will be inside the building or trailers
- No chemicals, no heat, zero waste
- Will not impeded the normal and orderly development and improvement of surrounding properties
- No proposed exterior structural changes
- No proposed changes to utilities, access roads, drainage, or facilities
- No changes to ingress and egress
- Special Use conforms to the applicable regulations of the requested M1 District



Thank You

