



**PLANNING AND ZONING & HISTORIC COMMISSION  
AGENDA**

**Thursday, November 3, 2022  
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**

- 1. Planning and Zoning & Historic Commission Meeting Minutes Dated October 6, 2022**

**PUBLIC COMMENT**

**NEW BUSINESS**

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

- 1. A request for a Special Use for outside vehicle and equipment parking and storage for the property with 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.**
- 2. 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.**
- 3. A variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material at 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.**

4. A variance from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. All lighting shall be extinguished not later than 30 minutes after the close of business of the use being served, except as may be otherwise authorized by the Village Board of Trustees. 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.

#### **OTHER BUSINESS**

#### **ADJOURNMENT**

Planning & Zoning and Historic Commission Minutes  
Village of East Dundee  
Kane County, Illinois  
October 6, 2022

**CALL TO ORDER**

Chairperson Brunner called to order the Planning and Zoning & Historic Commission ("PZHC") meeting on Thursday, October 6, 2022, at 6:00 pm.

**ROLL CALL:**

Commissioners Brunner, Feck, Krueger, Reyes-Brahar, Scarpelli, and Steneck were present.

Commissioner Myers was absent.

Also in attendance: Building Inspector Chris Ranieri and Village Engineer Joe Heinz.

**APPROVAL OF MINUTES:**

1. Planning & Zoning and Historic Commission Meeting Minutes dated August 4, 2022

Motion to approve the August 4, 2022 meeting minutes with corrections to the roll call attendance section by Scarpelli/Krueger

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

**PUBLIC COMMENT:** None

**NEW BUSINESS:**

**1) Public Hearing Regarding Petition from PAL Land, LLC for:**

- i) A variance request from Section 157.127, Required loading berths, requiring two loading berths;
- ii) A variance request from Section 158.04(D)(2)(d)(2)(b), Landscape requirements, requiring landscape islands for every ten parking spaces;
- iii) A variance request from Section 158.04(D)(2)(C), Landscape requirements, requiring a five-foot landscaping area along the foundation; and
- iv) A minor amendment to Section 4(7) of the Planned Unit Development granted by the Village Board in Ordinance No. 08-74, regarding the requirements of interior landscaped parking lot islands, which currently requires 400 sq. ft. islands.

Motion to open the public hearing by Scarpelli/Steneck.

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

Persons wishing to be heard were sworn in by Building Inspector Ranieri.

Joe Palumbo, Petitioner, gave the PZHC a background and his intent.

A discussion ensued regarding the proposed retail building and the potential tenants that would be associated with the trucking industry and video gaming.

A discussion ensued regarding the loading berth request as how it would be of no use to his proposed building.

Petitioner explained why he is requesting less landscape islands at 22 parking spaces instead of 10 spaces. A discussion ensued.

Petitioner explained why he is requesting a variance from the five-foot landscaping area along the foundation. He'd like it for the front of the building only and a variance for the sides and rear. A discussion ensued.

Petitioner explained why he is requesting a variance from the PUD to create smaller islands size of 275 sq. ft. instead of 400 sq. ft.

Motion to close the public hearing by Feck/Krueger.

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

*Motions on Recommendations*

- i) Commissioner Scarpelli made a motion to grant a variance from Section 157.127, Required loading berths, requiring two loading berths. Seconded by Commissioner Krueger.

Commissioner Scarpelli gave a background for his reasoning to recommend the variance. Chair Brunner explained why he disagreed.

5 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli,). 1 Nays (Brunner). Motion Carries.

- ii) Commissioner Scarpelli made a motion to grant a variance request from Section 158.04(D)(2)(d)(2)(b), Landscape requirements, requiring landscape islands for every ten parking spaces. Seconded by Commissioner

A discussion ensued

Six Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

- iii) Commissioner Steneck made a motion to grant a variance request from Section 158.04(D)(2)(C), Landscape requirements, requiring a five-foot landscaping area along the foundation. Seconded by Commissioner Krueger

4 Ayes (Reyes-Brahar, Feck, Krueger, Steneck,). 2 Nays (Brunner, Scarpelli). Motion Carries.

- v) Commission Reyes-Brahar made a motion to deny a minor amendment to Section 4(7) of the Planned Unit Development granted by the Village Board in Ordinance No. 08-74, regarding the requirements of interior landscaped parking lot islands, which currently requires 400 sq. ft. islands. Seconded by Commissioner Krueger.

3 Ayes (Reyes-Brahar, Steneck, Scarpelli,). 3 Nays (Feck, Krueger, Brunner). Motion does not carry.



*Findings of Fact:*

- A) Commissioner Scarpelli made a motion to approve the findings of fact regarding Section 157.127, Required loading berths, requiring two loading berths.

Commissioner Scarpelli withdrew his motion.

Chair Brunner read each finding and the PZHC answered as follows regarding this variance request:

1. No
2. No
3. Yes
4. No
5. Yes
6. No
7. No
8. Yes
9. Yes

Commissioner Scarpelli made a motion to approve the revised findings of fact regarding Section 157.127, required loading berths, requiring two loading berths. Seconded by Commission Steneck.

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

- B) Chair Brunner read each finding and the PZHC answered as follows regarding this variance request:

1. No
2. No
3. Yes
4. No
5. Yes
6. No
7. No
8. Yes
9. Yes

Commissioner Steneck made a motion to approve the revised findings of fact regarding Section 158.04(D)(2)(d)(2)(b), Landscape requirements, requiring landscaping islands for every ten parking spaces. Seconded by Commissioner Krueger.

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

- C) Chair Brunner read each finding and the PZHC answered as follows regarding this variance request:

- 1) No

Planning & Zoning and Historic Commission Minutes  
Village of East Dundee  
Kane County, Illinois  
October 6, 2022

- 2) No
- 3) Yes
- 4) No
- 5) Yes
- 6) No
- 7) No
- 8) Yes
- 9) Yes

Commissioner Steneck made a motion to approve the revised findings of fact regarding Section 158.04(D)(2)(C), Landscape requirements, requiring a five-foot landscaping area along the foundation. Seconded by Commissioner Reyes-Brahar

6 Ayes (Reyes-Brahar, Feck, Krueger, Steneck, Scarpelli, Brunner). 0 Nays. Motion Carries.

Commissioner Scarpelli stated why he voted a certain way due to the language of the motion.

**OTHER BUSINESS:** None

**ADJOURNMENT:**

Motion to adjourn the PZHC meeting at 7:30 pm by Commissioner Krueger, seconded by Commissioner Steneck.

Motion Carries by unanimous voice vote.

Respectfully submitted,  
Franco Bottalico, Management Analyst

## Memorandum



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

**From:** Franco Bottalico, Management Analyst  
Chris Ranieri, Building Inspector

**Subject:** 590 Healy, LLC - Special Use and Variance Requests

**Date:** November 3, 2022

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### **Background and Summary:**

Staff has received an application from Tracy Lampignano, manager of 590 Healy, LLC along with their engineering firm, Mackie Consultants, LLC ("Petitioner") regarding the property located at 590 Healy Road, PIN 01-30-300-009-0000, located in the M-1 Manufacturing District ("Property"). Petitioner is requesting two special use permits and two variance requests which are outlined below.

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

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

- 1. A request for a Special Use for outside vehicle and equipment parking and storage for the property located at 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M- 1 Manufacturing District.**

In May of 2022, the PZHC recommended in favor of allowing 507 Rock Road (a neighboring property) a similar use. Because of this, Staff recommends the PZHC make a motion to recommend approval for this special use permit.

Staff recommends the PZHC make a motion to approve the special use findings of fact.

- 2. 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 recommends the PZHC make a motion to continue the public hearing to its December 1, 2022 meeting to allow for the Petitioner to provide copies of this permitted use located in other towns for this operation, and to allow time for PZHC members to perform any needed site visits to better understand this Property.

3. **A variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material at 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.**

*The Zoning Ordinance for 157.147(B)(2) states: A parking area containing four or more parking spaces shall have vehicular access to it over a street, alley or driveway, containing all-weather, hard-surfaced pavement and the location and route of access to a parking area shall be identified. No driveway across public property shall have a width exceeding 24 feet, exclusive of curb returns.*

*The Zoning Ordinance for 157.149(B) states: Surfacing. All open off-street parking areas shall be improved with a compacted macadam base, or equal, not less than four inches thick surfaced with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material as approved by the village*

Staff recommends the PZHC make a motion to recommend approval of the variance requests.

Staff recommends the PZHC make a motion to approve the findings of fact for the variance request from Section 157.147(B)(2) and 157.149(B).

4. **A variance from Section 157.149(D) requiring lighting Illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. All lighting shall be extinguished not later than 30 minutes after the close of business of the use being served, except as may be otherwise authorized by the Village Board of Trustees. 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.**

*The Zoning Ordinance for 157.149(D) states: Lighting. Illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. All lighting shall be extinguished not later than 30 minutes after the close of business of the use being served, except as may be otherwise authorized by the Village Board of Trustees.*

Staff recommends the PZHC make a motion to recommend approval of the variance request.

Staff recommends the PZHC make a motion to approve the findings of fact for the variance request from Section 157.149(D).

**Action Requested:**

Please review and approve the findings of fact and make the above motions to approve the requests as outlined.

**Attachments:**

- Redacted Application and Additional Documents
- Findings of Fact – Special Uses
- Findings of Fact – Variances



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

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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

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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

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

Please see the attached

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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.

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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

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

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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**

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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: Outside vehicle and equipment parking and storage

Staff has determined the below findings of fact for the PZHC'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 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



## Planning and Zoning & Historic Commission Meeting

### Findings of Fact – Variance

**Property Location:** 590 Healy, LLC: PIN 01-30-300-009-0000

**Hearing Date:** November 3, 2022

**Variance**

**Requested:** A variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material at 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district; Circle one; Yes/No/Not Applicable (N.A.), Explain:  
No
2. The plight of the owner is due to unique circumstances; Yes/No/N.A.  
No
3. The variation, if granted, will not alter the essential character of the locality; Yes/No/N.A.  
Yes
4. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced; Yes/No/N.A.  
No
5. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.  
No
6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property; Yes/No/N.A.  
No

7. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Yes/No/N.A.

No

8. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; Yes/No/N.A.

Yes

9. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood; Yes/No/N.A.

Yes

Due to the usual nature of the operation of special uses that may give rise to unique problems with respect to their impact upon neighboring property or public facilities, the Village may stipulate conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the use as deemed necessary for the protection of the public interest. In addition, the Commission may require such conditions and restrictions by a variation(s) as may be necessary to comply with the standards set forth in the Village Code or reduce or minimize the injurious effect of the variation(s) upon the other property in the neighborhood. If the Planning and Zoning Commission were to consider approval of this special use and variances, Village staff would recommend the following minimum condition:

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 variance resulting in the following vote:

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

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

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



## Planning and Zoning & Historic Commission Meeting

### Findings of Fact – Variance

**Property Location:** 590 Healy, LLC: PIN 01-30-300-009-0000

**Hearing Date:** September 1, 2022

#### **Variance**

**Requested:** A variance from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. All lighting shall be extinguished not later than 30 minutes after the close of business of the use being served, except as may be otherwise authorized by the Village Board of Trustees. 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district; Circle one; Yes/No/Not Applicable (N.A.), Explain:  
No
2. The plight of the owner is due to unique circumstances; Yes/No/N.A.  
No
3. The variation, if granted, will not alter the essential character of the locality; Yes/No/N.A.  
Yes
4. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced; Yes/No/N.A.  
No
5. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.  
No
6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property; Yes/No/N.A.  
No



7. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Yes/No/N.A.

No

8. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; Yes/No/N.A.

Yes

9. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood; Yes/No/N.A.

Yes

Due to the usual nature of the operation of special uses that may give rise to unique problems with respect to their impact upon neighboring property or public facilities, the Village may stipulate conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the use as deemed necessary for the protection of the public interest. In addition, the Commission may require such conditions and restrictions by a variation(s) as may be necessary to comply with the standards set forth in the Village Code or reduce or minimize the injurious effect of the variation(s) upon the other property in the neighborhood. If the Planning and Zoning Commission were to consider approval of this special use and variances, Village staff would recommend the following minimum condition:

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 variance resulting in the following vote:

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

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

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





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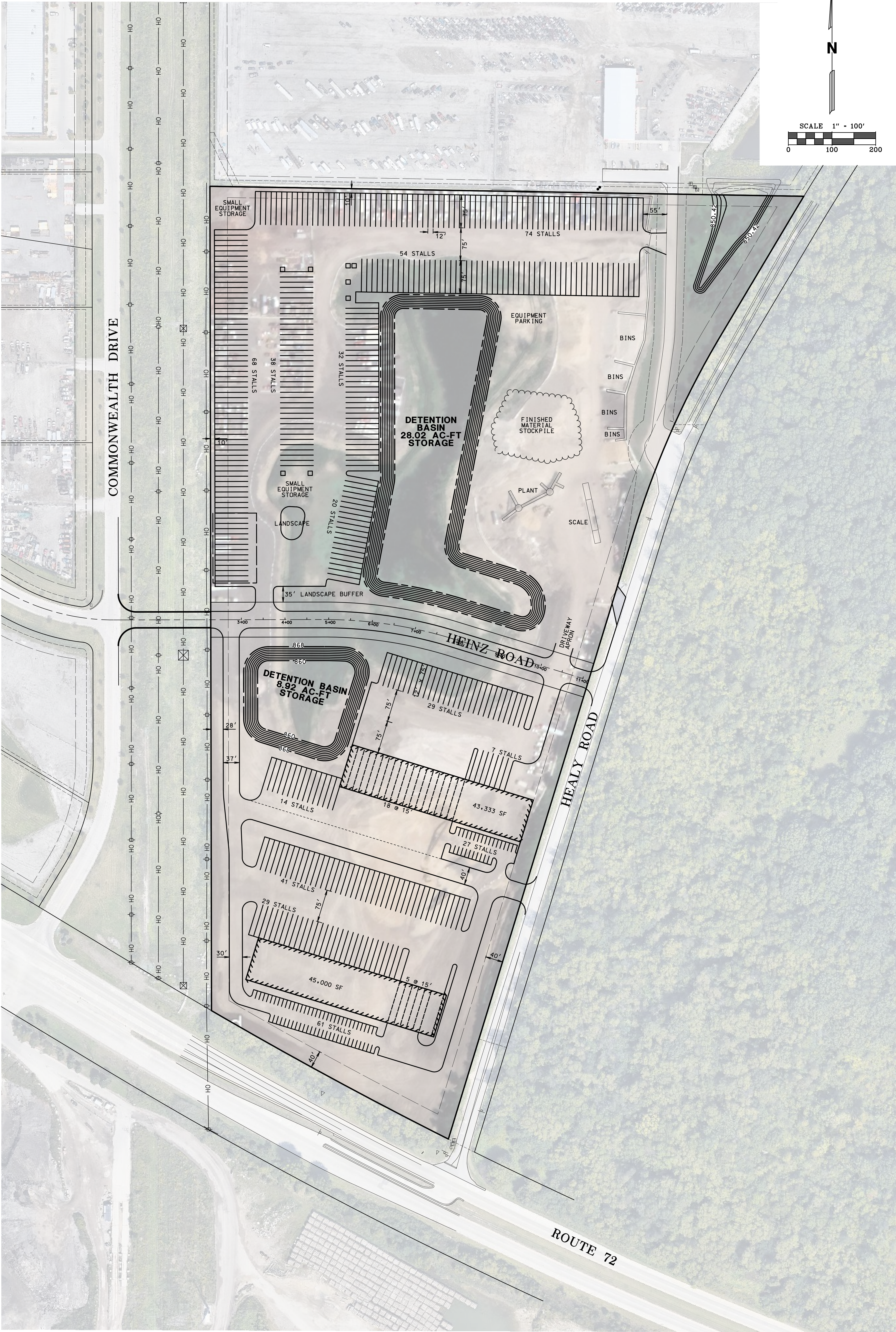
**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847)696-1400  
www.mackieconsult.com

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

**SPECIAL USE AREA EXHIBIT**  
**590 HEALY ROAD**  
**EAST DUNDEE, ILLINOIS**

SHEET	
<b>1</b>	OF <b>1</b>
PROJECT NUMBER: 3692	
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			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	
<b>1</b>	<b>OF 1</b>
PROJECT NUMBER: 3692	
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State of Illinois )  
 Counties of Kane and Cook ) SS  
 Village of East Dundee )

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of East Dundee will hold a public hearing on November 3, 2022, at 6:00 P.M. at the East Dundee Police Station 2<sup>nd</sup> Floor Meeting Room, 115 E. 3<sup>rd</sup> Street, East Dundee, Illinois, to consider the following requests:

1. A request for a Special Use for outside vehicle and equipment parking and storage for the property with 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.
2. 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.
3. A variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material at 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.
4. A variance from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. All lighting shall be extinguished not later than 30 minutes after the close of business of the use being served, except as may be otherwise authorized by the Village Board of Trustees. 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.

**Property Legal 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.

All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process may be directed to Franco Bottalico, Management Analyst, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at [FBottalico@eastdundee.net](mailto:FBottalico@eastdundee.net), or by phone at 847-426-2822 extension 6102.