

Ordinance No. 14-24

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, WAVING DEVELOPMENT REGULATIONS AND APPROVING THE SITE PLAN AS PRESENTED FOR TERRA BUSINESS PARK**

**WHEREAS**, the Village of East Dundee, Cook and Kane 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**, Pal Land LLC (“*Pal Land*”) owns certain property in the Village (the “*Subject Property*”) and desires to develop the Subject Property as Terra Business Park pursuant to Ordinance No. 12-88, passed November 20, 2012, Rezoning Terra Business Park Expansion from R-1 to M-1 and Approving a Planned Unit Development Preliminary Development Plan with Modifications and Variances; and,

**WHEREAS**, in order to develop Terra Business Park, Pal Land desires that the Village grant certain waivers in connection with all truck parking areas that may hereafter be established east of Christina Drive on the Subject Property; and,

**WHEREAS**, pursuant to Section 157.193(A) of the East Dundee Zoning Ordinance as identified in Chapter 157 of the Code of the Village of East Dundee, the Village Board is empowered to waive certain development regulations provided that it determines that the particular development and/or use would not endanger the health, safety and welfare of area residents; and,

**WHEREAS**, having determined that the waivers of these development regulations will not endanger the health, safety and welfare of area residents, the Village is prepared to waive

said development regulations as hereinafter set forth and approve the site plan for the development of Terra Business Park as presented.

**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.* That pursuant to Section 157.193(A) of Chapter 157 of the Code of the Village of East Dundee the following development regulations are hereby waived for the development of that portion of Terra Business Park specifically a portion of Lot 4 and all of Lot 6 as depicted on Exhibit A:

- a) The requirement for paving of a permanent roadway or parking lot, provided that all required off-street parking and driveway access to the site shall have asphalt shavings and that steps are taken to control dust and other particles from the parking surface area;
- b) The requirement for installation of curbs and gutters pursuant to Section 157.244 of Chapter 157 of the Code of the Village of East Dundee, provided that the developer takes all steps necessary to comply with all applicable storm water drainage requirements;
- c) The requirement for parking lot lighting pursuant to Section 157.149 of Chapter 157 of the Code of the Village of East Dundee, provided that no activity is scheduled or planned to take place after dusk;
- d) The requirement for parking lot landscaping, including placement of tree and shrubbery, pursuant to Section 157.149 of Chapter 157 of the Code of the Village of East Dundee.

*Section 2.* That the site plan for the development of Terra Business Park as presented, attached hereto and made a part hereof as Exhibit A, is hereby approved.

Section 3. That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.


Passed by the Village President and the Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, this 18 day of August, A.D. 2014, pursuant to a roll call vote, as follows:

AYES: Trustees Gorman, Lynam, Skillicorn and Selep

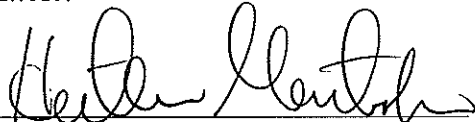
NAYS:  $\emptyset$

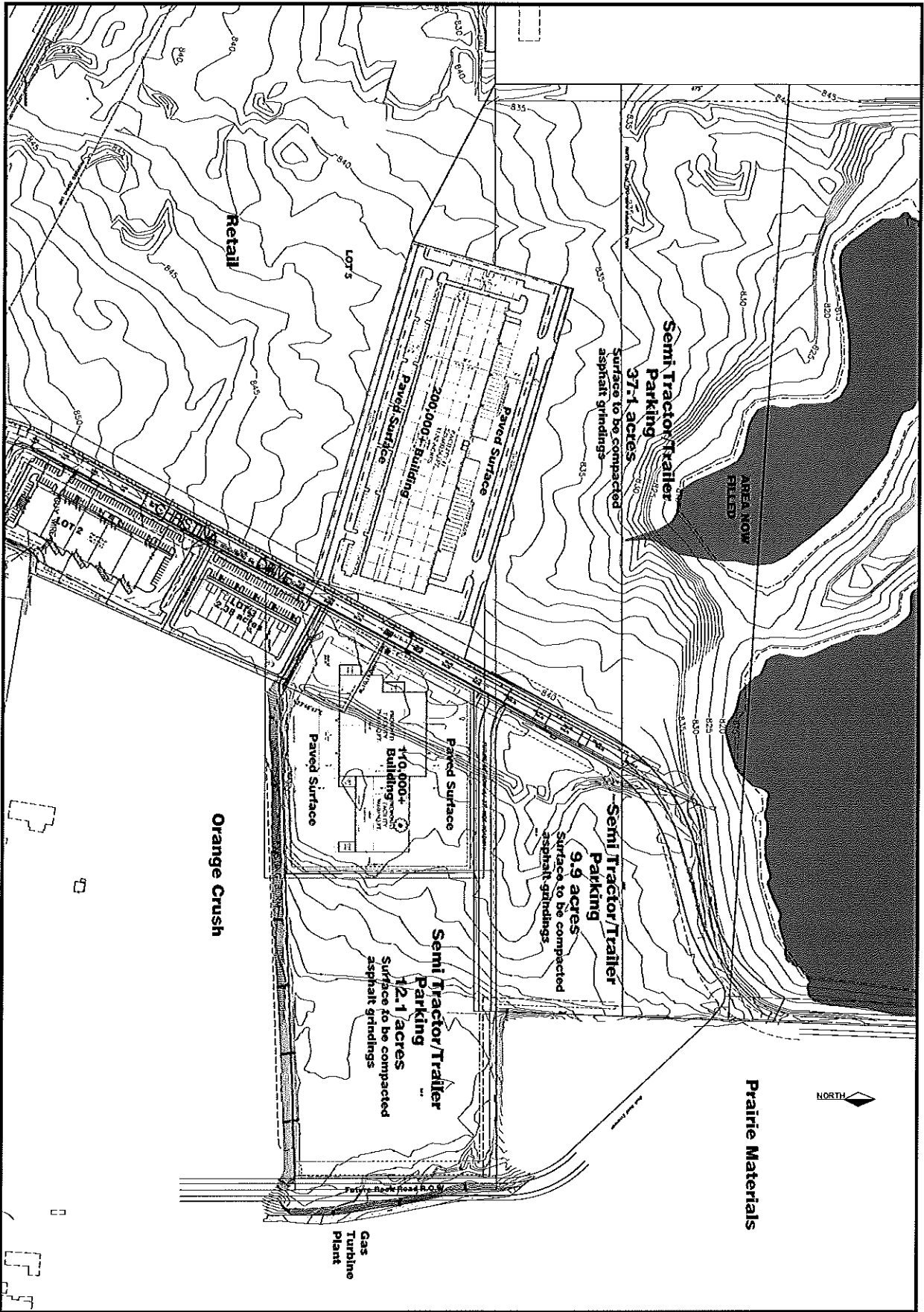
ABSENT: Trustees Ruffulo and Wood

APPROVED by me, as Village President of the Village of East Dundee, Cook and Kane Counties, Illinois, this 18 day of August, A.D. 2014.

  
Village President

Attest:

  
Village Clerk



SCALE	1" = 100'
DESIGNED BY	DA
DRAWN BY	DA
CHECKED BY	DA
PROJECT NO.	1017
DATE	10/17

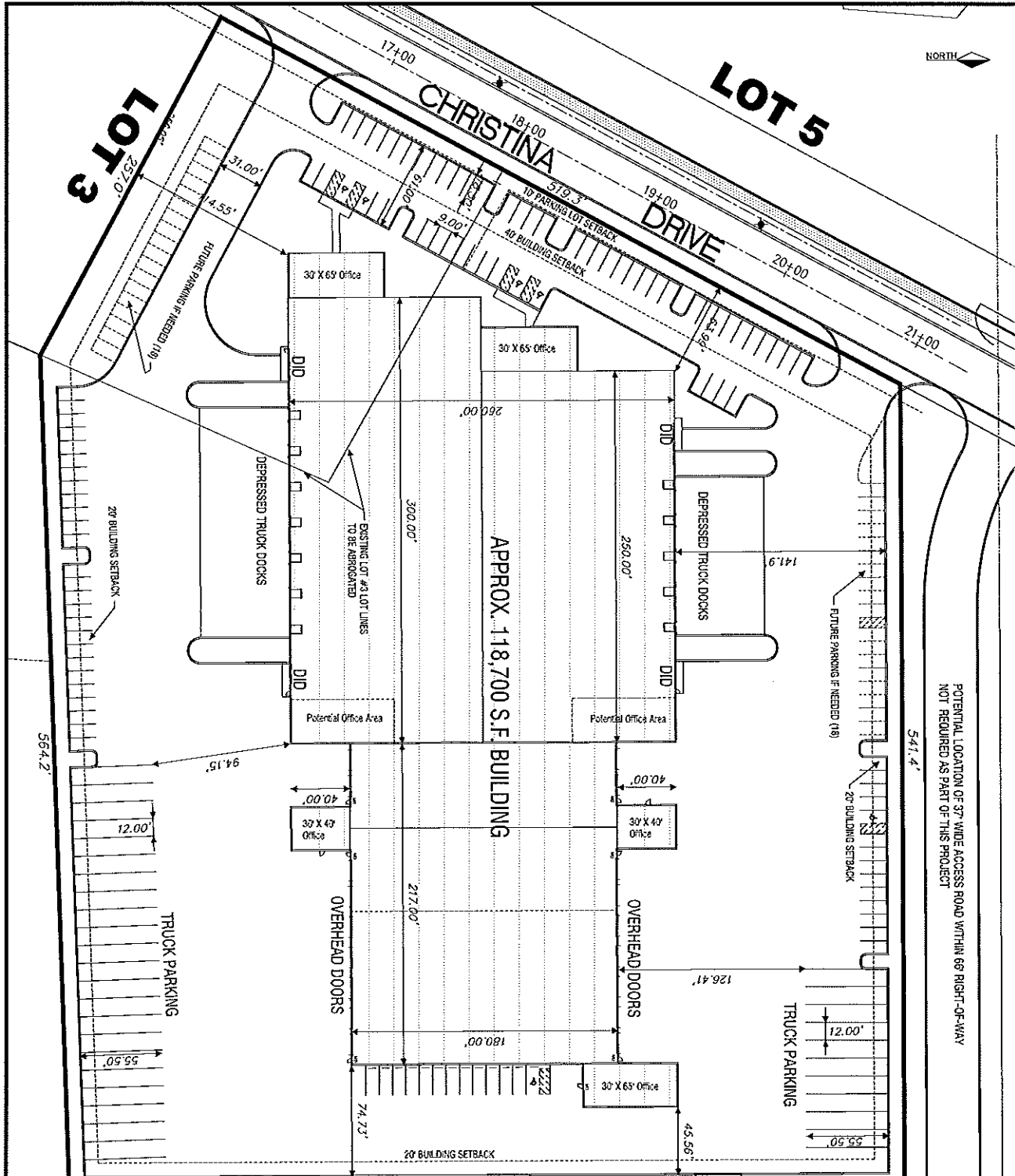
**TERRA BUSINESS PARK**  
East Dundee, Illinois  
Concept Land Use Plan North

**DOHERTY & ASSOCIATES**  
1614 Coble Lane  
Schmallsburg, IL 61105  
(647) 352-2196  
FAX (647) 352-2472

ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS



NO.	DESCRIPTION	DATE

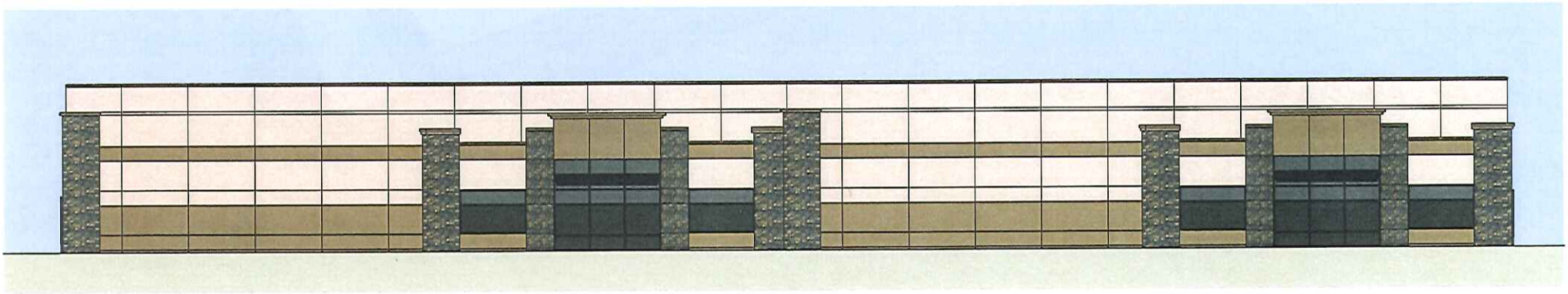
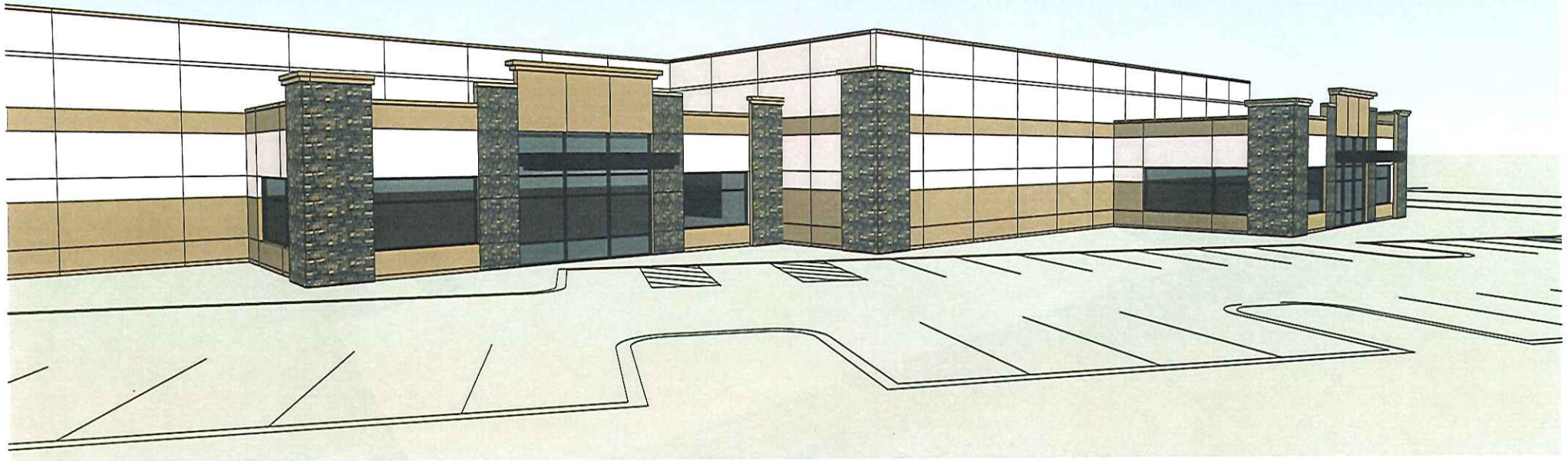


POTENTIAL LOCATION OF 37' WIDE ACCESS ROAD WITHIN 60' RIGHT-OF-WAY NOT REQUIRED AS PART OF THIS PROJECT

PROJECT DATA
Lot Area = 8.77 acres
Building Area
Office area = 2,250 s.f.
Warehouse/Service area = 110,450 s.f.
Total Area = 118,700 s.f.
Required Parking:
Office (1/250 s.f.) = 33 spaces
Warehouse/Service = (1/1000 s.f.) = 111 spaces
Total Parking required = 144 spaces
Parking Provided:
Standard: 102 spaces
Standard (Barbik): 35 spaces
Handicapped: 6 spaces
Total: 144 spaces

ACCESS TO TRUCK PARKING

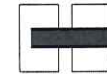
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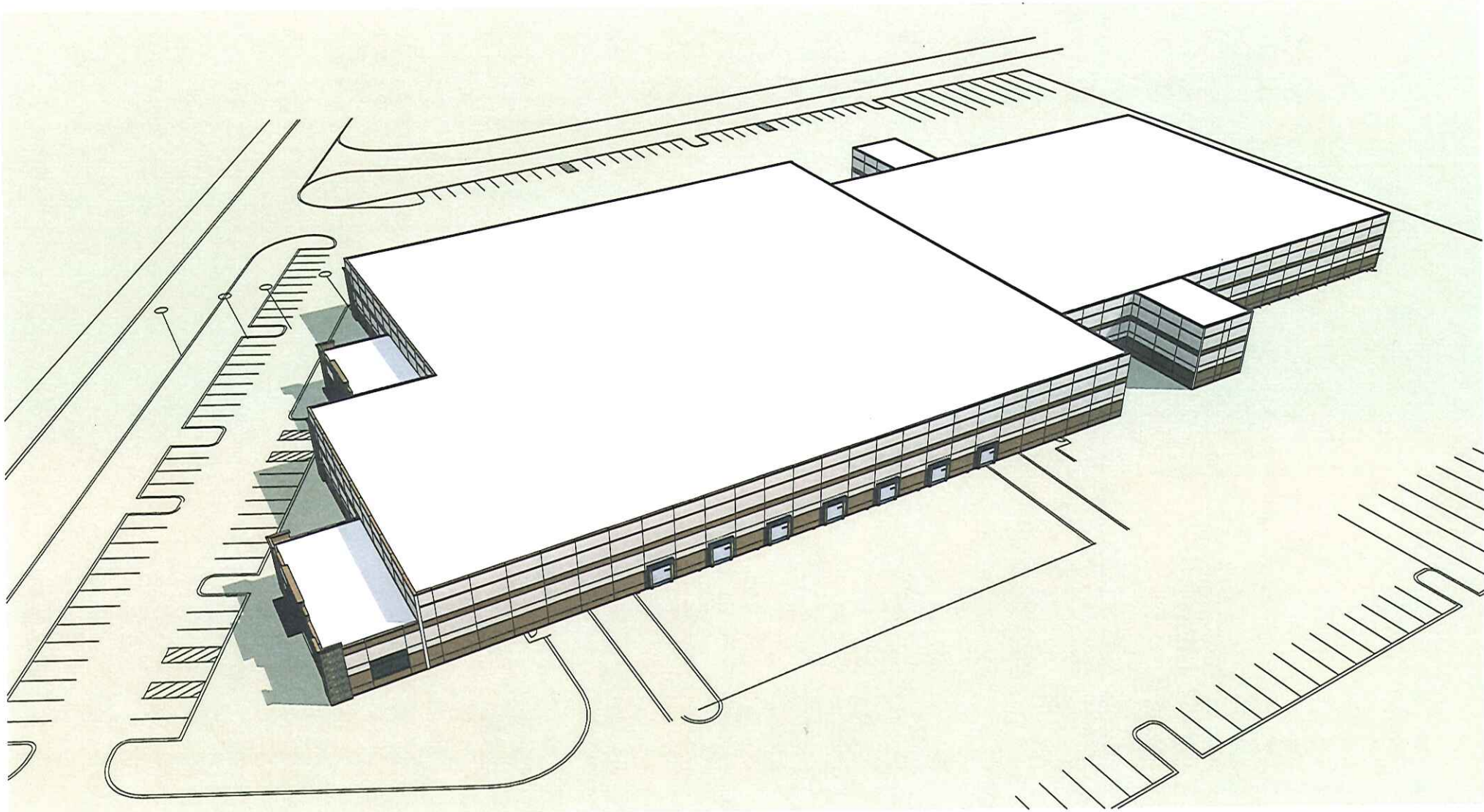
Conceptual Designs | - | 08-08-2014 | KSK | 1

PROPOSED CONCEPTUAL DESIGNS:  
**Terra Business Park - Building 2**

East Dundee, Illinois



**HARRIS ARCHITECTS, INC.**  
WWW.HARRISARCHITECTS.COM 847.303.1155



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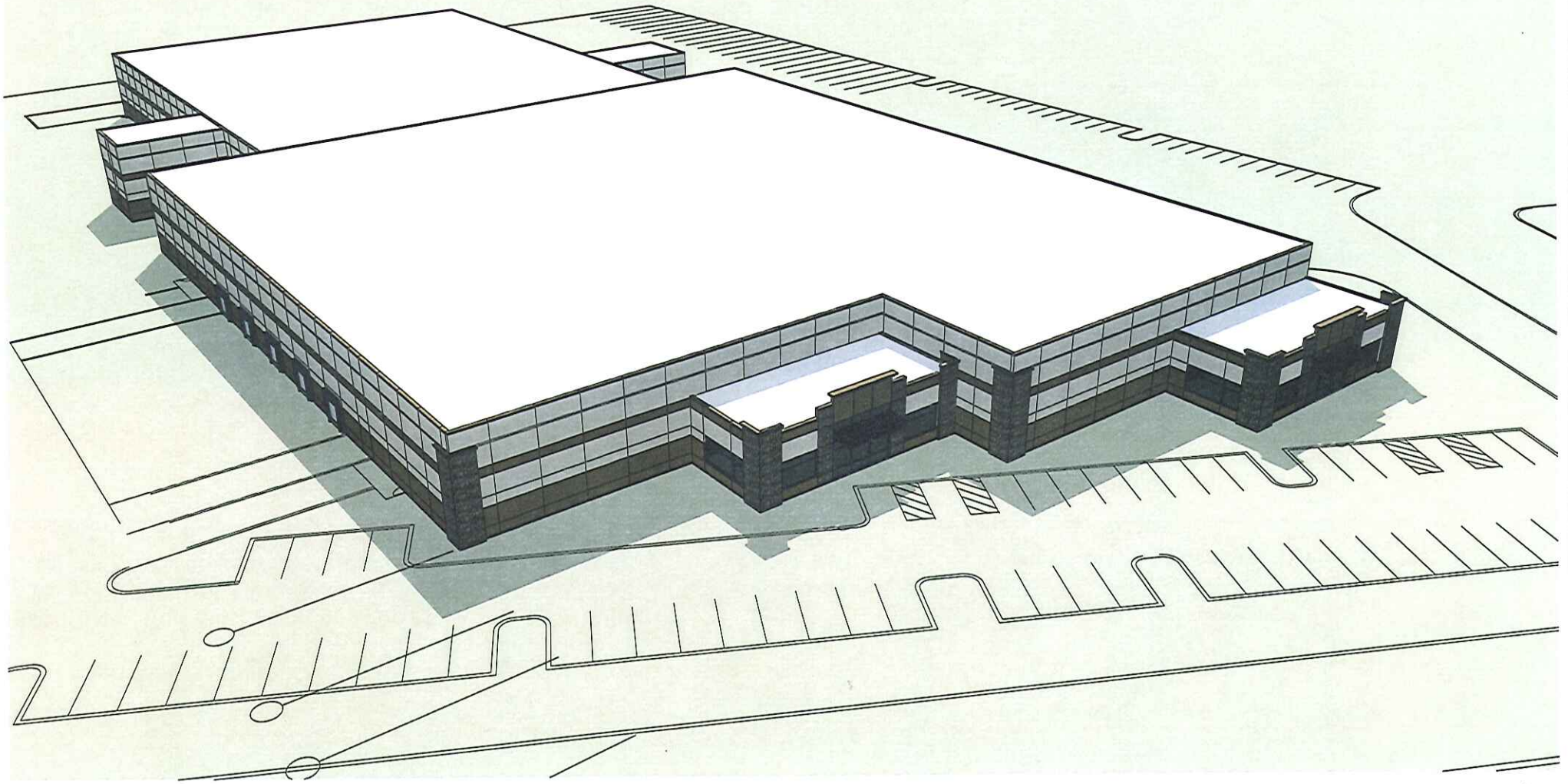
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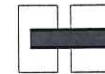
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