

Ordinance No. 17-26

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, ILLINOIS,  
GRANTING VARIANCES FROM THE SIGN CHAPTER AND GRANTING  
WAIVERS FOR LANDSCAPING REQUIREMENTS FOR THE PROPERTY  
LOCATED AT CHRISTINA DRIVE AND ROUTE 72  
FOR A SPEEDWAY FUELING CENTER**

**WHEREAS**, the Village of East Dundee, Kane and Cook Counties, Illinois (the “Village”) is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, Speedway LLC (“the Applicant”) is seeking to acquire certain property located at Christina Drive and Route 72 described in Section 2 herein (the “Subject Property”) and desires to develop the Subject Property as a Speedway fueling center; and,

**WHEREAS**, in order to develop the Subject Property, the applicant requested that the Village grant certain sign variances and landscaping waivers for the project; and,

**WHEREAS**, pursuant to Section 156.05(B)(3) of the Village Code, the President and Board of Trustees of the Village (the “Corporate Authorities”) may allow variances to provide relief from the requirements of the East Dundee Sign Chapter (the “Sign Code”) where there are practical difficulties or a particular hardship in the way of carrying out the strict letter of the regulations of the Sign Code; and,

**WHEREAS**, the Applicant filed an application, requesting variances from the Sign Code, for 3 wall signs (2 permitted), 2 gas pricing signs (1 permitted), gas price sign maximum of 80 square feet and 36 square feet (10 square feet permitted), gas sign lettering of 30 inches and 24 inches (14 inches permitted), gas price sign height of 17 feet (15 feet

permitted), combined pricing sign are per side of 209 square foot and 72 square feet (45 feet per side permitted), approximately 340 square feet of canopy and wall sign (canopy to be counted towards 100 square feet wall sign), a freestanding sign 24' feet high – 9.5 feet wide (20 feet height, 15 feet width and 3 feet in thickness permitted), and freestanding sign to be 209 square feet per side (140 square feet per side permitted), for the Subject Property; and,

**WHEREAS**, notice of the public hearing on said application was given as required by the Section 157.207(B) of the Village's Zoning Chapter; and,

**WHEREAS**, pursuant to said notice, the President and Board of Trustees of the Village (the "Corporate Authorities") conducted a public hearing on May 15, 2017, on said application in accordance with the ordinances of the Village; and,

**WHEREAS**, the Corporate Authorities found that the variations did meet the standards in Section 157.207(C) of the Zoning Chapter; and,

**WHEREAS**, the Applicant has requested the waiver of certain landscape requirements by not requiring a 5 foot landscaped area around the building, requiring a landscape island for each 40 parking stalls and decreasing the size of landscape islands from 400 square feet and not requiring 1 tree every 30 foot of frontage; and,

**WHEREAS**, the Corporate Authorities of the Village of East Dundee have received and considered the waiver of these landscaping requirements.

**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:** The above recitals are incorporated herein and made a part of this Ordinance.

**Section 2:** That this Ordinance shall apply to the Subject Property legally described on Exhibit A attached hereto and made a part hereof.

**Section 3:** That variations from Subsection 156.04(C) of the Sign Code are hereby granted for the Subject Property:

Code Section 156.04(C)	Requirement	Approved
(1)(a)	Maximum 2 wall signs	3 wall signs
(5)(b)	Maximum 1 gas pricing sign	2 gas pricing signs
(5)(b)(1)	Gas price sign maximum 10 Square feet	Gas price sign maximum 80 square feet and 36 square feet
(5)(b)(2)	Gas price 14 inch maximum letter height	Gas price 30 inch and 24 inch maximum letter height
(5)(b)(3)	Maximum height gas sign 15 feet	Maximum height gas sign 17 feet
(5)(b)(5)	Pricing combined with freestanding sign not to exceed 45 square feet per side	Combined pricing sign area per side 209 square feet and 72 square feet
(7)(b)	Canopy sign area is to count towards the permitted wall sign area of 100 square feet	340 square feet of canopy and wall sign
(2)(c)	Freestanding signs are not to exceed 20 feet in height, 15 feet in width and 3 feet in thickness	The tallest sign is 24 feet height, 9.5 feet wide
(2)(d)(2)	Freestanding signs are to have a maximum 140 square feet per side	The largest sign 209 square feet (with pricing)

**Section 4:** That a waiver is hereby granted to the Subject Property from the following landscape requirements:

Code Section	Requirement	Approved
158.04(D)(2)(c)	5 foot wide landscaped area around building	As shown on site plan attached hereto
Developer's Agreement	1 landscape island for 40 parking stalls with island to be a minimum of 400 square feet	No parking islands are shown
158.04(D)(2)(a)(2a)	1 tree for 30 feet of street frontage	As shown on site plan

**Section 5:** That the variation shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A. The signage plan prepared by Corporate Design and Development Group, LLC dated May 12, 2017 attached hereto and made a part hereof as Exhibit B.
- B. The landscape plan prepared by Corporate Design and Development Group, LLC dated April 3, 2017 attached hereto and made a part hereof as Exhibit C.

**Section 6:** That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed this 15<sup>th</sup> day of May, 2017.

AYES: Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen

NAYS: Ø

ABSENT: Ø

Approved this 15<sup>th</sup> day of May, 2017.

[Signature]  
Village President

Attest: [Signature]  
Village Clerk

Published in pamphlet form:

May 16, 2017

**EXHIBIT A**

Property Legal Description:

THAT PART OF LOT 5 IN TERRA BUSINESS PARK SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26th, 2007 AS DOCUMENT NUMBER 2007K124883, DESCRIBED AS FOLLOWS: BEGINNING AT A SOUTHEAST CORNER OF SAID LOT 5 BEING A POINT ON THE NORTHERLY LINE OF ILLINOIS ROUTE 72; THENCE NORTH 61 DEGREES 46 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 5 ALSO BEING THE NORTHERLY LINE OF ILLINOIS ROUTE 72, A DISTANCE OF 357.00 FEET; THENCE NORTH 28 DEGREES 13 MINUTES 54 SECONDS EAST, 449.15 FEET; THENCE SOUTH 61 DEGREES 46 MINUTES 06 SECONDS EAST, 363.93 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5 ALSO BEING THE WESTERLY LINE OF CHRISTINA DRIVE; THENCE SOUTHWESTERLY 10.73 FEET ALONG SAID LINE ALSO BEING A CURVE TO THE LEFT HAVING A RADIUS OF 537.50 FEET (CHORD BEARS SOUTH 13 DEGREES 56 MINUTES 03 SECONDS WEST, 10.73 FEET); THENCE SOUTH 13 DEGREES 22 MINUTES 02 SECONDS WEST ALONG SAID LINE, 111.81 FEET; THENCE SOUTHWESTERLY 98.51 FEET ALONG SAID LINE ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 379.50 FEET (CHORD BEARS SOUTH 20 DEGREES 48 MINUTES 12 SECONDS WEST, 98.23 FEET); THENCE SOUTH 28 DEGREES 14 MINUTES 21 SECONDS WEST ALONG SAID LINE, 180.37 FEET; THENCE SOUTH 72 DEGREES 08 MINUTES 23 SECONDS WEST ALONG SAID LINE, 73.45 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

CONTAINING 4.089 ACRES (178,112 SQUARE FEET)

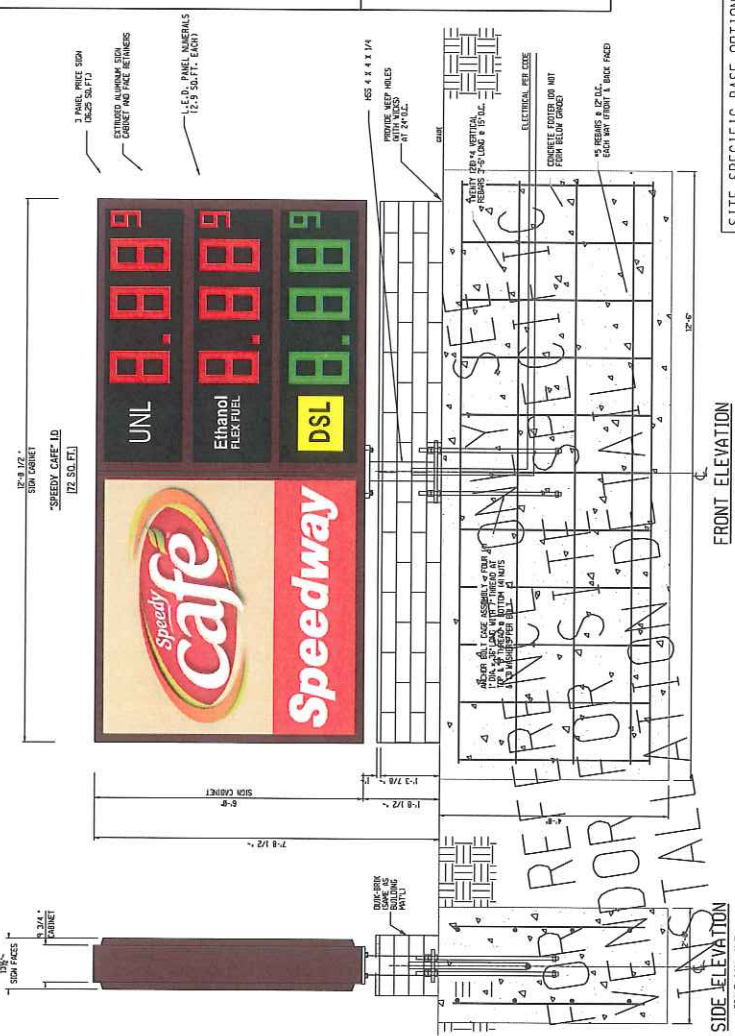








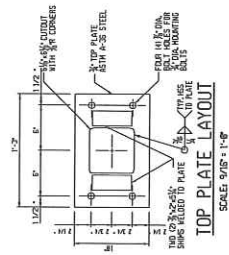
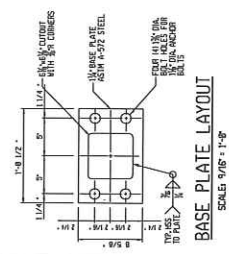
GROUND MOUNT SIGN ELEVATION VIEWS



24" HIGH CABINETS:  
IMPRINT SIGN OPTIONS,  
PRIORITIZED

2. PRICER LED PANEL:  
PLACARD OPTION

NOTES & DETAILS



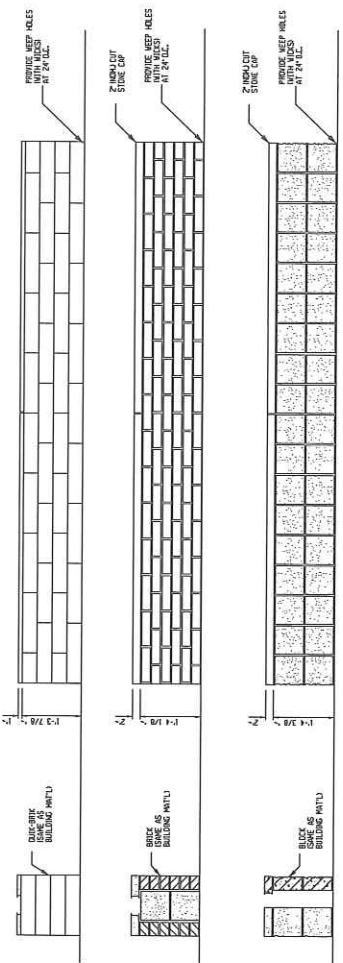
NOTE II  
SIGN CABINETS TO BE INSTALLED SUCH THAT  
PRICE PANELS ARE ORIENTED CLOSEST TO STREET

GENERAL NOTES

1. PRICE SIGN TO BE INSTALLED AS SHOWN, UNLESS OTHERWISE SPECIFIED BY CONTRACTOR.
2. ALL SIGN FACE COMPONENTS TO BE SCREENED BY PERMITTING AGENCY.
3. ALL SIGN FACE COMPONENTS TO BE SCREENED BY PERMITTING AGENCY.
4. COLOR TO MATCH.
5. BASE MATERIAL TO MATCH BUILDING.
6. ORDER TO GRANT FINAL APPROVAL OF PROTECTIVE SIGN PRIOR TO PRODUCTION.
7. REFER TO VENDOR FOR TOTAL ELECTRICAL REQUIREMENTS.

TOTAL AREA OF SIGN MODULES  
72.0 SQ. FT.

SITE SPECIFIC BASE OPTIONS  
TO MATCH BUILDING



MANUAL PLACARD PRICER  
NUMERICAL OPTION

8.88 9

NOTE  
THIS DRAWING IS FOR  
REFERENCE ONLY AND  
NOT TO BE USED FOR  
INSTALLATION

Speedway  
72 SQ. FT. "SPEEDWAY"  
(MONUMENT SIGN DETAILS)  
CAFE OPTION

Scale: 1/4" = 1'-0"

DATE: 10/11/11  
DRAWN BY: J. WICKS  
CHECKED BY: J. WICKS  
APPROVED BY: R. BAIRD

ST-D-AT2M-C

9'-6"

22'

2'

Speedy  
**Cafe**

**Speedway**

UNL 8.88<sup>9</sup>

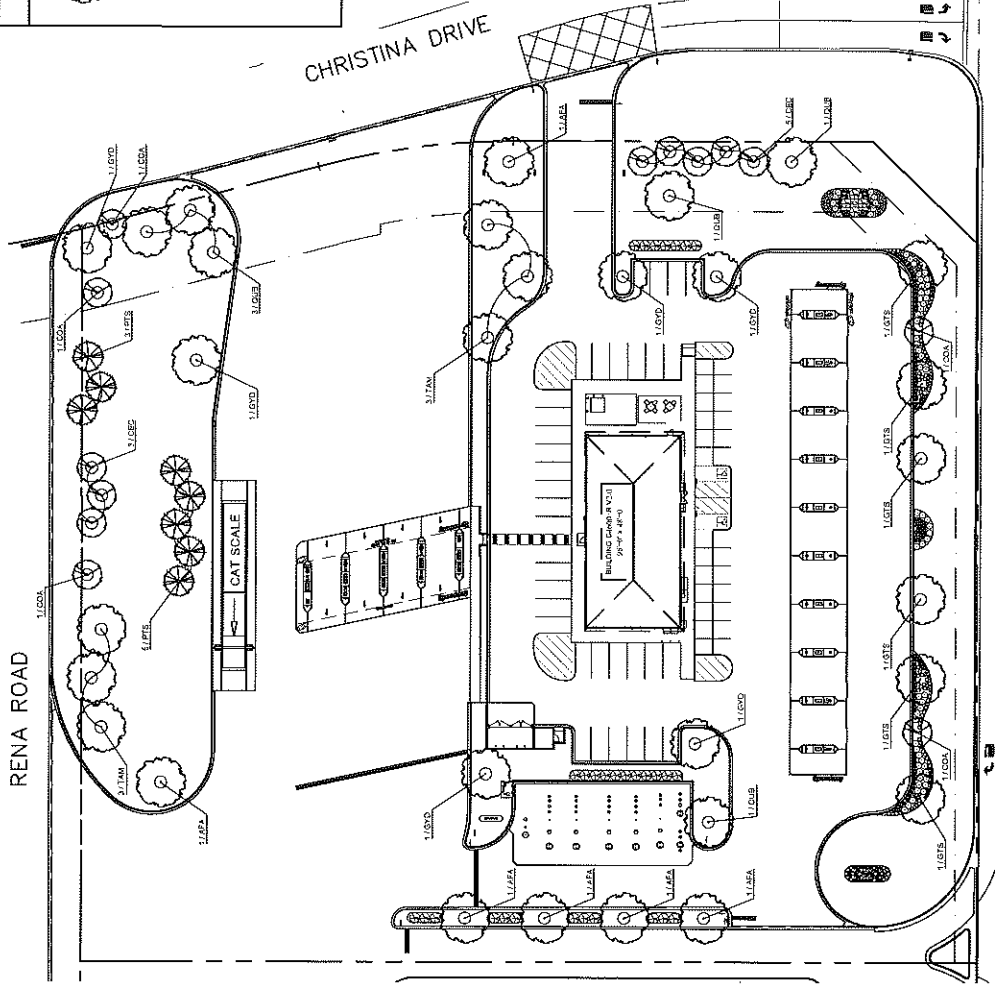
Ethanol  
FLEX FUEL 8.88<sup>9</sup>

DSL 8.88<sup>9</sup>

**Beer Cave**

99¢ COKE  
2 LITER

# EXHIBIT C



### LEGEND

	SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUBS
	PERENNIALS & GRASSES

### PLANT LIST & KEY

KEY	COMMON NAME	SIZE	SPACING	QUANTITY
SHADE-TREE	COMMON NAME			
AFR	FRUITING WILLOW	2.5' cal	ON PLANS	6
QTL	SHRUB	3.5' cal	ON PLANS	6
OTD	ORNAMENTAL TREE	3.5' cal	ON PLANS	6
ODS	ORNAMENTAL TREE	3.5' cal	ON PLANS	6
YAN	ORNAMENTAL TREE	3.5' cal	ON PLANS	6
EVERGREEN TREES				
PFT	FRUITING WILLOW	6' cal	ON PLANS	8
OTD	ORNAMENTAL TREE	6' cal	ON PLANS	8
ODS	ORNAMENTAL TREE	6' cal	ON PLANS	8
COA	ORNAMENTAL TREE	6' cal	ON PLANS	8
ODS	ORNAMENTAL TREE	6' cal	ON PLANS	8
SPH	ORNAMENTAL TREE	6' cal	ON PLANS	8

### LANDSCAPE REQUIREMENTS

INTERIOR PARKWAY	REQUIRED	PROPOSED
SHADE TREE	14	8
ORNAMENTAL TREE		
SHRUB	13	
EVERGREEN TREE		
ORNAMENTAL TREE		
SHRUB	9	11
ORNAMENTAL TREE		
PERIMETER LANDSCAPE	REQUIRED	PROPOSED
SHADE TREE	4	4
ORNAMENTAL TREE		
SHRUB		
EVERGREEN TREE		
ORNAMENTAL TREE		
SHRUB		
ORNAMENTAL TREE		

- ### GENERAL NOTES
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITY LINES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITY WORK.
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SPEEDWAY GROUP LLC  
 11111 W. 111TH ST., SUITE 100  
 OVERLAND PARK, MO 66213  
 TEL: 913.333.1111  
 FAX: 913.333.1112

SPEEDWAY  
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LANDSCAPE PLAN  
 NEW BUILD  
 KANE COUNTY  
 EAST DUNDEE, IL  
 NWC HIGGINS ROAD & CHRISTINA DRIVE  
 SHEET NO. #100812  
 PROJECT NO. #93638  
 DATE: 11/20/13  
 DRAWN BY: M. LAMBERT  
 CHECKED BY: C. WOODRUFF  
 SCALE: 1" = 30'

100812-LP