



VILLAGE OF EAST DUNDEE

120 Barrington Avenue, East Dundee, Illinois 60118 847-426-2822 fax: 847-426-2956

Information on Insurance Auto Auction, Inc. (IAAI) Project

For the past year, the Village of East Dundee has been working with IAAI to site an auto auction site on 35 acres in the Northeast corner of East Dundee (East of the ComEd transmission lines.) During this time, there have been three public hearings to discuss this project, as well as discussion at multiple public board meetings and planning and zoning meetings. The information related to these meetings is available on this web site under “Meetings Agendas and Minutes”. Discussions with the Village of Barrington Hills, BACOG (Barrington Area Council of Governments), and residents are ongoing.

First, it is important to note that the potential site is located in an M-1 zoning district that allows for this use. Property owners have a right to legally and safely build within allowable zoning regulations on their land.

The objection most often mentioned is groundwater contamination. IAAI is working with the EPA to review the plans for their approval of the site plans. While this is a complex issue, below is a review of some of the background and safeguards that are in the current plan.

1. The facility is a car storage and auction site. There is no dismantling on any vehicles on the site. The vehicles sit for approximately a week at another location prior to being transported to the site. Any liquids actively leaking from the vehicle will have drained prior to its transportation.
2. IAAI has Best Management Practices (BMP) for identifying and managing any potential spills that could happen on site.
3. The current plan is to have all runoff from the site be directed into existing stormwater pipes/culverts and away from the site.
4. The surface layer of the parking lot will be compacted clay with asphalt grindings. In addition, the site is a reclaimed gravel pit and it already consists of compacted clay.
5. Independent engineering studies have indicated that the approach being planned will guard against contamination even if there is a large unexpected spill.
6. There are other safeguards including monitoring wells in the plan.

Other objections about the project that have been mentioned include:

- Lighting – the facility will have a building with one light that meets the Village of Barrington Hills’ strict exterior lighting ordinance.
- Noise – the operation consists of mainly storing cars. IAAI sees no issues with complying with East Dundee’s noise ordinance. In addition, the facility only operates during normal business hours.



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- Unsightliness – This project includes a landscape plan with a berm, landscaping, and a fence to minimize any view of the facility from the adjoining residential properties. Please note that current residents see an asphalt plant and a peaker plant from their back yards, and live adjacent to property zoned M-1.

The Village of East Dundee is committed to ensuring that this and all projects will meet local, state, and federal clean water guidelines and requirements. Any questions on the project can be directed to the Village Hall at 847-426-2822.