

ORDINANCE NUMBER 22 - 27

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS Granting Variations For Off-Street Parking
Paving, And Parking Area Screening And Landscaping, For 507 Rock Road Drive
Pin 03-25-215-002 In The M-1 Manufacturing District Located In East Dundee, 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, 507 ROCK ROAD LLC ("Applicant") is the owner of the property with PIN 03-25-215-002 located in East Dundee, Illinois, legally described in Section 2 below ("Subject Property"); and

WHEREAS, the Applicant filed an application with the Village seeking variations from the Zoning Chapter of the East Dundee Village Code as described in the application; and

WHEREAS, pursuant to Section 157.207 of the Zoning Ordinance, and the Village's home rule authority, the President and Board of Trustees of the Village (collectively the "Corporate Authorities") may provide for and allow variances to the requirements of the Zoning Ordinance when there are practical difficulties or a particular hardship with the strict compliance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission of the Village convened and held a public hearing on May 5, 2022 to consider the Application pursuant to the variances; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.207 of the Zoning Ordinance for variations and recommended approval of the Application, and related findings of fact; and

WHEREAS, the Applicant filed an application with the Village seeking a variation 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 as described in the application; and

WHEREAS, the Applicant filed an application with the Village seeking a variation 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; and

WHEREAS, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission and find it to be in the best

interests of the health, safety and welfare of its residents to approve the requested variations subject to the conditions contained within Section 3 of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of East Dundee, Cook and Kane 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: Variations. That the Corporate Authorities hereby grant the Application for the Subject Property, 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

Variations are restricted to the 6 acre portion of the property as depicted in Exhibit A

Variation 1

A variation from Section 157.147(B)(2) AND 157.149(B) of the Zoning Chapter of the East Dundee Village Code requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will allow use of crushed stone base or asphalt shavings.

Variation 2

A variation from Section 157.149(C) of the Zoning Chapter of the East Dundee Village Code requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side of adjoining or fronting any residential or institutional property, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will allow that no landscaping be required around the site.

SECTION 3: Conditions of Approval. That the variances 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 Variances cannot be transferred and shall expire at such time 507 Rock Road, LLC ceases outside storage at PIN 03-25-215-002

2. The variances will automatically expire after 10 years. The petitioner can then reapply at that time.
3. The applicant must remove the overturned trailers currently being used for screening and ensure proper screening is installed.

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 6th day of June 2022 pursuant to a roll call vote as follows:

AYES: Mahony, Kunze, Brittin, Saviano and Sauder

NAYES: None

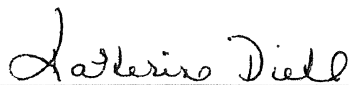
ABSENT: Treiber

APPROVED by me this 6th day of June 2022.



Jeffrey Lynam, Village President

ATTEST:



Katherine Diehl, Village Clerk

Published in pamphlet form this 6th day of October 2022, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on June 30, 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

2/1/2022 10:27:18 AM
Mackie Consultants, LLC
Engineering Design/Concept/Design



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		
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