

Ordinance No. 17-26

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, ILLINOIS,
GRANTING VARIANCES FROM THE SIGN CHAPTER AND GRANTING
WAIVERS FOR LANDSCAPING REQUIREMENTS FOR THE PROPERTY
LOCATED AT CHRISTINA DRIVE AND ROUTE 72
FOR A SPEEDWAY FUELING CENTER**

WHEREAS, the Village of East Dundee, Kane and Cook Counties, Illinois (the "Village") is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, Speedway LLC ("the Applicant") is seeking to acquire certain property located at Christina Drive and Route 72 described in Section 2 herein (the "Subject Property") and desires to develop the Subject Property as a Speedway fueling center; and,

WHEREAS, in order to develop the Subject Property, the applicant requested that the Village grant certain sign variances and landscaping waivers for the project; and,

WHEREAS, pursuant to Section 156.05(B)(3) of the Village Code, the President and Board of Trustees of the Village (the "Corporate Authorities") may allow variances to provide relief from the requirements of the East Dundee Sign Chapter (the "Sign Code") where there are practical difficulties or a particular hardship in the way of carrying out the strict letter of the regulations of the Sign Code; and,

WHEREAS, the Applicant filed an application, requesting variances from the Sign Code, for 3 wall signs (2 permitted), 2 gas pricing signs (1 permitted), gas price sign maximum of 80 square feet and 36 square feet (10 square feet permitted), gas sign lettering of 30 inches and 24 inches (14 inches permitted), gas price sign height of 17 feet (15 feet

permitted), combined pricing sign are per side of 209 square foot and 72 square feet (45 feet per side permitted), approximately 340 square feet of canopy and wall sign (canopy to be counted towards 100 square feet wall sign), a freestanding sign 24' feet high – 9.5 feet wide (20 feet height, 15 feet width and 3 feet in thickness permitted), and freestanding sign to be 209 square feet per side (140 square feet per side permitted), for the Subject Property; and,

WHEREAS, notice of the public hearing on said application was given as required by the Section 157.207(B) of the Village's Zoning Chapter; and,

WHEREAS, pursuant to said notice, the President and Board of Trustees of the Village (the "Corporate Authorities") conducted a public hearing on May 15, 2017, on said application in accordance with the ordinances of the Village; and,

WHEREAS, the Corporate Authorities found that the variations did meet the standards in Section 157.207(C) of the Zoning Chapter; and,

WHEREAS, the Applicant has requested the waiver of certain landscape requirements by not requiring a 5 foot landscaped area around the building, requiring a landscape island for each 40 parking stalls and decreasing the size of landscape islands from 400 square feet and not requiring 1 tree every 30 foot of frontage; and,

WHEREAS, the Corporate Authorities of the Village of East Dundee have received and considered the waiver of these landscaping requirements.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois, as follows:

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That this Ordinance shall apply to the Subject Property legally described on Exhibit A attached hereto and made a part hereof.

Section 3: That variations from Subsection 156.04(C) of the Sign Code are hereby granted for the Subject Property:

Code Section 156.04(C)	Requirement	Approved
(1)(a)	Maximum 2 wall signs	3 wall signs
(5)(b)	Maximum 1 gas pricing sign	2 gas pricing signs
(5)(b)(1)	Gas price sign maximum 10 Square feet	Gas price sign maximum 80 square feet and 36 square feet
(5)(b)(2)	Gas price 14 inch maximum letter height	Gas price 30 inch and 24 inch maximum letter height
(5)(b)(3)	Maximum height gas sign 15 feet	Maximum height gas sign 17 feet
(5)(b)(5)	Pricing combined with freestanding sign not to exceed 45 square feet per side	Combined pricing sign area per side 209 square feet and 72 square feet
(7)(b)	Canopy sign area is to count towards the permitted wall sign area of 100 square feet	340 square feet of canopy and wall sign
(2)(c)	Freestanding signs are not to exceed 20 feet in height, 15 feet in width and 3 feet in thickness	The tallest sign is 24 feet height, 9.5 feet wide
(2)(d)(2)	Freestanding signs are to have a maximum 140 square feet per side	The largest sign 209 square feet (with pricing)

Section 4: That a waiver is hereby granted to the Subject Property from the following landscape requirements:

Code Section	Requirement	Approved
158.04(D)(2)(c)	5 foot wide landscaped area around building	As shown on site plan attached hereto
Developer's Agreement	1 landscape island for 40 parking stalls with island to be a minimum of 400 square feet	No parking islands are shown
158.04(D)(2)(a)(2a)	1 tree for 30 feet of street frontage	As shown on site plan

Section 5: That the variation shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A. The signage plan prepared by Corporate Design and Development Group, LLC dated May 12, 2017 attached hereto and made a part hereof as Exhibit B.
- B. The landscape plan prepared by Corporate Design and Development Group, LLC dated April 3, 2017 attached hereto and made a part hereof as Exhibit C.

Section 6: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed this 15th day of May, 2017.

AYES: Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen

NAYS: Ø

ABSENT: Ø

Approved this 15th day of May, 2017.

[Signature]
Village President

Attest: [Signature]
Village Clerk

Published in pamphlet form:

May 16, 2017

EXHIBIT A

Property Legal Description:

THAT PART OF LOT 5 IN TERRA BUSINESS PARK SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26th, 2007 AS DOCUMENT NUMBER 2007K124883, DESCRIBED AS FOLLOWS: BEGINNING AT A SOUTHEAST CORNER OF SAID LOT 5 BEING A POINT ON THE NORTHERLY LINE OF ILLINOIS ROUTE 72; THENCE NORTH 61 DEGREES 46 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 5 ALSO BEING THE NORTHERLY LINE OF ILLINOIS ROUTE 72, A DISTANCE OF 357.00 FEET; THENCE NORTH 28 DEGREES 13 MINUTES 54 SECONDS EAST, 449.15 FEET; THENCE SOUTH 61 DEGREES 46 MINUTES 06 SECONDS EAST, 363.93 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5 ALSO BEING THE WESTERLY LINE OF CHRISTINA DRIVE; THENCE SOUTHWESTERLY 10.73 FEET ALONG SAID LINE ALSO BEING A CURVE TO THE LEFT HAVING A RADIUS OF 537.50 FEET (CHORD BEARS SOUTH 13 DEGREES 56 MINUTES 03 SECONDS WEST, 10.73 FEET); THENCE SOUTH 13 DEGREES 22 MINUTES 02 SECONDS WEST ALONG SAID LINE, 111.81 FEET; THENCE SOUTHWESTERLY 98.51 FEET ALONG SAID LINE ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 379.50 FEET (CHORD BEARS SOUTH 20 DEGREES 48 MINUTES 12 SECONDS WEST, 98.23 FEET); THENCE SOUTH 28 DEGREES 14 MINUTES 21 SECONDS WEST ALONG SAID LINE, 180.37 FEET; THENCE SOUTH 72 DEGREES 08 MINUTES 23 SECONDS WEST ALONG SAID LINE, 73.45 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

CONTAINING 4.089 ACRES (178,112 SQUARE FEET)

REVA ROAD

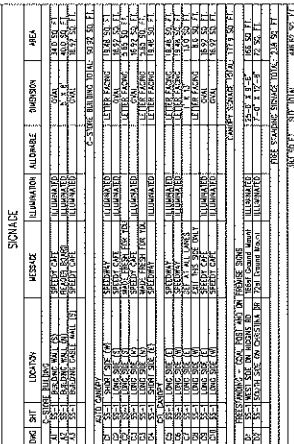
CAT SCALE

CHRISTINA DRIVE

HIGGINS ROAD (ILLINOIS ROUTE 72)

BUILDING CODES

A1, A2, A3, B1, B2, B3, C1, C2, C3, C4, C5, C6, C7, C8, C9, D1, D2




Engineering and Construction Dept.
Email: OH45323

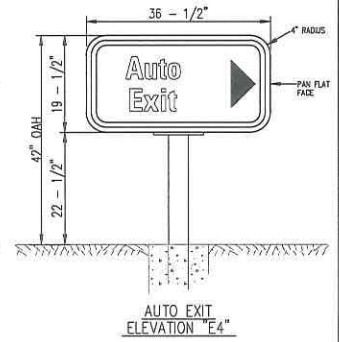
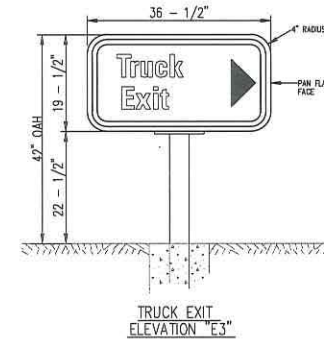
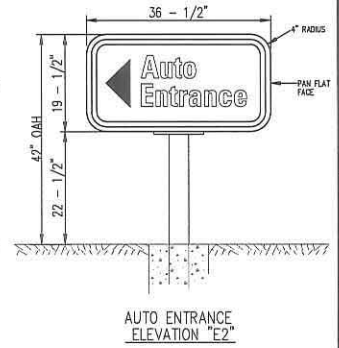
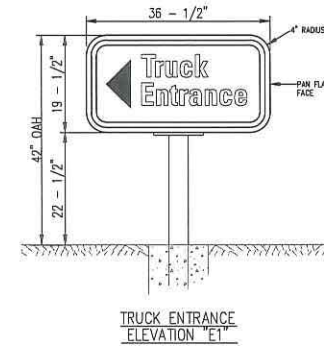
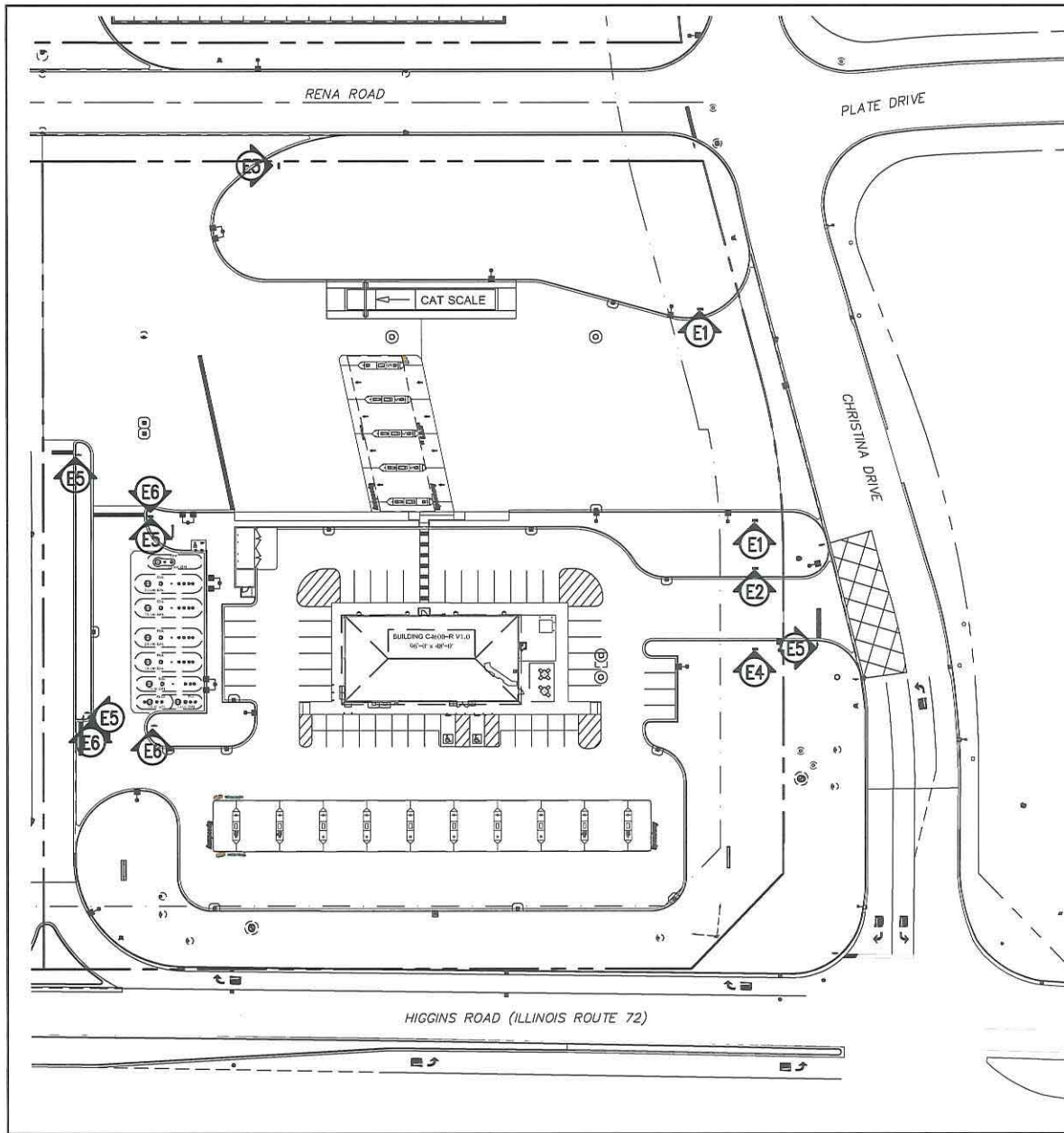
#100812
#93638

	00000 0000	04°E
H. E. N. 2. 3. 4. 5. 6.	00000 0000	04°E
J. M. E. 3. 4. 5. 6.	00000 0000	04°E
C. K. 3. 4. 5. 6. 7. 8. 9.	00000 0000	04°E

00812-SS



CORPORATE
DESIGN & DEVELOPMENT
GROUP, LTD.



CONTRACTOR
DESIGN & DEVELOPMENT
1000 N. HIGGINS ROAD
EAST DUNDEE, IL 60119
TEL: 815/481-1111
FAX: 815/481-1112
WWW.SPEEDWAY.COM

Speedway
Engineers & Surveyors
Professional Engineers and Surveyors
Illinois, I.P.E.S. 00000000
Illinois, I.P.S. 00000000

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	01/15/2010	W. ELIASBACH	E. NIELING
2	ISSUED FOR CONSTRUCTION	01/15/2010	W. ELIASBACH	E. NIELING
3	ISSUED FOR CONSTRUCTION	01/15/2010	W. ELIASBACH	E. NIELING

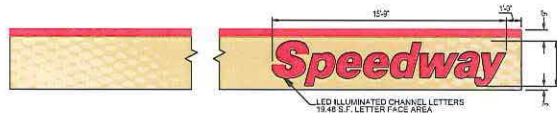
DIRECTIONAL SIGNAGE PLAN
NEW BUILD
NYC HIGGINS ROAD & CHRISTINA DRIVE
KANE COUNTY
EAST DUNDEE, IL

PROJECT NO. **#100812**
SHEET NO. **#93638**
DATE **01/15/2010**

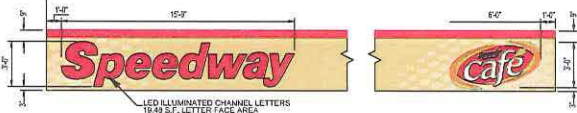
EDR. E. NIELING 01/15/10
DES. W. ELIASBACH 01/15/10
CHK. C. KALISCH 01/15/10
APP. E. NIELING 01/15/10

SCALE: 1" = 30'-0"

100812- SS-2



CANOPY FASCIA WITH "SPEEDWAY" CHANNEL LETTERS ELEVATION "C1"
SCALE: 1/4" = 1'-0"



CANOPY FASCIA WITH "SPEEDWAY" CHANNEL LETTERS AND "SPEEDY CAFE" DETAIL ELEVATION "C5" & "C9"
SCALE: 1/4" = 1'-0"



"SPEEDY CAFE" DETAIL ELEVATION "C2"
SCALE: 1/4" = 1'-0"



DEF VINYL DETAIL ELEVATION "C7"
SCALE: 1/4" = 1'-0"



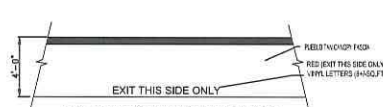
"SPEEDY CAFE" DETAIL ELEVATION "C3"
SCALE: 1/4" = 1'-0"



CANOPY FASCIA WITH "SPEEDWAY" CHANNEL LETTERS AND "SPEEDY CAFE" DETAIL ELEVATION "C6" & "C10"
SCALE: 1/4" = 1'-0"



CANOPY FASCIA WITH "SPEEDWAY" CHANNEL LETTERS ELEVATION "C4"
SCALE: 1/4" = 1'-0"



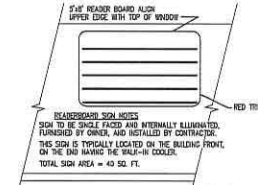
DEF VINYL DETAIL ELEVATION "C8"
SCALE: 1/4" = 1'-0"



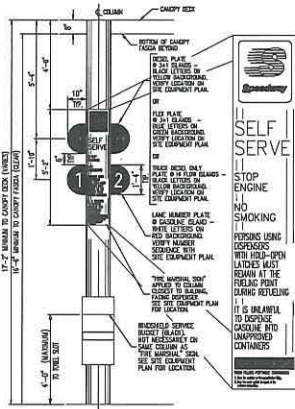
"SPEEDY CAFE" SIGN ELEVATION "A3"
SCALE: 1/4" = 1'-0"



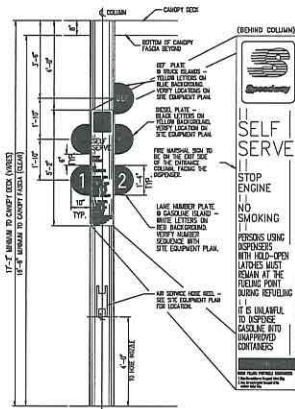
"SPEEDY CAFE" SIGN ELEVATION "A1"
SCALE: 1/4" = 1'-0"



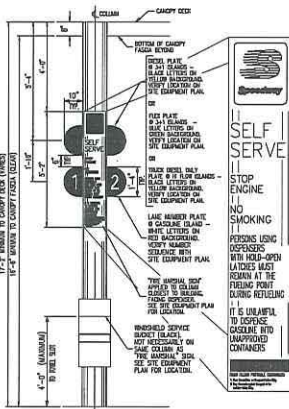
READER BOARD ELEVATION "A2"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION @ FIRE MARSHAL SIGN
WITH AUTO DSL LANE IDENTIFIERS



FRONT ELEVATION FOR COMMERCIAL FUELING
LANES, ENTRANCE COLUMN W/ DEF LANE IDENTIFIERS



FRONT ELEVATION @ FIRE MARSHAL SIGN
WITH AUTO DSL LANE IDENTIFIERS



GROUND MOUNT SIGN "D2"
SCALE: NOT TO SCALE



GROUND MOUNT SIGN "D2"
SCALE: NOT TO SCALE



REVISION	DATE	BY	DESCRIPTION
1	10/08/12	SS	ISSUED FOR PERMITTING
2	10/08/12	SS	ISSUED FOR PERMITTING
3	10/08/12	SS	ISSUED FOR PERMITTING
4	10/08/12	SS	ISSUED FOR PERMITTING
5	10/08/12	SS	ISSUED FOR PERMITTING
6	10/08/12	SS	ISSUED FOR PERMITTING
7	10/08/12	SS	ISSUED FOR PERMITTING
8	10/08/12	SS	ISSUED FOR PERMITTING
9	10/08/12	SS	ISSUED FOR PERMITTING
10	10/08/12	SS	ISSUED FOR PERMITTING

SIGNAGE PLAN
NEW BUILD
MVC HIGGINS ROAD & CHRISTINA DRIVE
KANE COUNTY
EAST DUNDEE, IL

PROJECT NO.	#100812
REVISION NO.	#93638
DATE	10/08/12
DESIGNER	E. NIELSEN
CHECKER	M. ELSENBERG
APPROVER	C. KAUSCHKE
DATE	10/08/12

NOTES & DETAILS

ALWAYS FRESH COFFEE

UNL 8.88 9
DSL 8.88 9
BEER CAVE

TOP PLATE LAYOUT
SCALE: 9/16" = 1'-0"


1. ENTIRE SIGN TO BE INTERNALLY ILLUMINATED, FURNISHED BY OWNER, AND INSTALLED BY CONTRACTOR.
2. ALL SIGN FACE GRAPHICS TO BE SCREENED ON PER CAMERA RECAST ART PROVIDED BY OWNER.
3. SIGNS ARE PREFINISHED BY VENDOR, POLICE IS PROVIDED BY VENDOR AND IS TO BE SUPPLIED COSTS BY CONTRACTOR WHEN SIGN IS ERECTED, ALSO, CONTRACTOR TO TOUCH-UP FACTORY FINISHES AS REQUIRED.
4. COLORS TO MATCH:

MARCONI-SHERMANN WILLIAMS SHER-CENTL PMS 4795
5. BASE MATERIAL TO MATCH BUILDING.
6. OWNER TO GRANT FINAL APPROVAL OF PROTOTYPE SIGN PRIOR TO PRODUCTION.
7. REFER TO VENDOR FOR FINAL ELECTRICAL REQUIREMENTS.

8.88 $\frac{9}{10}$

THIS DRAWING IS FOR
REFERENCE ONLY AND
IS NOT TO BE USED FOR
INSTALLATION

72 SQ.FT. "SPEEDWAY"
(MONUMENT SIGN DETAILS)
CAFE OPTION

 AS SHOWN	
DESIGN TEAM	DATE
E. NICHOLAS	02/01/16
M. J. FRYE	02/01/16
R. BAIRD	02/01/16
STD-A72M-C	

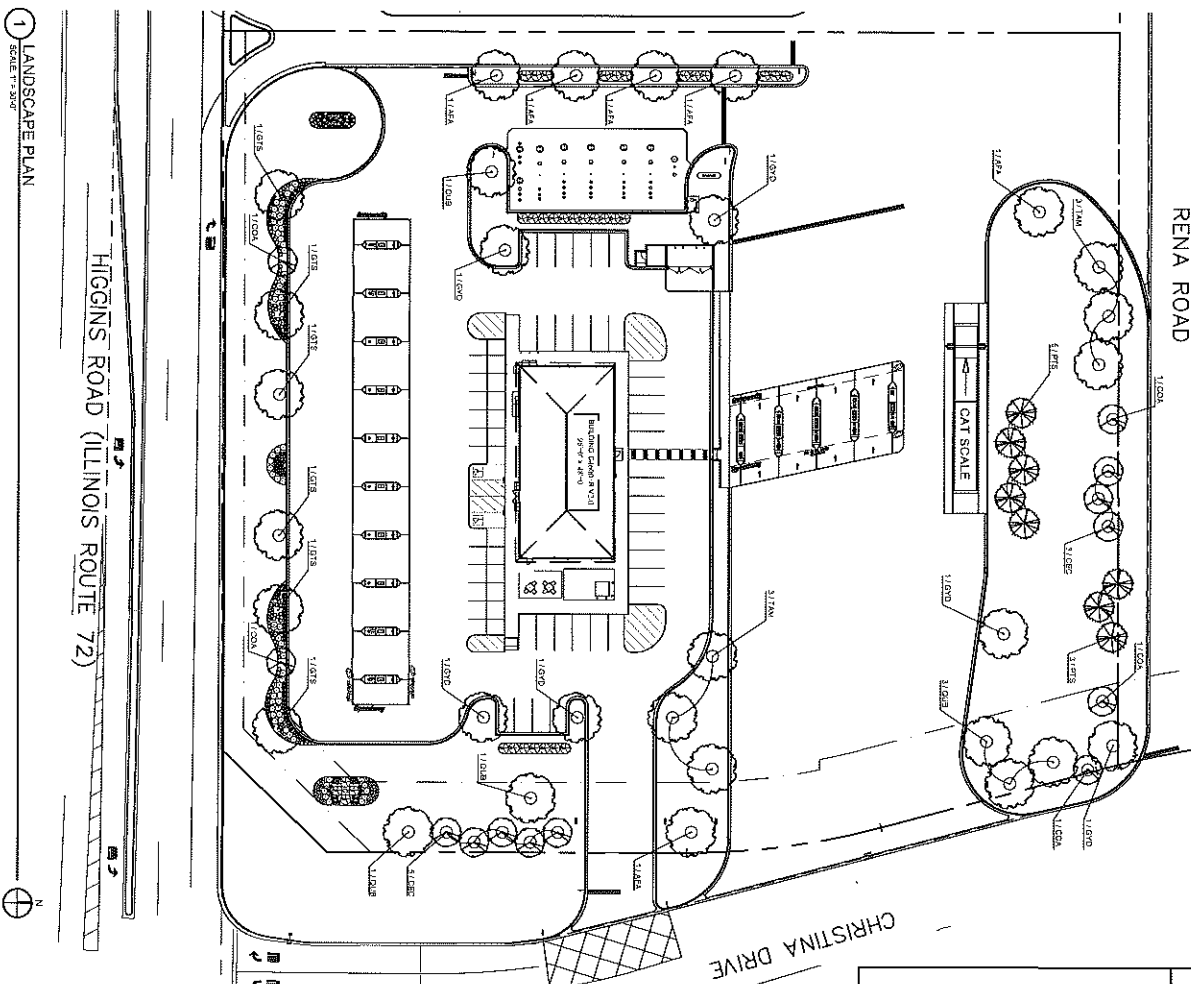
9'-6"

22'

2'



EXHIBIT C



LEGEND

- SHRUB TREE
- EMERGENT TREE
- CANOPY TREE
- PTERIS
- FERNS & GRASSES

PLANT LIST & KEY					
KEY	BOTANICAL NAME (COMMON NAME)	DBH	SPACING	QUANTITY	
SHADE TREES					
MA	Kuan I Japan, "Amoyang" "Mangrove" NAME	2.5' x 6'	ON PLANS	6	
CL1	Chinese Redwood, "Kuan Sheng" "Mangrove" NAME	2.5' x 6'	ON PLANS	6	
OTD	Ginkgo biloba, "Kuan Sheng" "Mangrove" NAME	2.5' x 6'	ON PLANS	6	
CL3	Chinese Redwood, "Kuan Sheng" "Mangrove" NAME	2.5' x 6'	ON PLANS	6	
14A	Chinese Redwood, "Kuan Sheng" "Mangrove" NAME	2.5' x 6'	ON PLANS	6	
SHADE TREES					
PS1	Red Maple "Mangrove" NAME	6' x 8'	ON PLANS	8	
ORNAMENTAL TREES					
DEC	Chinese Redwood "Mangrove" NAME	6' x 8'	ON PLANS	8	
CL4	Chinese Redwood "Mangrove" NAME	6' x 8'	ON PLANS	8	
SHADE TREES					
MA	Peppercorn I "Mangrove" "Mangrove" NAME	6' x 8'	ON PLANS	8	
PERENNIALS & GRASSES					
AL4A	Alum Silver Reed Bush "Mangrove" NAME	6' x 8'	ON PLANS	8	
MS2	Vaccinium vitis-idaea "Mangrove" "Mangrove" NAME	6' x 8'	ON PLANS	8	
PMT	Peppercorn I "Mangrove" "Mangrove" NAME	6' x 8'	ON PLANS	8	
MS3	Vaccinium vitis-idaea "Mangrove" "Mangrove" NAME	6' x 8'	ON PLANS	8	
SP1	Shade Tree "Mangrove" "Mangrove" NAME	6' x 8'	ON PLANS	8	

LANDSCAPE REQUIREMENTS			
INTERIOR PLANTING	1 TREE / 100 SF OF STREET FRONTAGE	REQUIRED	PROPOSED
HIGHEST STOCK	SPACES OR ORIENTAL PALM TREES	14	0
ORIENTAL PALM TREES	SPACES OR ORIENTAL PALM TREES	13	13
ORIENTAL PALM TREES	SPACES OR ORIENTAL PALM TREES	2	15

*REQUIREMENT CANNOT BE MET FOR PROPOSED STOCK DUE TO PLANTING STOCK DUE TO

[illegible]

<div style="border: 1px solid black; padding: 2px; width: 100px; height: 100px; margin: 0 auto;"> </div>	<p>LANDSCAPE PLAN</p> <p>NEW BUILD</p> <p>NWC HIGGINS ROAD & CHRISTINA DRIVE</p> <p>KANE COUNTY</p> <p>EAST DUNDEE, IL</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">REVISIONS</td> <td style="width: 50%; text-align: center;">SHEET NO. 1 OF 1</td> </tr> <tr> <td style="height: 40px;"></td> <td style="text-align: center;">DATE: 10/10/2011</td> </tr> </table>	REVISIONS	SHEET NO. 1 OF 1		DATE: 10/10/2011	<p>312-244-1111 312-244-1112 Engineering and Construction Dept. Elmhurst, IL 60120</p>
	REVISIONS	SHEET NO. 1 OF 1					
	DATE: 10/10/2011						
<p>This drawing is the property of Speedway and is not to be used or reproduced without expressed written consent of Speedway.</p>							