

**ORDINANCE NUMBER 22- 26**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, GRANTING A SPECIAL USE PERMIT FOR OUTSIDE VEHICLE AND EQUIPMENT PARKING AND STORAGE FOR 507 ROCK ROAD LLC PIN 03-25-215-002 IN THE M-1 MANUFACTURING DISTRICT LOCATED IN EAST DUNDEE, ILLINOIS, IL 60118**

**WHEREAS**, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, pursuant to Section 157.065 of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") and the Village's home rule authority, the Village President and Board of Trustees of the Village ("Corporate Authorities") may provide for and allow the classification of special uses in its zoning ordinances; and

**WHEREAS**, under the authority of the Zoning Ordinance, 507 ROCK ROAD LLC property with PIN 03-25-215-002 located in East Dundee, Illinois ("Property"), as legally described in Section 2 below, in the M-1 Manufacturing District, in which outside vehicle and equipment parking and storage) is allowed if the Corporate Authorities first grant a special use permit; and

**WHEREAS**, pursuant to the Zoning Ordinance, any person owning or having an interest in property may file an application to use such property for one or more of the special uses provided for in the zoning district in which the land is situated; and

**WHEREAS**, the Corporate Authorities have received a request for a special use permit for outside vehicle and equipment parking and storage at the Property ("Application") from the owner of the Property, 507 ROCK ROAD LLC ("Applicant"); and

**WHEREAS**, notice of a public hearing on the Application before the Village's Planning and Zoning Commission was duly given and a public hearing was held on the Application on May 5, 2022; and

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 157.065 of the Zoning Ordinance for a special use permit and recommended approval of the Application, and related findings of fact; and

**WHEREAS**, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendations on the Application, and hereby approve the proposed special use for outside vehicle and equipment parking and storage on the Property;

**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: Incorporation.** That each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

**SECTION 2: Approval of Special Use Permit.** The Corporate Authorities hereby approve the Application and grant a special use permit for a 6 acre portion of the Property (as depicted in Exhibit A) legally described as:

PIN 03-25-215-002

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 Drive, East Dundee, IL 60118 for outside vehicle and equipment parking and storage.

**SECTION 3: Conditions of Approval.** That the special use permit granted herein shall be constructed, operated and maintained in accordance with any plans and diagrams submitted as part of the Application, and shall be subject to the following terms and conditions:

1. The Special Use will automatically expire after 10 years. The petitioner can then reapply at that time.

**SECTION 4: Severability.** That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

**SECTION 5: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

**SECTION 6: Effect.** That this Ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

**PASSED** this 6<sup>th</sup> day of June 2022 pursuant to a roll call vote as follows:

AYES: Mahony, Kunze, Brittin, Saviano and Sauder

NAYES: None

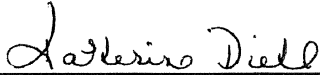
ABSENT: Treiber

APPROVED by me this 6<sup>th</sup> day of June 2022.



\_\_\_\_\_  
Jeffrey Lynam, Village President

ATTEST:



\_\_\_\_\_  
Katherine Diehl, Village Clerk

Published in pamphlet form this 6<sup>th</sup> day of June 2022, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on June 6, 2022.

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By:   
Applicant

Date: June 6, 2022



EXHIBIT A



ORANGE CRUSH LLC

EXISTING ASPHALT PLANT  
TO REMAIN

PERIMETER  
CONCRETE BLOCK  
BARRIER WALL

TYPICAL 10' X 75' STALL

TRUCK CIRCULATION ROUTE

RECYCLED ASPHALT  
GRINDINGS SURFACE

TRUCK STORAGE FACILITY

TRUCK AND TRAILER PARKING STALLS

ACCESS DRIVE

ENTRANCE TO THE TRUCK STORAGE  
FACILITY FROM EXISTING ACCESS DRIVE

EXISTING  
ROCK ROAD DRIVE  
BERM SCREENING

ROCK ROAD DRIVE

FENCED GATE  
AT ENTRANCE TO  
STORAGE FACILITY

EXISTING DRIVEWAY

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Mackie Engineering Design Consultants



**Mackie Consultants, LLC**  
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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  
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