



**PLANNING AND ZONING & HISTORIC COMMISSION  
AGENDA**

**Thursday, February 2, 2023  
6:00 PM**

**East Dundee Police Station, 2<sup>nd</sup> Floor Meeting Room  
115 E. 3<sup>rd</sup> Street, East Dundee, IL 60118**

**CALL TO ORDER**

**ROLL CALL / DECLARATION OF QUORUM**

**APPROVAL OF MINUTES**

**PUBLIC COMMENT**

**NEW BUSINESS**

**Public hearing regarding petition from Elgin Mall Corp. for:**

1. A text amendment to Chapter 157 of the Village of East Dundee Zoning Ordinance in Section 157.003 *Rules and Definitions*, to add "Indoor Mall" and to Section 157.050(F)(1)(c)(1), *Retail uses*, to add "Indoor Mall" as "S" Special Use in the B-3 Business District.
2. A request for a Special Use for an Indoor Mall multi-tenant facility for the property located at 535 Dundee Ave., East Dundee IL, 60118 portion of PIN 03-26-227-007 in the B-3 Business District; and

**Public hearing regarding petition from 590 Healy, LLC for:**

1. A request for a Special Use for CCDD Salvage and Reprocessing of concrete and asphalt for the property 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.

**OTHER BUSINESS**

**ADJOURNMENT**

## Memorandum



**To:** Planning and Zoning & Historic Commission

**From:** Franco Bottalico, Management Analyst

**Subject:** 535 Dundee Ave. – Special Use Request and Text Amendments

**Date:** February 2, 2023

---

### **Background and Summary:**

Staff has received a special use application from Rosa and Ezequiel Leal, owners of Elgin Mall Corp., (“Applicant”) who desires to relocate their existing business from Elgin, IL to 535 Dundee Ave. East Dundee, IL 60118 (PIN 03-26-227-007) which is located in the B-3 Business District. The lease at their existing location will expire this year.

Because this type of unique use does not exist in the Village of East Dundee’s zoning ordinance, and the nature of the configuration of the individual businesses together in one location, staff considers this to be a special use. Further, Section 157.224(A)(2), *Special uses*, states, “*It is recognized, however, that there are certain uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use of the particular location*” which further justifies why this is considered a special use.

Staff has prepared text amendments which will define this special use and will permit it as a special use in the B-3 Business District allowable uses table for the Planning and Zoning & Historic Commission (“PZHC”) to consider and recommend to the Village Board of Trustees for approval.

### **Staff Analysis and Recommendations:**

With regards to the special use application, the Applicant is seeking to operate approximately 80 total individual businesses, of which 2-4 would be restaurants at this location. Those 80 individual businesses would be spread out over 137 available booth spaces in the layout of the site, in which some individual businesses would occupy more than one booth space.

Staff recommends the PZHC review the attached building inspector’s report which highlights a challenge with the number of individual businesses proposed regarding existing parking spaces available.

Staff has reviewed this application and has made the below recommendations for the PZHC to consider.

1. **A text amendment to Chapter 157 of the Village of East Dundee Zoning Ordinance in Section 157.003, *Rules and definitions*, to add “Indoor Mall”.**

Staff was worked with the Village Attorney to draft a definition of indoor mall which reads as follows: “Indoor Mall. A large retail complex containing a variety of individual stores and often restaurants and other individual business establishments housed in a single large building. All permitted uses in the Business District B-3 shall be permitted in an Indoor Mall.”

Staff recommends the PZHC make a motion for the village board to approve the text amendment to Section 157.003, *Rules and Definitions* adding indoor mall.

2. **A text amendment to Chapter 157 of the Village of East Dundee Zoning Ordinance in Section 157.050(F)(1)(c)(1), *Retail uses*, to add “Indoor Mall” as “S” Special Use in the B-3 Business District**

Staff recommends the PZHC make a motion for the village board to approve the text amendment to Section 157.050(F)(1)(c)(1) in the allowable uses table below.

<b><i>Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit</i></b>	<b><i>Downtown Business District (B-1)</i></b>	<b><i>Community Business District (B-2)</i></b>	<b><i>Service Business District (B-3)</i></b>	<b><i>Automotive Service Business District (B-4)</i></b>	<b><i>Office District (O-D)</i></b>
***					
<b><i>(c) Retail uses.</i></b>					
<b><i>1. General merchandise.</i></b>					
<b><u>Indoor Mall</u></b>			<b><u>S</u></b>		
***					

3. **A request for a Special Use for an Indoor Mall multi-tenant facility for the property located at 535 Dundee Ave., East Dundee IL, 60118 portion of PIN 03-26-227-007 in the B-3 Business District.**

Staff has attached memos from the Building Inspector, Police Chief, and East Dundee Fire Protection District in their respective reviews of this application.

This site is approximately 63,346 square feet. Section 157.150(M), *Required spaces*, states “*establishments handling the sale and consumption on the premises of food and refreshment: at least one parking space for each 150 square feet of floor area.*” And Section 157.150(T) states “*retail stores: at least one parking space for each 200 square feet of floor area.*” The building inspector refers to this section of the zoning ordinance in his attached memo during his calculations when determining the number of parking spaces.

Staff recommends the PZHC make a motion for the village board to approve the special use application with: i) a condition on the number of individual businesses to 80 permitted due to limited parking spaces that exist in that parking lot. After 12 months the applicant may reapply for additional businesses above the 80 amount (as an amendment to the special use) and this request will be reviewed with consideration from staff, the PZHC, and the village board; and ii) a condition requiring accepted construction methods per tenant booth space with signage, and secured doors, and a consistent exterior appearance.

**Action Requested:**

Please review and approve the findings of fact and make the above motion to approve the request as outlined.

**Attachments:**

Findings of Fact

Layout and Preliminary Plans

Memos

Parking Site Map

Redacted application

Tenant List





## Planning and Zoning & Historic Commission Meeting

### Findings of Fact – Special Use

Property Location: 535 Dundee Ave.; PIN 03-26-227-007 in the B-3 Business District

Hearing Date: February 2, 2023

Special Use

Requested: Indoor Mall

Staff has determined the below findings of fact for the PZHHC's consideration and review:

1. **The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**  
Yes.
2. **The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**  
Yes
3. **Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**  
Yes
4. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**  
Yes
5. **How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village? The 2002 Commercial Development comp. plan goal states: "To provide for an adequate and attractive commercial base to serve the needs of Village residents". This aligns with the proposed special use.**

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

\_\_\_\_ ayes \_\_\_\_ nays \_\_\_\_ absent \_\_\_\_ abstain

Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Chair, Planning and Zoning & Historic Commission

## ELGIN MALL BOOTH

	CURRENT(ELGIN)		NEW(EAST DUNDEE)
LARGE 24' x 24'	20	LARGE	14
MIDDLE 12'x 24'	110	MIDDLE	94
FRONT 8' x 10'	7	FRONT	13
HAIR SALON W/SINK	3	OTHERS	14
RESTAURANT	2	RESTAURANT	2
	142		137
MEN WC	TOILET SEAT 3 URINAL 4	MEN WC	TOILET SEAT 3 URINAL 2
WPMEN WC	TOILET SEAT 5	WPMEN WC	TOILET SEAT 5

\*SEATING AREA FOR FOOD COURTS

65' x 13' = 845 sq.ft

Health Dept.

Thru- *monday*

*monday 10-7:00 pm*

*Th. 10-7*

*Fr. 10-8*

*Sat. 10-8*

*Sun. 10-6:30*

*Rent-*

*occupancy-*

*Employees - 150*

*Parking spaces*

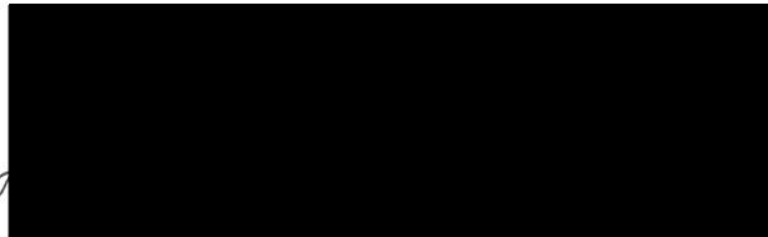
*Floor space 250-300 sq.ft.*

*Current Administrators:*

*Rosa Leal*

*Ezequiel Leal*

*Manuel Veras*



This is a hand-drawn floor plan of a large hall, likely for a school or community center. The plan features a central grid of rectangular tables arranged in rows and columns. The tables are labeled with dimensions such as 12' x 20', 12' x 25', 12' x 30', 12' x 15', 12' x 18', 12' x 22', 12' x 27', 12' x 12', 12' x 10', 12' x 8', 12' x 6', 12' x 4', 12' x 3', 12' x 2', 12' x 1', 12' x 0.5', 12' x 0.25', 12' x 0.125', 12' x 0.0625', 12' x 0.03125', 12' x 0.015625', 12' x 0.0078125', 12' x 0.00390625', 12' x 0.001953125', 12' x 0.0009765625', 12' x 0.00048828125', 12' x 0.000244140625', 12' x 0.0001220703125', 12' x 0.00006103515625', 12' x 0.000030517578125', 12' x 0.0000152587890625', 12' x 0.00000762939453125', 12' x 0.000003814697265625', 12' x 0.0000019073486328125', 12' x 0.00000095367431640625', 12' x 0.000000476837158203125', 12' x 0.0000002384185791015625', 12' x 0.00000011920928955078125', 12' x 0.000000059604644775390625', 12' x 0.0000000298023223876953125', 12' x 0.00000001490116119384765625', 12' x 0.000000007450580596923828125', 12' x 0.0000000037252902984619140625', 12' x 0.00000000186264514923095703125', 12' x 0.000000000931322574615478515625', 12' x 0.0000000004656612873077392578125', 12' x 0.00000000023283064365386962890625', 12' x 0.000000000116415321826934814453125', 12' x 0.0000000000582076609134674072265625', 12' x 0.00000000002910383045673370361328125', 12' x 0.000000000014551915228366851806640625', 12' x 0.0000000000072759576141834259033203125', 12' x 0.00000000000363797880709171295166015625', 12' x 0.000000000001818989403545856475830078125', 12' x 0.0000000000009094947017729282379150390625', 12' x 0.00000000000045474735088646141895751953125', 12' x 0.000000000000227373675443230709478759765625', 12' x 0.0000000000001136868377216153547393798828125', 12' x 0.00000000000005684341886080767736968994140625', 12' x 0.000000000000028421709430403838684844970703125', 12' x 0.0000000000000142108547152019193424224853515625', 12' x 0.00000000000000710542735760095967121124266796875', 12' x 0.000000000000003552713678800479835605621333984375', 12' x 0.0000000000000017763568394002399178028106669921875', 12' x 0.00000000000000088817841970011995890140533349609375', 12' x 0.000000000000000444089209850059979450702666748046875', 12' x 0.0000000000000002220446049250299897253513333740234375', 12' x 0.00000000000000011102230246251499486267566668701171875', 12' x 0.000000000000000055511151231257497431337833343505859375', 12' x 0.0000000000000000277555756156287487156689166717529296875', 12' x 0.00000000000000001387778780781437435783445833587646484375', 12' x 0.000000000000000006938893903907187178917229167938232421875', 12' x 0.0000000000000000034694469519535935894586145839691162109375', 12' x 0.00000000000000000173472347597679679472930729198455810546875', 12' x 0.000000000000000000867361737988398397364653645992279052734375', 12' x 0.0000000000000000004336808689941991986823268229961395263671875', 12' x 0.00000000000000000021684043449709959934116341149806976318359375', 12' x 0.000000000000000000108420217248549799670581705749034881591796875', 12' x 0.0000000000000000000542101086242748998352908528745174407958984375', 12' x 0.00000000000000000002710505431213744991764542643725872039794921875', 12' x 0.000000000000000000013552527156068724958822713218629360198974609375', 12' x 0.0000000000000000000067762635780343624794113566093146800994873046875', 12' x 0.00000000000000000000338813178901718123970567830465734004974365234375', 12' x 0.000000000000000000001694065894508590619852839152328670024871826171875', 12' x 0.0000000000000000000008470329472542953099264195761643350124359130859375', 12' x 0.00000000000000000000042351647362714765496320978808216750621795654296875', 12' x 0.000000000000000000000211758236813573827481604894041083753108978271484375', 12' x 0.0000000000000000000001058791184067869137240824470205418765544891357421875', 12' x 0.00000000000000000000005293955920339345686204122351027093827724456787109375', 12' x 0.000000000000000000000026469779601696728431020611755135469138622283935546875', 12' x 0.0000000000000000000000132348898008483642155103058775677345693111419677734375', 12' x 0.00000000000000000000000661744490042418210775515293878386728465557098388671875', 12' x 0.000000000000000000000003308722450212091053877576469391933642327785491943359375', 12' x 0.0000000000000000000000016543612251060455269387882346959668211638927459716796875', 12' x 0.000000000000000

**Elgin Mall Corp.**  
**Tenant List as of November 6, 2022**

<b>Business Name</b>	<b>Description of Business</b>
Artesanias Art	Artesanial Gifts
Yarinar Art	Artesanial Gifts
Distribuidora La Balanza	Artesanial Gifts
JDLA Cosmetics and More	Health and Beauty Products
Leather and Accessories	Belts and Accesories
Covertores Vianney	Blankets
Dulces Clara	Candy Store
Dulceria Providencia	Candy Store
Dulceria Dulce Mundo	Candy Store
Ruru Land	Caps, Jewerly and Perfumes
Compufix	Cellular, Repair centre, and speakers
El Callejero Electronics	Electronics
SA Eyebrow	Eyebrow Services
Wawa Furniture	Furniture
Hogar Furniture and More	Furniture
Lupitas Store	General Merchandize
Young's Merchandise	General Merchandize
Alayza Fragrance	Gift Shop
Novedades Flores	Gift Shop
Nicoles Hair Salon	Hair and Beuty Salon
Barbaroja Shop (previously Known as blankis)	Hair and Beuty Salon
U2 Hair Salon	Hair and Beuty Salon
Nico's Hair Salon	Hair and Beuty Salon
Eclipse	Health and Beauty Products
San Miguel	Health and Beauty Products
Catalina Barraza	Health and Beauty Products
Salud y Bienestar Natural	Health and Beauty Products
Perfumeria Ashley	Health and Beauty Products
Mundo Natural	Health and Beauty Products
Eternal	Health and Beauty Products
Aurora Fashion	General Apparel
Pinsan Merchandize	Home and Kitchen Products
Illinois Dekalb Insurance	Insurance
Cobra Online Media	Internet Services
C & M Jewerly	Fine Jewerly
J&A Jewerly	Fine Jewerly
Cosmo Jewerly	Fine Jewerly
La Moda Jewerly	Fine Jewerly
Garcia's Jewerly	Fine Jewerly
Iriz Jewerly Inc.	Fine Jewerly
Denisse Jewerly	Fine Jewerly
Angels Body Jewlery	Fine Jewerly
Rosy's Jewerly Corp.	Fine Jewerly
Royal Prestige	Kitchen Ware
Tu Diva Fashion	Mens Apparel
L & L Gift Shop	Perfume shop
Ben's Wireless and Repair	Phone Repair and Sales
JKA Photography	Photography
Rayma Realty	Realty Services
HRJ Botanica San Simon	Religious Gifts

Botanica La Nina	Religious Gifts
Spiritual Botanica	Religious Gifts
L & R Remotes & Key	Remotes and keys
Juanitas Restaurant	Restaurant
Charles Fast Food	Restaurant
Aisha Corp	Services - Beauty
Amigo Insurance	Services - Insurance
Airbrush Shop	Services Custom Artwork
Marygaby Shoes	Shoes
E&R Sales	Shoes
T del ahorro Inc	Special Occacion Wear
Lee Fashion	Special Occacion Wear
JCK's Boutique	Special Occacion Wear
Fashion by Gladdys	Special Occacion Wear
Ultrasales Store	Special Occacion Wear
Charlie Sport	Sport Apparel
Deportes Calderon	Sport Apparel
ABC Sports	Sporting Merchandize
Pan de Acambaro	Sweets and Candy
Dulceria Lupita	Sweets and Candy
Fess Graphics & sons	Tattoo and Piercing Service
Family Land	Toy, Luggage
Leal Boots	Western Wear
El Gallo De Oro	Western Wear
Joes Boots	Western Wear
Aguilera Western Wear	Western Wear
Elegante Boots & Western Wear	Western Wear
La Moda	Western Wear
Alex Fashion	Western Wear
Heavens Accessories	Womens and hair Accessories, Gold Plated silver
Accesorios Valeria	Womens Apparel
Erica's Corral W.W.	Womens Apparel
Fashion Jewelry	Womens Apparel
Otilia Fashion	Womens Apparel
Yuriza Shoes	Womens Apparel
Las 3B Illinois	Womens Apparel
Rosy's Gift Shop	Womens Apparel
<b>Total Tenants</b>	<b>87</b>

<b>2023 Projected Revenues</b>	<b>\$</b>	<b>12,600,000</b>
--------------------------------	-----------	-------------------



Row Labels	Sum of Space
Artesanial Gifts	3
Belts and Accesories	1
Blankets	1
Candy Store	3
Caps, Jewerly and Perfurmes	1
Cellular, Repair centre, and speakers	1
Electronics	1
Eyebrow Services	1
Fine Jewerly	9
Furniture	2
General Apparel	1
General Merchandize	2
Gift Shop	2
Hair and Beuty Salon	4
Health and Beauty Products	8
Home and Kitchen Products	1
Insurance	1
Internet Services	1
Kitchen Ware	1
Mens Apparel	1
Perfume shop	1
Phone Repair and Sales	1
Photography	1
Realty Services	1
Religious Gifts	3
Remotes and keys	1
Restaurant	2
Services - Beauty	1
Services - Insurance	1
Services Custom Artwork	1
Shoes	2
Special Occacion Wear	5
Sport Apparel	2
Sporting Merchandize	1
Sweets and Candy	2
Tattoo and Piercing Service	1
Toy, Luggage	1
Western Wear	7
Womens and hair Accessories, Gold Plated silver	1
Womens Apparel	7
<b>Grand Total</b>	<b>87</b>

# East Dundee and Countryside Fire Protection District

401 Dundee Ave,  
East Dundee IL 60118



www.edfire.com  
fireprevention@edfire.com

## Plan Submittal Review

To: Chris Ranieri, Village of East Dundee Building Inspector  
From: Marc Quattrocchi / Fire Prevention Bureau  
CC: Planning and Zoning & Historic Commission (PZHC)  
Date: January 13<sup>th</sup>, 2023  
Re: 535 Dundee Ave East Dundee, IL 60118

---

Mr. Ranieri and PZHC:

It is the East Dundee Fire District's opinion that if the Elgin Mall is to move and occupy River Valley Square South (535 Dundee Ave) it will have no adverse effect on the Fire District. The Fire District's initial priority is that the building owner and future occupants adhere to the Fire Code and Local Fire District Ordinances creating a safe environment for the public, employees, visitors, the Village, and anyone who will have contact with this business. We can not preplan accidents or emergencies from occurring, however we can measure and set forth practices directed toward the prevention and suppression of emergencies.

We are confident that the building owner, and managers of the Elgin Mall will work diligently to adhere to any standards set forth by Fire Code, Local Ordinances, and the Fire District.

We have reached out to Elgin 911 to gather historical data pertaining to the call volume and type the Elgin Mall has brought to the Elgin Fire Department. We were reassured the quantity and quality of 911 calls received by the 911 center regarding the Elgin mall's current location and operation, will not supersede the presumed expectations.

Sincerely,

Marc Quattrocchi, Fire Inspector



## Memorandum



**To:** Chris Ranieri, Building Official

**From:** James Kruger, Chief of Police

**Subject:** Dundee Indoor Mall Project

**Date:** January 20, 2023

---

Pursuant to the potential of the Elgin Mall, located at 308 S. McLean Blvd, Elgin relocating to East Dundee, I made contact with the Elgin Police Department for information. The Elgin Police Department provided me the calls for service data for the last three years, as of November 8, 2022. It should be noted that 2020 data would also be skewed low due to the pandemic.

Over the last three years, the Elgin Police Department responded to 200 calls for service in 2020, 173 in 2021, and 146 in eleven months of 2022. (Break down of calls attached to this memo). Anecdotally, the Elgin Police command staff did not believe that the mall created a large demand for service to their department. However, this is also attributed to the fact that Elgin responds to 109,000 calls for service per year meaning 173 CFS is .015% of their total calls. East Dundee Police respond to 4,900 calls for service per year making 173 CFS 3.5% of additional call load for the East Dundee Police Department.

Another consideration is the potential of increased motor vehicle trips due to the indoor mall's current customer base following from Elgin that will now be theoretically experienced in East Dundee. The Police Department was also contacted by the developer to discuss their intention of deploying high resolution cameras with license plate reader technology on the property.

It is without question the occupancy of the location will create a higher level of service demand than an empty building. It is fair to say that we may see anywhere from 175 to 225 additional calls for service in a given year, to include traffic crashes on both public and private property. There is no way to know for sure the severity of the calls for service or what the net effect will be on our crime statistics. It has been stated by the developer that many of the businesses are more cash-oriented that may require strict cash handling and security. Besides a robust video surveillance system, I would also recommend a business bag drop with a local bank and courier service, rather than multiple merchants walking out to make deposits. This will also provide a much higher level of safety for employees. The Police Department has a neutral recommendation other than a potential future consideration for resources.



# Elgin Crime Analysis

Elgin Mall Calls for Service  
(2020-2022)

Elgin Police Department  
151 Douglas Ave.  
Elgin IL 60120  
847-289-2700 (non-emergency)

Call for Service Type	2020	2021	2022	Total
Customer Management Dispute	3	11	4	18
Accident Property Damage	3	9	3	15
Battery	2	3	1	6
Burglar Alarm	2	0	4	6
Dispute	0	2	3	5
Dog Complaint	1	3	1	5
Suspicious Incident	2	3	0	5
Trouble with Subject	3	1	1	5
Disorderly Conduct	1	3	0	4
Assist Fire Department	1	2	0	3
Theft	0	2	1	3
Criminal Damage to Property	1	1	0	2
Domestic Disturbance	1	1	0	2
Fireworks	0	0	2	2
Loitering	0	1	1	2
Neighbor Complaint	0	1	1	2
Reckless Driving	0	0	2	2
Suspicious Person/Vehicle	1	1	0	2
Theft of Services	1	1	0	2
Trespass	1	1	0	2
Accident with Injury	0	1	0	1
Assist Citizen	0	0	1	1
Check On Welfare	0	1	0	1
Damage to Vehicle	0	0	1	1
Deceptive Practices	1	0	0	1
Domestic Battery	0	0	1	1
DUI	0	0	1	1
EDP	1	0	0	1
Fraudulent Activities	1	0	0	1
Harassment	0	1	0	1
Juvenile Problem	0	0	1	1
Landlord/Tenant Dispute	0	1	0	1
Loud Music	1	0	0	1
Other	1	0	0	1
Panhandling	0	1	0	1
Premise Check	1	0	0	1
Retail Theft	0	1	0	1
Sexual Assault	1	0	0	1
Stop Light Malfunction	0	1	0	1
Suspicious Person	0	0	1	1
Suspicious Vehicle	0	0	1	1
Traffic Problem	0	0	1	1
Violation of Order of Protection	0	0	1	1
Warrant Service	0	0	1	1
Total	30	53	34	117



# Elgin Crime Analysis

Elgin Mall Calls for Service  
(2020–2022 Year to Date)

Elgin Police Department  
151 Douglas Ave.  
Elgin IL 60120  
847-289-2700 (non-emergency)

Call for Service Type	2020	2021	2022	Total
Customer Management Dispute	3	9	4	16
Accident Property Damage	2	7	3	12
Battery	2	3	1	6
Burglar Alarm	2	0	4	6
Suspicious Incident	2	3	0	5
Disorderly Conduct	1	3	0	4
Dispute	0	1	3	4
Dog Complaint	1	2	1	4
Trouble with Subject	2	1	1	4
Assist Fire Department	1	2	0	3
Criminal Damage to Property	1	1	0	2
Domestic Disturbance	1	1	0	2
Fireworks	0	0	2	2
Loitering	0	1	1	2
Neighbor Complaint	0	1	1	2
Reckless Driving	0	0	2	2
Suspicious Person/Vehicle	1	1	0	2
Theft	0	1	1	2
Theft of Services	1	1	0	2
Accident with Injury	0	1	0	1
Assist Citizen	0	0	1	1
Damage to Vehicle	0	0	1	1
Deceptive Practices	1	0	0	1
Domestic Battery	0	0	1	1
DUI	0	0	1	1
EDP	1	0	0	1
Harassment	0	1	0	1
Juvenile Problem	0	0	1	1
Landlord/Tenant Dispute	0	1	0	1
Loud Music	1	0	0	1
Other	1	0	0	1
Panhandling	0	1	0	1
Premise Check	1	0	0	1
Retail Theft	0	1	0	1
Sexual Assault	1	0	0	1
Stop Light Malfunction	0	1	0	1
Suspicious Person	0	0	1	1
Suspicious Vehicle	0	0	1	1
Traffic Problem	0	0	1	1
Trespass	1	0	0	1
Violation of Order of Protection	0	0	1	1
Warrant Service	0	0	1	1
Total	27	44	34	105



# Elgin Crime Analysis

## Elgin Mall Officer-Initiated Activity (2020–2022)

Elgin Police Department  
151 Douglas Ave.  
Elgin IL 60120  
847-289-2700 (non-emergency)

Call for Service Type	2020	2021	2022	Total
Premise Check	42	20	17	79
Traffic Stop	13	10	9	32
Foot Patrol	3	1	4	8
Suspicious Person/Vehicle	3	3	1	7
Suspicious Vehicle	2	2	3	7
Assist Citizen	2	0	1	3
Follow Up	1	2	0	3
Accident Property Damage	1	0	1	2
Subject Stop	1	1	0	2
Assist Another Agency	1	0	0	1
Check On Welfare	0	1	0	1
Community Engagement	1	0	0	1
Family Problem	0	1	0	1
Fireworks	1	0	0	1
Investigation	0	0	1	1
Loitering	0	1	0	1
Motorist Assist	0	0	1	1
Obstruction	1	0	0	1
Panhandling	1	0	0	1
Parking Violation	1	0	0	1
Recovered Stolen Vehicle	0	1	0	1
Traffic Problem	1	0	0	1
UPC	0	1	0	1
Warrant Service	0	0	1	1
Total	75	44	39	158



# Elgin Crime Analysis

## Elgin Mall Officer-Initiated Activity

(2020–2022 Year to Date)

Elgin Police Department  
151 Douglas Ave.  
Elgin IL 60120  
847-289-2700 (non-emergency)

Call for Service Type	2020	2021	2022	Total
Premise Check	40	13	17	70
Traffic Stop	11	7	9	27
Foot Patrol	2	1	4	7
Suspicious Person/Vehicle	3	2	1	6
Suspicious Vehicle	1	1	3	5
Assist Citizen	2	0	1	3
Follow Up	1	2	0	3
Accident Property Damage	1	0	1	2
Subject Stop	1	1	0	2
Assist Another Agency	1	0	0	1
Check On Welfare	0	1	0	1
Community Engagement	1	0	0	1
Family Problem	0	1	0	1
Fireworks	1	0	0	1
Investigation	0	0	1	1
Loitering	0	1	0	1
Motorist Assist	0	0	1	1
Obstruction	1	0	0	1
Panhandling	1	0	0	1
Recovered Stolen Vehicle	0	1	0	1
Traffic Problem	1	0	0	1
UPC	0	1	0	1
Warrant Service	0	0	1	1
Total	68	32	39	139

# Memorandum



**To:** Planning and Zoning & Historic Commission  
**From:** Chris Ranieri, Building Inspector  
**Subject:** 535 Dundee – Special Use Request and Text Amendments  
**Date:** January 26, 2023

---

## **Background and Summary:**

Staff has received an application from Rosa and Ezequiel Leal, owners of Elgin Mall Corporation, ("Applicant") who desire to relocate their existing business from Elgin to 535 Dundee Ave. East Dundee, IL 60118 (PIN 03-26-227-007) which is in the B-3 Business District.

## **Building Department Analysis and Recommendations:**

Staff has reviewed this application and has made the below recommendations for the PZHC to consider.

### **Below is an analysis of existing and proposed parking.**

The village parking requirements are 1 parking space for each 200 sq. ft. of retail space use and 1 parking space for each 150 sq. ft. of restaurant space use.

Village code OFF STREET PARKING Section **157.150 REQUIRED SPACES,**  
**(M)** *Establishments handling the sale and consumption on the premises of food and refreshment: at least one parking space for each 150 square feet of floor area. and*  
**(T)** *Retail stores: at least one parking space for each 200 square feet of floor area.*

Per the village code I estimate the "Dundee Indoor Mall" will require 328 parking spaces.  
Per the village code the balance of the shopping center requires 133 parking spaces.

**Total parking spaces required 328 + 133 = 461.**

The existing parking lot has 394 spaces, (461-394=67) that leave a deficit of 67 parking spaces.

**The following is not in the village code but an alternate way of calculating the parking that may be required.** The required 328 parking spaces / 80 proposed businesses = 4.1 parking spaces per business.

Because there is a 67-parking space deficit (328 – 67 = 261 spaces) there are 261 parking spaces available for the Dundee Indoor Mall.

261 parking spaces / 4.1 per business = 63 businesses allowed.

**NOTE: The existing mall does have several stores that are vacant approximately 18,000 sq. ft. 18,000 / 200 = 90 parking spaces.**

### **The businesses are currently located in the Elgin Mall.**

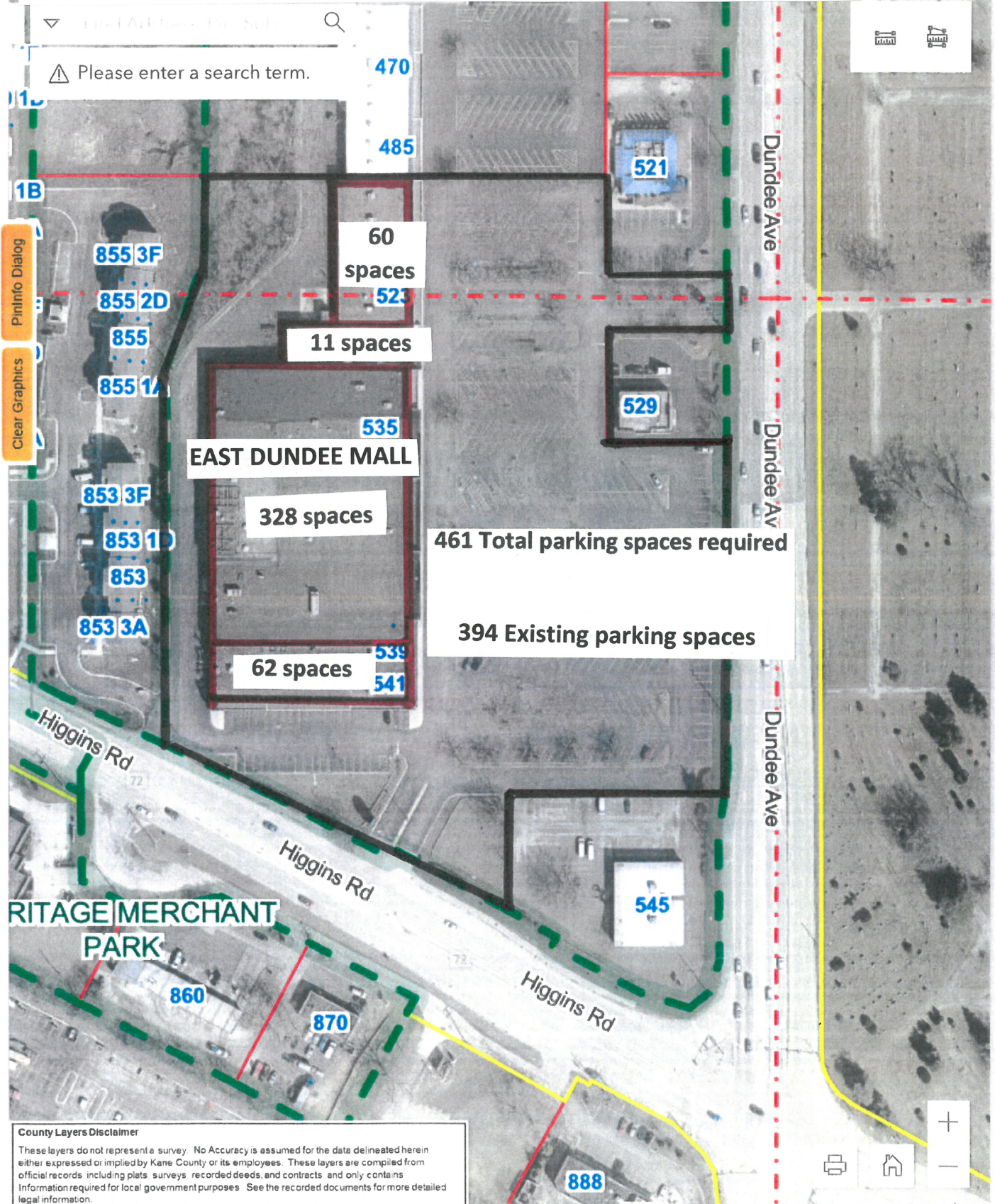
The Elgin Mall has 397 parking spaces, plus the possible overflow of 272 parking spaces.  
397 / 87 businesses = 4.56 spaces per business

**Staff's Recommendation:** If all the shopping center units are occupied the existing parking lot has a deficit of 67 parking spaces. The Special Use application is requesting approval for 137 businesses. The Applicant has indicated the number of businesses moving to this location is 80. Staff is recommending limiting the number of businesses to 80.



# RIVER VALLEY SQUARE MALL

Technologies  
Layers



Esri, NASA, INGA, USGS, FEMA | Esri Community Maps Contributors, County of Kane, © OpenStreetMap, Micro... Powered by Esri

extent: xmin:-9825157.38 xmax:-9824034.71 ymin:5174958.22 ymax: 5175501.04



P&Z File # \_\_\_\_\_

**APPLICATION FOR DEVELOPMENT APPROVAL:  
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

This form is to be used for all special use applications (except Planned Developments) to be heard by the Village of East Dundee. To complete the form properly, please review the accompanying *Village of East Dundee Instruction Manual for Application for Development Review*. Failure to complete this form properly will delay its consideration.

**PART I. GENERAL INFORMATION**

**A. Project Information**

1. Project/Owner Name: Rosa Leal - Landlord
2. Project Location: 535 Dundee Ave East Dundee, IL
3. Brief Project Description: Open a retail complex with  
indoor shops and restaurants  
planned 137 total \*see att -
4. Project Property Legal Description: Enclosed shopping mall  
\*see att. floor plan
5. Project Property Size in Acres and Square Feet: 63,346 SF.
6. Current Zoning Status: B3
7. Current Use Status: Empty
8. Surrounding Land Use Zoning: R5, R2, B2, B3
9. Zoning District Being Requested (if applicable): \_\_\_\_\_
10. Parcel Index Numbers of Property: \_\_\_\_\_

**B. Owner Information**

1. Signature: [Signature]
2. Name: Rosa Leal

**C. Billing Information** (Name and address all bills should be sent to)

1. Name/Company: Elgin Mall Corp.
2. Address: 308 S. McLean Blvd Elgin, IL 60123
3. Phone Num: \_\_\_\_\_



### PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers. Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.

**IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING**

**FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:**

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

Due to the type of zoning B3 that involves retail, restaurants, and business services, our business will not diminish property values or harm enjoyment, rather will enhance the area with more options for shopping and the overall appearance.

2. Will the establishment of the Special Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

The special use is primarily an indoor retail function. This use will not impede any future development in the surrounding area due to the current B3 zoning.

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

This is an existing building with all utilities in place including access roads and drainage. Furthermore we will ensure we are up to date with local codes and ordinances, and provide all safety measures as needed.

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

The flow of traffic to the property will not affect the flow of traffic to residential streets due to the ingress and egress leading into RT 72 and RT 25.

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

Our business is in line with the village objectives. We aim to create sustainability, economic growth as well as enhancing the reputational outlook and goals, by providing a family friendly atmosphere with unique shopping and dining while maintaining the standards as highlighted in the village's 2019-2024 strategic plan.

This is a detailed floor plan of a restaurant layout. The plan includes the following areas and dimensions:

- Entrance and Front Counter:** Located at the bottom center, featuring a "29'-7 1/2" x 10" CUSTOMER SERVICE" counter, a "10' x 10" OFFICE", and a "10' x 7" area.
- Restrooms:** Located at the bottom right, including "MEN/WC" and "WOMEN/WC" facilities.
- Bar/Lounge Area:** Situated at the top right, labeled "BAR/LOUNGE" with a "10' x 12" dimension.
- Seating and Dining Areas:**
  - Left Side:** Multiple rectangular tables arranged in rows, with dimensions ranging from 11' x 19" to 27' x 25".
  - Center:** A large "EATING AREA" measuring 66' x 13".
  - Right Side:** Additional seating areas with tables of various sizes, including 15' x 15", 15' x 18", and 27' x 25".
- Kitchen and Service Areas:**
  - Top Center:** A "KITCHEN" area measuring 18' x 9".
  - Top Right:** A "RESTAURANT #1" area measuring 47' x 15".
  - Bottom Right:** A "RESTAURANT #2" area measuring 35' x 15".
- Hallways:** Several hallways are shown, including a "HALLWAY 10'-0" on the left, a "HALLWAY 10'-0" in the center, and a "HALLWAY 11'-0" at the bottom.

The plan also includes various smaller rooms and storage areas, such as a "10' x 12" room at the top left and a "10' x 12" room at the bottom left.

### PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers. **Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.**

**IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING**

**FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:**

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

---

---

---

---

2. Will the establishment of the Special Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

---

---

---

---

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

---

---

---

---

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

---

---

---

---

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

---

---

---

---

---

---

---

**IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:**

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

---

---

2. For this site, what does the Code require?

---

---

---

---

3. What is proposed?

---

---

---

---

---

---

---

---

4. What unique circumstances have caused the need for a variance?

---

---

---

---

---

---

---

---

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

---

---

---

---

---

---

---

---



**PLANNING AND ZONING & HISTORIC COMMISSION MEETING SCHEDULE**  
**MEETING TIME 7:00PM**  
**\*THURSDAY EVENING UNLESS DENOTED**

---

Planning & Zoning petitions must be received 35 days prior to meeting date for petitions requiring Public hearings. 15 days prior when no Public hearing is required.

**Historic Commission Meetings (as needed)**

Applications submittals must be received & approved by the Building official for presentation to the Commission minimum of 15 days prior to meeting date.

Per ordinance, the Historic Commission must meet within 15 days of application submittal acceptance date and be dully considered by the Commission or a Certificate of Appropriateness would be deemed issued for failure to meet in the designated time.



### Affidavit of Ownership & Control

I (We), \_\_\_\_\_ do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: \_\_\_\_\_

Owner: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

Phone: \_\_\_\_\_

SUBSCRIBED AND SWORN TO before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
(NOTARY SIGNATURE)

\_\_\_\_\_  
(NOTARY STAMP)

The undersigned, having filed or expecting to file, a development petition with the Village of East Dundee, certify that I have received a copy of Village of East Dundee's Code TITLE XV; Chapter 160 and have read and understand the same and agree to make the deposits as provided in said Code Chapter, including the initial deposit of \$ \_\_\_\_\_.

Check # \_\_\_\_\_ Dated \_\_\_\_\_

Type of Project: Enclosed shopping mall

Project Name: Elgin Mall

Project Address: 535 Dundee Ave East Dundee IL

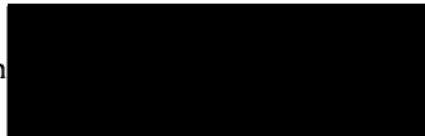
PIN(s): \_\_\_\_\_

Business Owners Name: Rosa Leal Phone: 

Owners Address: 

Owners Email: \_\_\_\_\_

Owners Signature: 

Petitioners Name: same Phone: 

Petitioners Address: \_\_\_\_\_

Petitioners Email: \_\_\_\_\_

Petitioners Signature: \_\_\_\_\_

-----

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

**Elgin Mall Corp.**  
**Tenant List as of November 6, 2022**

<b>Business Name</b>	<b>Description of Business</b>
Artesanias Art	Artesanial Gifts
Yarinar Art	Artesanial Gifts
Distribuidora La Balanza	Artesanial Gifts
JDLA Cosmetics and More	Health and Beauty Products
Leather and Accessories	Belts and Accesories
Covertores Vianney	Blankets
Dulces Clara	Candy Store
Dulceria Providencia	Candy Store
Dulceria Dulce Mundo	Candy Store
Ruru Land	Caps, Jewerly and Perfumes
Compufix	Cellular, Repair centre, and speakers
El Callejero Electronics	Electronics
SA Eyebrow	Eyebrow Services
Wawa Furniture	Furniture
Hogar Furniture and More	Furniture
Lupitas Store	General Merchandize
Young's Merchandise	General Merchandize
Alayza Fragrance	Gift Shop
Novedades Flores	Gift Shop
Nicoles Hair Salon	Hair and Beuty Salon
Barbaroja Shop (previously Known as blankis	Hair and Beuty Salon
U2 Hair Salon	Hair and Beuty Salon
Nico's Hair Salon	Hair and Beuty Salon
Eclipse	Health and Beauty Products
San Miguel	Health and Beauty Products
Catalina Barraza	Health and Beauty Products
Salud y Bienestar Natural	Health and Beauty Products
Perfumeria Ashley	Health and Beauty Products
Mundo Natural	Health and Beauty Products
Eternal	Health and Beauty Products
Aurora Fashion	General Apparel
Pinsan Merchandize	Home and Kitchen Products
Illinois Dekalb Insurance	Insurance
Cobra Online Media	Internet Services
C & M Jewerly	Fine Jewerly
J&A Jewerly	Fine Jewerly
Cosmo Jewerly	Fine Jewerly
La Moda Jewerly	Fine Jewerly
Garcia's Jewerly	Fine Jewerly
Iriz Jewerly Inc.	Fine Jewerly
Denisse Jewerly	Fine Jewerly
Angels Body Jewlery	Fine Jewerly
Rosy's Jewerly Corp.	Fine Jewerly
Royal Prestige	Kitchen Ware
Tu Diva Fashion	Mens Apparel
L & L Gift Shop	Perfume shop
Ben's Wireless and Repair	Phone Repair and Sales
JKA Photography	Photography
Rayma Realty	Realty Services
HRJ Botanica San Simon	Religious Gifts



Botanica La Nina	Religious Gifts
Spiritual Botanica	Religious Gifts
L & R Remotes & Key	Remotes and keys
Juanitas Restaurant	Restaurant
Charles Fast Food	Restaurant
Aisha Corp	Services - Beauty
Amigo Insurance	Services - Insurance
Airbrush Shop	Services Custom Artwork
Marygaby Shoes	Shoes
E&R Sales	Shoes
T del ahorro Inc	Special Occacion Wear
Lee Fashion	Special Occacion Wear
JCK's Boutique	Special Occacion Wear
Fashion by Gladdys	Special Occacion Wear
Ultrasales Store	Special Occacion Wear
Charlie Sport	Sport Apparel
Deportes Calderon	Sport Apparel
ABC Sports	Sporting Merchandize
Pan de Acambaro	Sweets and Candy
Dulceria Lupita	Sweets and Candy
Fess Graphics & sons	Tattoo and Piercing Service
Family Land	Toy, Luggage
Leal Boots	Western Wear
El Gallo De Oro	Western Wear
Joes Boots	Western Wear
Aguilera Western Wear	Western Wear
Elegante Boots & Western Wear	Western Wear
La Moda	Western Wear
Alex Fashion	Western Wear
Heavens Accessories	Womens and hair Accessories, Gold Plated silver
Accesorios Valeria	Womens Apparel
Erica's Corral W.W.	Womens Apparel
Fashion Jewelry	Womens Apparel
Otilia Fashion	Womens Apparel
Yuriza Shoes	Womens Apparel
Las 3B Illinois	Womens Apparel
Rosy's Gift Shop	Womens Apparel
<b>Total Tenants</b>	<b>87</b>

<b>2023 Projected Revenues</b>	<b>\$</b>	<b>12,600,000</b>
--------------------------------	-----------	-------------------

## Memorandum



**To:** Planning and Zoning & Historic Commission

**From:** Franco Bottalico, Management Analyst

**Subject:** 590 Healy, LLC – Tabled Special Use Request

**Date:** February 2, 2023

---

### **Background and Summary:**

Staff has received an application from Tracy Lampignano, manager of 590 Healy, LLC along with their engineering firm, Mackie Consultants, LLC (“Applicant”) regarding the property located at 590 Healy Road, PIN 01-30-300-009-0000, located in the M-1 Manufacturing District (“Property”). Applicant came before the Planning and Zoning & Historic Commission (“PZHC”) on November 3, 2022 where this item was then tabled.

### **Staff Analysis and Recommendations:**

**Public hearing regarding petition from 590 Healy, LLC for:**

- 1. A request for a Special Use for CCDD Salvage and Reprocessing of concrete and asphalt for the property located at 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.**

Staff is taking a neutral recommendation on this request.

### **Action Requested:**

Please review the above special use request and form a motion to the village board.

### **Attachments:**

Redacted Application

Findings of Fact

Future Concept Plan

Special Use Existing Layout



October 14, 2022

Mr. Chris Ranieri  
Building & Zoning Department  
Village of East Dundee  
120 Barrington Ave.  
East Dundee, IL 60118

**Re: Special Use Request  
590 Healy Road  
East Dundee, Illinois**

Dear Mr. Ranieri:

On behalf of our client 590 Healy, LLC, please find enclosed a Special Use request associated with the 590 Healy site. The applications for both Truck Parking and CCDD Salvage and Reprocessing are enclosed. Because the application references legal description of the entire property and the special uses requested are limited to specific areas, we have prepared exhibits and narrative to document the extents of each.

Truck Parking

The truck parking special use request is broken into two areas as illustrated on the Special Use Areas Exhibit, enclosed. We request a permanent special use approval for the area North of the Proposed Heinz Road extension and that it be allowed as the principal use of the site.

The areas south of Heinz Road are expected in the long run to be developed as shown in the attached Concept Plan which has not yet been formally submitted for an entitlement process. In this current request, we are asking that the Village convey a temporary principal use for truck parking until such time as the building planned for the south end of the site is constructed. At that time, the truck parking special use would revert to an accessory use.

CCDD Salvage and Reprocessing

We request special use approval in the area identified as CCDD Salvage and Reprocessing on the Special Use Areas Exhibit to conduct import, stockpiling, crushing, processing and sales of concrete and asphalt materials. Currently such loads are imported to the site under an IEPA CCDD permit, but the noted operations are expected to continue even after the mass import of CCDD material as fill is completed. If the operator seeks to close the CCDD permit but continue operating the concrete and asphalt recycling operations, the operator will procure necessary permits from Cook County and/or IEPA.

As a courtesy, we have also enclosed the Concept Site plan for the overall future development after CCDD operations have concluded, but the applicant acknowledges that at this time the exhibit is informational and does not constitute any entitlements until final engineering and final plats of subdivision are provided.

Please contact me if you should have any questions or require additional information.

Very truly yours,  
MACKIE CONSULTANTS, LLC

Steven R. Kaminski, PE  
Senior Project Manager

N:\3692\Correspondence\221014.Ltr. to E.Dundee.Special Use Request.SRK.docx



Project Address: 590 Healy Road  
East Dundee, Illinois 60118

**PROPERTY DESCRIPTION:**

LOT 2 IN FINAL PLAT OF SUBDIVISION OF VCNA PRAIRIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 2014 AS DOCUMENT 1404429095.



Project Address: 590 Healy Road  
East Dundee, Illinois 60118

List of properties within 250':

01-30-300-003-0000  
Commonwealth Edison Company  
3 Lincoln Center FL4  
Oakbrook Ter, Illinois

01-30-100-016-0000  
Nation Retail Prop  
2 Westbook CP CTR500  
Westchester, IL

01-30-300-008-0000  
Beverly Lake Forest Preserve of Cook County  
536 North Harlem Ave.  
River Forest, IL





P&Z File # \_\_\_\_\_

**APPLICATION FOR DEVELOPMENT APPROVAL:  
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

This form is to be used for all special use applications (except Planned Developments) to be heard by the Village of East Dundee. To complete the form properly, please review the accompanying *Village of East Dundee Instruction Manual for Application for Development Review*. **Failure to complete this form properly will delay its consideration.**

**PART I. GENERAL INFORMATION**

**A. Project Information**

1. Project/Owner Name: 590 Healy Road, LLC
2. Project Location: 590 Healy Road, East Dundee, IL
3. Brief Project Description:  
Special Use requests to permit rock crushing, and recycling and resale of clean construction and demolition debris ("CCDD"). The existing stone and gravel quarry and CCDD facility will  
continue operating at the subject site in conjunction with the requested Special Uses.
4. Project Property Legal Description:  
See survey, attached, for overall project site legal description.  
See Special Use Area Exhibit for breakdown of use areas within property.
5. Project Property Size in Acres and Square Feet: Approximately 42 Acres, per survey
6. Current Zoning Status: M1
7. Current Use Status: Stone and gravel quarry, and clean construction and demolition debris facility
8. Surrounding Land Use Zoning: M1 zoning located north of Illinois Route 72
9. Zoning District Being Requested (if applicable): N/A
10. Parcel Index Numbers of Property: 01-30-300-009-0000

**B. Owner Information**

1. Signature: \_\_\_\_\_
2. Name: 590 Healy Road, LLC c/o Tracy Lampignano, Manager

**C. Billing Information** (Name and address all bills should be sent to)

1. Name/Company: 590 Healy Road, LLC c/o Tracy Lampignano, Manager

### PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers. **Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.**

**IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING**

**FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:**

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

No. The requested Special Uses will permit area-compatible uses at the

subject property. The subject property has operated as stone and gravel quarry, and

clean construction and demolition debris facility for over 50 years. The subject

property is located in and surrounded by the M1 zoning district where uses are of similar appearance.

2. Will the establishment of the Special Use, impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

No the proposed Special Used will support redevelopment of a stone and gravel quarry and CCDD facility

that has operated at the subject property for over 50 years. Compatible manufacturing uses have been

established around the subject property over the last 50 years, and will presumably continue to do so

independent of the requested Special Uses.

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

Adequate utilities, access roads, drainage, and all necessary facilities already exist and serve the subject

property. The proposed Special Uses will benefit from the existing lot conditions, and will not alter or change

those facilities.

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

The proposed Special Uses will facilitate development that will include connection of Heinz Road from Healy Road

to Commonwealth Drive that will provide a significant benefit to traffic routing and reduce existing U-turn

movements on Route 72. Traffic congestion and safety will improve as a result.

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

The Special Uses proposed and locations as illustrated in the Special Use Area Exhibit are compatible with the M-1

zoning district and quite consistent with existing and expected future development in the immediate

vicinity. The Special Uses will facilitate the provision of needed support services for the region that

are necessary for ongoing regional construction capacity and logistical support for commercial and

industrial operations and, as such, constitute a net benefit to the Village and surrounding area.

**IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:**

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

Landscaping Section 157.149 (C), Paving Section 157.147 (B) (2) & 157.149 (B), and  
Lighting Section 157.147 (D) for Vehicle/Truck Parking.

2. For this site, what does the Code require?

The code requires access (section 157.147) for off-street parking facilities. It is anticipated to use the same ingress and egress points so no new traffic patterns appear necessary or are proposed to accommodate the uses that would be established by the requested variance. The code also requires Design and Maintenance (157.149) for Surfacing, landscaping, and lighting, Landscaping Section 157.149 (C), Paving Section 157.147 (B) (2) & 157.149 (B), and

3. What is proposed?

Please see the attached

4. What unique circumstances have caused the need for a variance?

Please see the attached

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

Please see the attached



6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

Please see the attached

---

---

---

---

---

7. Specifically, what conditions are present on the property that would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

Please see the attached

---

---

---

---

---

8. Other than financial return, what other purposes is the variance request based on?

Please see the attached

---

---

---

---

---

9. Has the alleged difficulty been created by any person presently having an interest in the property?

No alleged difficulty has been created by any person presently having an interest in the property.

---

---

---

---

---

10. Please give an explanation for any questions answered YES .

- a. Will the granting of the variation be detrimental to the public welfare? (Circle)
- b. Injurious to surround properties? (Circle)
- c. Impair an adequate supply of light and air to adjacent property? (Circle)
- d. Endanger public health and safety? (Circle)
- e. Substantially diminish property values within the neighborhood? (Circle)
- f. Conformance to the Land Use Plan? (Circle)

<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO

---

---

---

---

---

---

---

---

---

---



**PLANNING AND ZONING & HISTORIC COMMISSION MEETING SCHEDULE**  
**MEETING TIME 7:00PM**  
**\*THURSDAY EVENING UNLESS DENOTED**

---

Planning & Zoning petitions must be received 35 days prior to meeting date for petitions requiring Public hearings. 15 days prior when no Public hearing is required.

**Historic Commission Meetings (as needed)**

Applications submittals must be received & approved by the Building official for presentation to the Commission minimum of 15 days prior to meeting date.

Per ordinance, the Historic Commission must meet within 15 days of application submittal acceptance date and be duly considered by the Commission or a Certificate of Appropriateness would be deemed issued for failure to meet in the designated time.



**APPLICATION AGREEMENT  
TO PAY COSTS INCURRED AND HOLD THE VILLAGE HARMLESS**

The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as those provided by the Village Staff, Village Attorney, Village Engineer, Planner and Fire Protection District.

The applicant further acknowledges that testimony of all witness at Public Hearings may be recorded before a court reporter and that full transcripts of the proceedings may be prepared and retained by the Village of East Dundee as part of the official record concerning the said applicant and the applicant's costs.

As an express condition in making the said application and the consideration thereof by the Village of East Dundee, the undersigned, both personally and on behalf of the applicant, agrees to hold the Village harmless and agrees to pay forthwith the costs and expenses that may be incurred by the Village of East Dundee for such professional services, including the costs and expenses of recording and transcribing any testimony at Public Hearings in connection with the said application.

The owner hereby authorizes, support and consents to this request for variation, and further authorizes, agrees and consents to allow the temporary installation and display by the Village of East Dundee of Public Notice (signage) upon the subject property.

The applicant, having read this application and fully understanding the purpose thereof, declares that the proceeding statement made are true and that the information provided herein is complete to the best of the applicant's knowledge and belief.

Individually and for the Applicant

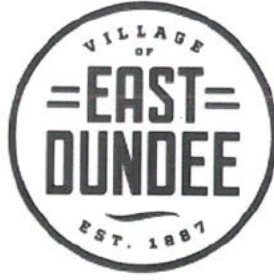
10.17.22  
Date

590 Healy Road, East Dundee, IL

Address

Project Description:

Special Uses proposed at 590 Healy Road, East Dundee, IL

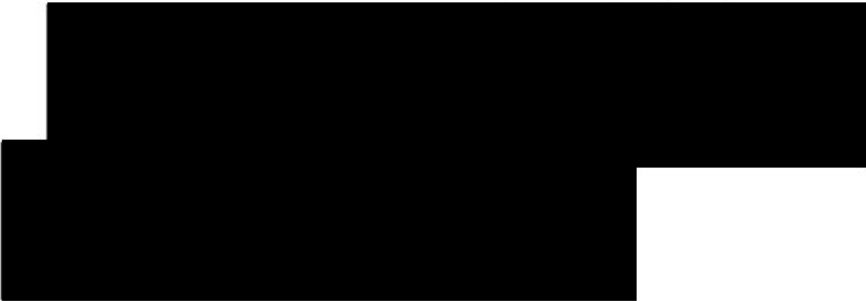


### Affidavit of Ownership & Control

I (We), Tracy Lampignano, as Manager of 590 Healy Road, LLC. do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: [Signature]

Owner: 590 Healy Road, LLC



SUBSCRIBED AND SWORN TO before me this  
17 day of Oct, 2022.

[Signature]  
(NOTARY SIGNATURE)



(NOTARY STAMP)



### **Affidavit & Disclosure Agreement**

---

To cover the Village expenses relating to applications for site plans, Subdivisions, Annexations, Zoning Amendments, Special Uses, Variations and the like:

Applications shall deposit the sum required based on the type and extent of the applicants project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their deposit back.

Signature: 

Print Name: 590 Healy Road, LLC c/o Tracy Lampignano, Manager

Project Address: 590 Healy Road, East Dundee, IL

**IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:**

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

Paving Section 157.147 (B) (2) & 157.149 (B), and Lighting Section 157.147 (D) for Vehicle/Truck Parking.

2. For this site, what does the Code require?

The code requires access (section 157.147) for off-street parking facilities. It is anticipated to use the same ingress and egress points so no new traffic patterns appear necessary or are proposed to accommodate the uses that would be established by the requested variance. The code also requires Design and Maintenance (157.149) for Surfacing, landscaping, and lighting, Paving Section 157.147 (B) (2) & 157.149 (B), and lighting section 157.147 (D)

3. What is proposed?

Please see the attached

4. What unique circumstances have caused the need for a variance?

Please see the attached

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

Please see the attached





### 3. What is proposed?

Paving Requirements (157.147 (B) (2) & 157.149 (B)): Variation is requested to permit recycled asphalt grindings as a drive aisle and parking pavement surface within Truck Parking and CCDD Recycling Special Use areas. This variation does not apply to the permanent Accessory Use Truck Parking area.

Lighting Section (157.149 (D)): Variation to release the applicant from requirements to install permanent lighting in the CCDD Recycling and Principal Use Truck Parking use areas.

### 4. What unique circumstances have caused the need for a variance?

Paving Requirements (157.147 (B) (2) & 157.149 (B)): Prior to reclamation, the site was a sand and gravel quarry. Such sites have been traditionally not readily developable after reclamation via CCDD materials because the cost of evenly conducting compaction of the fill soils across the entire site results in land costs in excess of its retail value. The requirement of rigid pavements such as concrete or conventional asphalt would result in the site being economically non-productive after the completion of mine reclamation. When flexible pavement such as recycled asphalt are an allowed pavement, soil compaction can be focused on critical building envelopes, public roadways and utility corridors at limited cost and no adverse impact on resident or consumer use of the area.

Lighting Section (157.149 (D)): CCDD recycling operations typically occur during daylight hours to avoid noise impacts during night hours. Because the truck parking areas are not accessible to the general public, there is not a need to provide security lighting and its omission is a benefit to the preserved open spaces of the forest preserve property East of Healy Road.

### 5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

Paving Requirements (157.147 (B) (2) & 157.149 (B)): The applicant's operations at the CCDD recycling site include loaders and other heavy equipment readily suited for the maintenance of smooth, clean and attractive surfaces in the recycled asphalt pavement (RAP) areas, thus addressing the maintenance difficulties typically cited in the reasons such materials are not ordinarily permitted as the pavement surface. In fact, the RAP is a pervious surface when compared to conventional asphalt pavement which produces less storm water runoff.

Lighting Section (157.149 (D)): Since the operational needs of the Special Use users do not benefit from the provision of permanent fixed lighting, the omission has no negative impacts, but the positive impacts include less spillover effects on the adjacent Forest Preserve natural habitat areas to the East.

6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

Paving Requirements (157.147 (B) (2) & 157.149 (B)): As noted above, the prior use of the site as a sand and gravel mine poses a high hazard of settling and pavement breakup to conventional pavements. RAP surfaces are more flexible and adapt better to the soil conditions on sites such as this one.

Lighting Section (157.149 (D)): Surroundings pose no extra hardship for the owner of compliance, but normal compliance would pose more negative effects on the adjacent forest preserve natural habitats.

7. Specifically, what conditions are present on the property what would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

Paving Requirements (157.147 (B) (2) & 157.149 (B)): As noted above the prior mining history of the site and CCDD fill pose extraordinary challenges for the provision of conventional pavements and their maintenance.

Lighting Section (157.149 (D)): None. The variation is based on the fact that no benefit is provided to the property use and the omission of fixed permanent lighting enhance the function of the adjacent Forest Preserve property.

8. Other than financial return, what other purposes is the variance request based on?

Paving Requirements (157.147 (B) (2) & 157.149 (B)): As noted above the RAP surface is expected to provide a superior performance, appearance and reliability outcome than conventional pavement given the fill soils placed in this former mine site.

Lighting Section (157.149 (D)): Aside from the reduced cost of omitting fixed lighting, its omission will provide a net benefit to the adjacent Forest Preserve site compared to a standard installation.





## Planning and Zoning & Historic Commission Meeting

### Findings of Fact – Special Use

Property Location: 590 Healy; PIN 01-30-300-009-0000 in the M- 1 Manufacturing District

Hearing Date: November 3, 2022

Special Use

Requested: Crushing and grinding

Staff has determined the below findings of fact for the PZHHC's consideration and review:

1. **The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**  
Unknown
2. **The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**  
Yes
3. **Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**  
Yes
4. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**  
Yes
5. **How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village? The 2002 office/industrial development comp. plan goal states: "To ensure a strong diversified employment base which will provide jobs and strengthen the economy of East Dundee". This aligns with the proposed special use.**

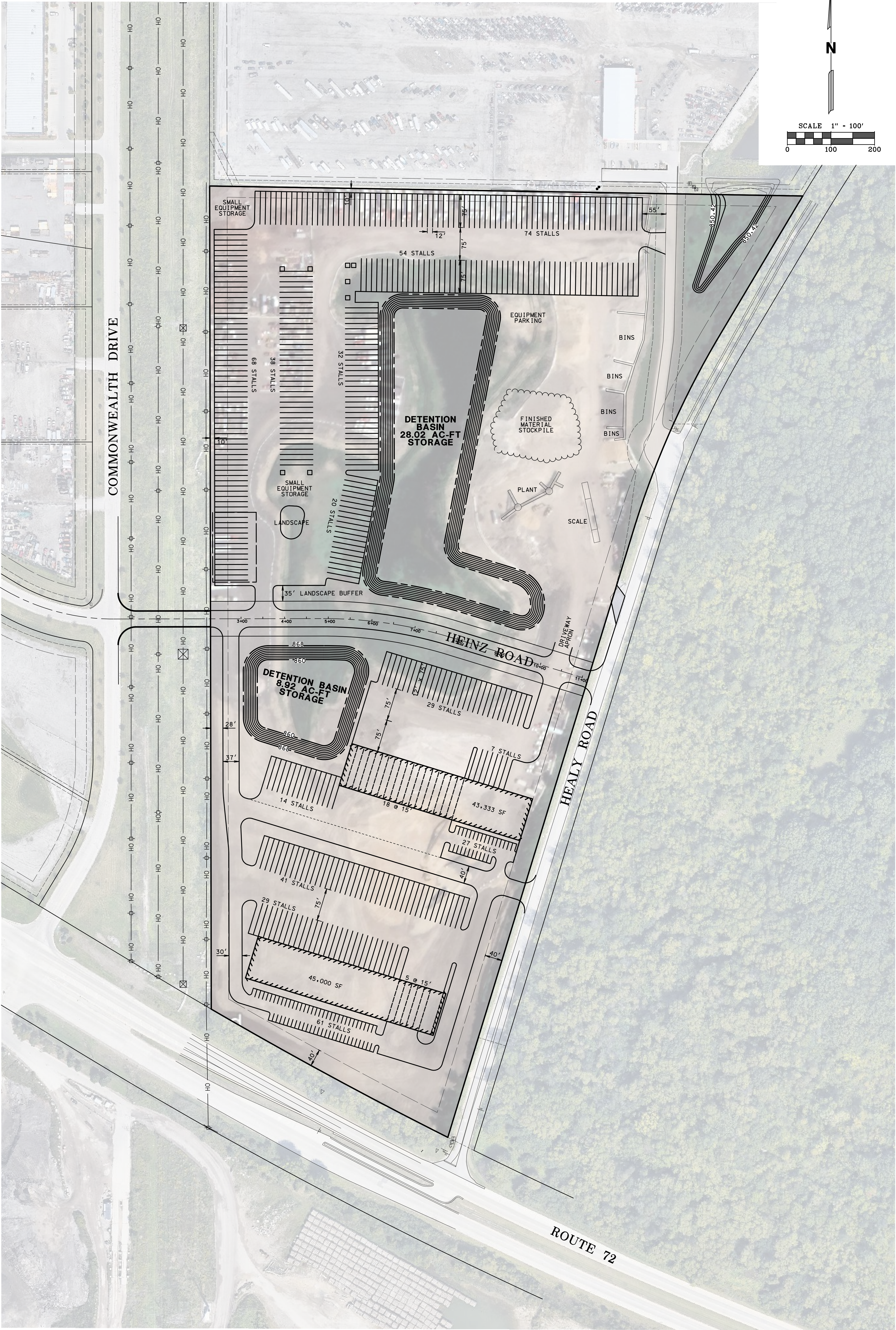
Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

\_\_\_\_ ayes \_\_\_\_ nays \_\_\_\_ absent \_\_\_\_ abstain

Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Chair, Planning and Zoning & Historic Commission





9/30/2022 4:27:41 PM  
K:\13622\Engineering\Drawings\Concept\Embs\12093.D Concept Plan.plt.dgn



**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

			DESIGNED	MRM
			DRAWN	MRM
			APPROVED	SRK
			DATE	09/30/2022
			SCALE	1" = 100'
DATE	DESCRIPTION OF REVISION	BY		

**CONCEPT SITE PLAN**  
**590 HEALY ROAD**  
**EAST DUNDEE, ILLINOIS**

SHEET	
1	OF 1
PROJECT NUMBER: 3692	
© MACKIE CONSULTANTS, LLC, 2022	
ILLINOIS FIRM LICENSE 184-002694	