

Village of East Dundee
PRESIDENT AND BOARD OF TRUSTEES
Committee of the Whole
Monday, June 10, 2013
06:00 PM

Call to Order

Roll Call

Public Participation

Old Business

New Business

A. Swear in Part Time Police Officer James Spearman

[B. Draft Towing and Impound Amendments](#)

C. Business Licensing

[D. Jurisdictional Transfer of Ownership of Penny Road from County to Village](#)

Adjournment

Village of East Dundee
Village-Initiated Proposed Zoning Ordinance Text Amendments to
Permit Towing and Impound Yard Uses in the B-4 District
Draft: May 20, 2013

Per the general direction provided by the Village Board at its meeting on April 1, 2013, the text amendments on the following pages (shown in **highlight**) are proposed to permit “Motor vehicle impoundment yards” and “Vehicle towing establishments” as Special Uses in the B-4 district. Currently, impoundment yards are permitted only as a Special Use in the M-2 district, and towing establishments are permitted only as a Special Use in the M-1 and M-2 districts. These uses currently include “Use-specific Requirements” that are applicable within the M-1 and M-2 districts, but those requirements have been expanded here in order to further minimize their impacts and maintain a higher level of appearance consistent with the rest of the uses permitted in the B-4 district. However, the proposed Use-specific Requirements are strictly minimums and the Planning and Zoning Commission and Board reserve the right to increase or add to them as may be deemed necessary in order for a particular application to comply with all of the special use approval criteria contained in § 157.224 of the zoning ordinance. To provide some context, the attached table lists all of the other automotive-related uses already permitted within the business districts.

This amendment is a Village-initiated request and is expected to be heard and acted upon at the July P&Z meeting concurrently with a Special Use application for both uses from Pete’s Towing for the former Taylor Rental property located at 220 Dundee Avenue.

§ 157.050 GENERAL REQUIREMENTS

(F) *Allowable use of land and buildings.*

Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
(g) Automotive and related uses.					
1. Accessory sales.					
Automobile accessory, tire and battery stores		S	S	P	
2. Fuels sales, service and repair.					
Automobile fuel sales; with or without service		S	S	S	
Automobile and truck service without fuel sales; includes car washes, oil change service, repair facilities, and related uses not otherwise listed		S	S	S	
Body and fender shop			S	S	
Motor vehicle impoundment yard; subject to the provisions of § 157.050(F)(2)(d)				S	
Paint shop			S	S	
Vehicle towing establishment; subject to the provisions of § 157.050(F)(2)(e)				S	
3. Parking.					
Parking lot; commercial	S	S	P	P	S
4. Vehicle sales and rental. In districts where the following uses require a special use permit, the provisions of § 157.050(F)(2)(b) also shall apply.					
Boat dealer			S	P	
Camper dealer (sales)			S	P	
Mobile home dealer			S	P	
Motor vehicle dealer, new or used			S	P	
Motor vehicle dealer; used only		S	S	P	

Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit					
	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
Motorcycle sales			S	P	
Recreation vehicle sales or rental			S	P	
Snowmobile, sales and service			S	P	
Trailer sale or rental			S	P	

(2) *Use-specific requirements.* The following uses shall comply with all listed requirements in addition to all other requirements specified in this chapter. In the event of a conflict between a requirement listed hereunder and that of another section of this chapter, the more restrictive requirement shall prevail.

(d) *Motor vehicle impoundment yards.*

1. Shall not comprise more than 25% of the lot area.
2. Shall comply with all principal structure setbacks requirements of the zoning district; however, that in no case shall an impoundment yard extend in front of the principal structure.
3. Shall be provided with a permanent durable and dustless surface.
4. Shall be accessed only from arterial roadways.
5. Shall be lit from dusk to dawn at an intensity of not less than 1.0 foot candles nor greater than 1.5 foot candles using poles no higher than 25 feet and cutoff fixtures that direct light downward such that the intensity of light at the property line does not exceed 0.5 foot candles.
6. Shall be fully enclosed and screened from off-premise view with a solid wall or fence of at least eight feet in height. If additional height is needed to provide complete screening, then landscape screening shall be installed along the outside perimeter of the fence or wall as necessary to achieve screening along 75% of the perimeter at the required, minimum height within 5 years of planting. No chain link or mesh type of fence with inserted screening slats shall be used to comply with the provisions of this section.
7. The use of outdoor speakers, bells or other sound emitting devices is prohibited.
8. No vehicle shall be stored longer than 60 days provided vehicles subject to seizure or impoundment orders shall be exempt from any such limitation.

(e) *Vehicle towing establishment.*

1. All towing vehicles and equipment must be stored inside a building or in areas that comply with all principal structure setbacks requirements of the zoning district; however, in no case shall an outdoor storage area extend in front of the principal structure.

2. All towing vehicles and equipment storage areas shall consist of a permanent durable and dustless surface.

3. All towing vehicle and equipment storage buildings/areas shall be accessed only from arterial roadways.

4. Lighting of outdoor towing vehicle and equipment storage areas shall not exceed 1.5 foot candles using poles no higher than 25 feet and cutoff fixtures that direct light downward such that the intensity of light at the property line does not exceed 0.5 foot candles.

5. All outdoor towing vehicles and equipment storage areas shall be completely enclosed and screened from off-premise view with a solid wall or fence of at least eight feet in height. If additional height is needed to provide complete screening, then landscape screening shall be installed along the outside perimeter of the fence or wall as necessary to achieve screening along 75% of the perimeter at the required, minimum height within 5 years of planting. No chain link or mesh type of fence with inserted screening slats shall be used to comply with the provisions of this section.

6. Overhead doors used for indoor storage of towing vehicles and equipment shall not face the street.

7. The use of outdoor speakers, bells or other sound emitting devices is prohibited.

June 5, 2013

Mr. Carl Schoedel
Director and County Engineer
41W011 Burlington Road
St. Charles, IL 60175

Dear Mr. Schoedel,

It has come to my attention that Penny Road within the East Dundee corporate limits falls under the Kane County Division of Highways jurisdiction. We understand that our Village Engineer, Joseph Heinz, is working with your department on obtaining a permit for the installation of a water main across Penny Road.

In these discussions, he shared the village's desire of extending Christina Drive northerly to the intersection of Illinois Route 68 and Prairie Lake Road. The extension would cut across Penny Road approximately 550 feet easterly of the Penny Road intersection with Illinois Route 68. The plan is to abandon the section of Penny Road west of the Christina Drive extension and have Penny Road tee into Christina Drive. We feel that this will create a safer intersection at Illinois Route 68 since Penny Road currently intersects Illinois Route 68 at a very flat angle. Attached is a concept plan depicting the rough layout of the Christina Drive extension. In order for the village to complete this project we recognize that we need to have your blessing on the project. We are interested in discussing either a jurisdictional transfer for Penny Road or some other intergovernmental agreement to obtain the entitlements for the intended project.