



**PLANNING AND ZONING & HISTORIC COMMISSION
AGENDA**

**Thursday, May 5, 2022
6:00 PM**

**East Dundee Police Station, 2nd Floor Meeting Room
115 E. 3rd 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 April 7, 2022](#)

PUBLIC COMMENT

HISTORIC COMMISSION

NEW BUSINESS

1. [PUBLIC HEARING \(PIN 03-25-215-002 - 507 Rock Road, East Dundee IL, 60118\) - to consider a request:](#)

- For a Special Use for outside vehicle and equipment parking and storage.
- For 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.
- For a Variance request from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property.
- For a variance request 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.

- a. Discussion and motion to approve/deny a request for a Special Use for outside vehicle and equipment parking and storage.
- b. Discussion and motion to approve/deny:
 - 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.
 - a Variance request from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property.
 - a Variance request 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.
- c. Discussion and motion to approve a Findings of Fact to approve/deny:
 - a Special Use for outside vehicle and equipment parking and storage.
 - 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 with the recommended condition.
 - a Variance request from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property with the recommended condition.
 - a Variance request from Section 157.149(D) requiring illumination of an off-street parking area with the recommended condition.

OTHER BUSINESS

ADJOURNMENT

Clerk Diehl swore in Commissioners Brunner, Feck, Krueger, Myers, Brahar and Steneck

Chairman Myers called the Planning and Zoning Commission meeting to order at 6:01 p.m.

Roll: 7 Present (Brunner, Feck, Krueger, Myers, Brahar, Scarpelli and Steneck). 0 Absent. Also present were Village Inspector Ranieri and Clerk Diehl.

APPROVAL OF MINUTES:

1. Planning and Zoning & Historic Commission Meeting Minutes dated December 2, 2021

Motion to approve the December 2, 2021 meeting minutes by Scarpelli/Steneck.

7 Ayes (Brunner, Feck, Krueger, Myers, Brahar, Scarpelli and Steneck). 0 Nays. Motion Carries.

PUBLIC COMMENT: None

HISTORIC COMMISSION: None

NEW BUSINESS

1. PUBLIC HEARING - to consider a request for a TEXT AMENDMENT to Chapter 157. Section 157.050(F)(1)(m)(3) to add "Firearm coating, refinishing, adding accessories and general modifications; accessory to gun shop" as a special use in the B-3 Business District.

Motion to open the public hearing by Scarpelli/Steneck.

The Public Hearing opens by unanimous consent.

Clerk Diehl Swears in all those who wish to provide testimony.

Building Inspector Ranieri explained that the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) considers firearm coating, refinishing, adding accessories and general modifications as manufacturing. GAT Guns is in the B-3 zoning district, which does not allow manufacturing. Staff is recommending that village code be amended to allow coating, refinishing, adding accessories and general modifications to firearms. General Manager, Randy Potter, stated that Gat Guns will not be changing any business practices, they are just selecting an additional item on their license to stay in compliance with the ATF, who is tightening up their regulations. Owner Greg Tropino stated that changing the color of the firearm is considered a modification that now requires a separate license by the ATF.

Motion to close the public hearing by Krueger/Feck.

The Public Hearing closes by unanimous consent.

Motion to recommend approval of a request for a TEXT AMENDMENT to Chapter 157. Section 157.050(F)(1)(m)(3) to add "Firearm coating, refinishing, adding accessories and general modifications; accessory to gun shop" as a special use in the B-3 Business District. by Scarpelli/Krueger.

7 Ayes (Brunner, Feck, Krueger, Myers, Brahar, Scarpelli and Steneck). 0 Nays. Motion Carries.

2. PUBLIC HEARING - to consider a request for a Special Use Chapter 157. Section 157.050(F)(1)(m)(3) Firearm coating, refinishing, adding accessories and general modifications; accessory to gun shop

Village of East Dundee
Kane County, IL
Planning and Zoning Commission
April 7, 2022

Motion to open the public hearing by Krueger/Brahar.
The Public Hearing opens by unanimous consent.

Clerk Diehl Swears in all those who wish to provide testimony.

Potter stated that when Gat Gun's license was up for renewal, they decided to change the classification from 01 to 07, which is firearms manufacturer license. He explained that changing the color or personalizing the firearm falls under the ATF's definition of manufacturing due to the alteration of the weapon. The refinishing of firearms is what Gat Guns has been doing for years. The change in the license request prompted the ATF to contact the Village.

Motion to close the public hearing by Feck/Krueger.
The Public Hearing closes by unanimous consent.

The Commission discussed the 2 conditions recommended by staff. Myers and Krueger stated that they would like the conditions removed.

Motion to approve a Special Use Chapter 157. Section 157.050(F)(1)(m)(3) Firearm coating, refinishing, adding accessories and general modifications; accessory to gun shop subject to the conditions being further discussed with staff by Scarpelli/Krueger.

6 Ayes (Brunner, Feck, Krueger, Brahar, Scarpelli and Steneck). 1 Nays (Myers). Motion Carries.

Motion to approve a Findings of Fact to recommend approval of Special Use Chapter 157. Section 157.050(F)(1)(m)(3) Firearm coating, refinishing, adding accessories and general modifications; accessory to gun shop by Feck/Scarpelli.

7 Ayes (Brunner, Feck, Krueger, Myers, Brahar, Scarpelli and Steneck). 0 Nays. Motion Carries

OTHER BUSINESS: None

Motion to adjourn the Planning and Zoning Commission Meeting at 7:05 p.m. by Steneck/Scarpelli.
Motion carries by unanimous consent. Meeting adjourns.

EAST DUNDEE

Planning and Zoning Commission Meeting Memorandum

To: Planning and Zoning Commission
CC: Erika Storlie, Village Administrator
From: Chris Ranieri, Building Inspector
Joseph D. Heinz, P.E.
Subject: Outside Vehicle and equipment Parking and Storage 507 Rock Road.
Date: April 28, 2022

BACKGROUND

The Village received an application for a special use and variances from 507 ROCK ROAD LLC, 321 CENTER ST, HILLSIDE, IL, 60162 for the of vehicle and equipment parking and outside storage of materials.



This property is located within the M-1 Manufacturing District and is located at 507 Rock Road Drive in East Dundee.

Request #1: A request for a Special Use for outside vehicle and equipment parking and storage for 507 ROCK ROAD LLC with PIN 03-25-215-002 in the M-1 Manufacturing District.

In order to consider a special use permit, the Planning and Zoning Commission should consider the following standards. For each of these standards, the petitioner's responses are provided in italics below.

Findings of Fact – Special Use

1. The special use will not be 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.

Applicant Response: *The Special Use will not be injurious. The proposed use is consistent with the use in the Rock Road Business Park, as well as the use of surrounding properties.*

2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Applicant Response: *The Special Use will not impede the orderly development of surrounding properties. The proposed site is a former mine and is currently an asphalt plant.*

3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.

Applicant Response: *Access and drainage has been addressed through an approved stormwater management plan and grading plan.*

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.

Applicant Response: *The property has access to Rock Road. Ingress and egress into the property will not impact traffic flows or traffic congestion.*

Request #2: 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.

The Petitioner proposes the use of crushed stone base or asphalt shavings, existing material.

Request #3: A variance request from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property.

The Petitioner proposes no landscaping around the site. The existing barrier around the property is concrete blocks and old semi-trailer frames set on their side.

Request #4: A variance request from Section 157.149(D) requiring illumination of an off-site parking area.

The Petitioner proposes minimal parking lot lighting.

In order to consider the variances, the Planning and Zoning Commission should consider the following standards. The Village's response is on the attached draft Findings of Fact. The attached application includes the petitioner's response to these standards.

Findings of Fact – Variance

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.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.
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.
5. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.
6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
7. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
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.
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.

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:

STAFF RECOMMENDATION

Village staff recommends that the Planning and Zoning Commission approve the special use and variances requests with the following conditions.

1. The Special Use Permit and variances cannot be transferred and shall expire at such time 507 ROCK ROAD LLC, 321 CENTER ST, HILLSSIDE, IL ceases outside parking and storage at attached site plans (+/- 6 acres) located within PIN 03-25-215-002.
2. The petitioner shall install an eight-foot black chain-link fence with black slats around the perimeter of the proposed parking area within 60 days of the approved ordinance.

ACTION REQUESTED

1. Discussion and motion to approve a Findings of Fact to approve/deny a Special Use for outside vehicle and equipment parking and storage for 507 ROCK ROAD LLC, 321 CENTER ST, HILLSSIDE, IL with PIN 03-25-215-002 in the M-1 Manufacturing District with the recommended condition.
2. Discussion and motion to approve a Findings of Fact to approve/deny 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 with the recommended condition.
3. Discussion and motion to approve a Findings of Fact to approve/deny a variance request from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property with the recommended condition.
4. Discussion and motion to approve a Findings of Fact to approve/deny a variance request from Section 157.149(D) requiring illumination of an off-street parking area with the recommended condition.

ATTACHMENTS

1. Special Use/Variance Application
2. Site Plan
3. Public Notice
4. Findings of Fact

VILLAGE OF EAST DUNDEE, ILLINOIS

Findings of Fact – Special Use

Property Location: 507 Rock Road, PIN 03-25-215-002.

Special Use requested: A Special Use for outside vehicle and equipment parking and storage for 507 Rock Road LLC with PIN 03-25-215-002. in the M-1 Manufacturing District with the recommended conditions.

Hearing date: May 5, 2022

The Planning and Zoning Commission has made the following findings regarding the special use request:

- 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:**

The Special Use will not be injurious. The proposed use is consistent with the in the Rock Road Business Park, as well as the use of surrounding properties

- 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.**

The Special Use will not impede the orderly development of surrounding properties. The proposed site is a former mine and is currently being used as an asphalt plant and storage.

- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**

Access and drainage have been addressed through an approved stormwater management plan and grading plan.

- 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.**

The property has ingress and egress to Rock Road. Ingress and egress into the property will not impact traffic flows or traffic congestion.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning 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: _____
Chairman Planning and Zoning Commission



Planning and Zoning Commission Meeting

Findings of Fact – Variances

Property Location: 507 Rock Road, PIN 03-25-215-002.

Variances requested: Variance from Sections 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 with recommended conditions.

Variance from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property with the recommended conditions.

Variance from Section 157.149(D) requiring illumination of an off-street parking area with the recommended conditions.

Hearing date: May 5, 2022

The Planning and Zoning Commission has made the following findings regarding the variation request:

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:**

Yes

2. **The plight of the owner is due to unique circumstances; Yes/No/N.A. and**

Yes

3. **The variation, if granted, will not alter the essential character of the locality. Yes/No/N.A.**

Yes

For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making its decision whenever they are practical difficulties or particular hardship, shall also take into consideration the extent to which the following facts favorable to the applicant, have been established by the evidence that:

- 1. 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.**

Yes

- 2. The conditions upon which the petition for variation is based would be applicable generally to other property within the same zoning classification; Yes/No/N.A.**

Yes

- 3. 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

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

No

- 5. 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.**

No

- 6. 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.**

No

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

____ ayes ____ nays ____ absent ____ abstain

Date: _____
Planning and Zoning Commission Chairman



**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: 507 Rock Road, LLC
2. Project Location: 507 Rock Road
3. Brief Project Description:
5.5 Acres of tractor trailer parking adjacent to the asphalt plant
4. Project Property Legal Description:
Lot 2 in Pal Group Industrial Park, a Subdivision of the North 1/2 of Section 25, Township 42 North
Range 8 East of the Third Principal Meridian, According to the Plat thereof recorded April 3, 2017
as Document Number 2017K016405
5. Project Property Size in Acres and Square Feet: 30.456 Acres (1,326,663 sq. ft.)
6. Current Zoning Status: M-1
7. Current Use Status: Asphalt plant with Outside storage
8. Surrounding Land Use Zoning: M-1 Limited Manufacturing
9. Zoning District Being Requested (if applicable): Special Use Permit for Truck Parking
10. Parcel Index Numbers of Property: 03-25-215-002

B. Owner Information

1. Signature: _____
2. Name: 507 Rock Road, LLC by 321 Center Street, LLC, Manager by Tim Winter, President
3. Address: 321 Center Street, Hillside, IL
4. Phone Number: 708-544-9440 Fax: _____ Email: tim@fsrealestatellc.com

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

1. Name/Company: FS Real Estate, LLC
2. Address: 321 Center Street, Hillside, IL
3. Phone Number: 708-544-9440 Fax: _____ Email: tim@fsrealestatellc.com

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 surrounding areas are heavy industrial including uses with heavy truck traffic and off street parking of tractor trailers.

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 surrounding areas are heavy industrial including uses with heavy truck traffic and off street parking of tractor trailers.

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

The only utility required for parking tractor trailers is electric for lights. ComEd already services the property. The location of the parking area is adjacent to Rock Road Drive which is a public road with heavy truck traffic.

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

Ingress and egress is provided by an existing driveway for the existing asphalt plant and 2 industrial buildings on this property.

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?

Tractor Trailer parking is consistant with uses on neighboring properties including tractor trailer parking on unpaved surfaces, asphalt and concrete plants.

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)?

curb & gutter Section 57.101 (F), landscaping Section 157.149 (C), paving Sections 157.147 (B) (2) & 157.149 (B) and lighting Section 57.140 & 157.149 (D).

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

Curb and gutter around the property, with landscape or fenced screening of adjoining residential and institutional properties and asphalt paving of the entire parking surface.

3. What is proposed?

Tractor Trailer parking on existing asphalt grinding and gravel.

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

The location of the proposed parking is not suitable for other uses do to surrounding uses on the site. The portion of the site for the proposed use is uniquely suitable for tractor trailer parking.

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)

None are required as the proposed use is in conformity with the current uses on surrounding properties including tractor trailer parking on unpaved surfaces.

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?

The surrounding uses on neighboring properties and the subject property render the proposed site unsuitable for uses other than the parking of tractor trailers.

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)

The use of the property as an asphalt plant with heavy truck traffic limits compatible uses on the property that do not occur in most M-1 Limited Manufacturing properties.

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

Using the entire property for its highest and best uses.

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

No

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.

January 20, 2021

Individually and for the Applicant

Date

321 Center Street, Hillside, IL 60162

708-544-9440

Address

Phone Number

Project Description:

507 Rock Road Tractor Trailer Parking



Affidavit of Ownership & Control

I (We), 507 Rock Road, LLC by 321 Center Street, LLC, Manager by Tim Winter, President 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: 507 Rock Road, LLC

Address: 321 Center Street

Hillside, IL 60162

Phone: 708-544-9440

SUBSCRIBED AND SWORN TO before me this
2nd day of February 2022


(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: Tim Winter

Project Address: 507 Rock Road Dr.



2/1/2022 10:27:14 AM
Mackie Consultants, LLC
247022 Engineering Design Concept.dgn



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

CLIENT:

FS REAL ESTATE LLC

321 CENTER STREET
HILLSIDE, ILLINOIS 60612
PHONE: 708-432-0573

	DESIGNED	KJM
	DRAWN	QTC
	APPROVED	KJM
	DATE	01/28/2022
	SCALE	1" = 120'
DATE	DESCRIPTION OF REVISION	BY

**CONCEPT LAND PLAN
TRUCK STORAGE FACILITY
507 ROCK ROAD DRIVE
EAST DUNDEE, ILLINOIS**

SHEET	1	OF	1
PROJECT NUMBER:	4308		
© MACKIE CONSULTANTS LLC, 2022			
ILLINOIS FIRM LICENSE 184-002694			



State of Illinois)
County of Kane) 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 May 5, 2022, at 6:00 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd 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 Common Address 507 Rock Road, East Dundee IL, 60118 PIN 03-25-215-002 in the M-1 Manufacturing District.
2. 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. 507 Rock Road, East Dundee IL, 60118 PIN 03-25-215-002 in the M-1 Manufacturing District.
3. A variance from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property. 507 Rock Road, East Dundee IL, 60118 PIN 03-25-215-002 in the M-1 Manufacturing District.
4. A variance from Section 157.149(D) (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. 507 Rock Road, East Dundee IL, 60118 PIN 03-25-215-002 in the M-1 Manufacturing District.

Property Legal Description:

Lot 2 in Pal Group Industrial Park, a Subdivision of the North 1/2 of Section 25, Township 42 North Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded April 3, 2017 as Document Number 2017K016405

COMMONLY KNOWN AS 507 ROCK ROAD, EAST DUNDEE, ILLINOIS, 60118 PIN 03-25-215-002

All interested persons will be given an opportunity to be heard. Any questions regarding this application or the public hearing process may be directed to Chris Ranieri Building Inspector, 120 Barrington Avenue, East Dundee, Illinois 60118, cranieri@eastdundee.net (847) 426-2822.