



ADDENDUM
REGULAR VILLAGE BOARD MEETING
JANUARY 10, 2023
7:00 PM

6. CONSENT AGENDA

- f. Consideration to adopt Ordinance No. 3793 approving a two lot reconfigured subdivision with associated variations for the operation of a Trucking Dispatch Repair Company for properties located at 2001, 2045 and 2111 Pratt Boulevard, Elk Grove Village (M3 North America LLC).

(This item was discussed at the December 13, 2022 Village Board Meeting and currently appears under Unfinished Business)

- g. Consideration to adopt Ordinance No. 3794 amending Section 7E-6 of the Zoning Ordinance of the Village of Elk Grove Village pertaining to prohibited uses in all industrial districts by deleting the residential accessory facilities associated with a permitted use.

(This item was discussed at the December 13, 2022 Village Board Meeting and currently appears under Unfinished Business.)

- h. Consideration to adopt Ordinance No. 3795 amending Section 5-5 of the Village of Elk Grove Village Zoning ordinance pertaining to Location of Planned Developments and Section 5-2:E of the Elk Grove Village Zoning Ordinance pertaining to Procedure.

(This item was discussed at the December 13, 2022 Village Board Meeting and currently appears under Unfinished Business.)

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Clerk, preferably no later than five days before the meeting.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A TWO LOT RECONFIGURED SUBDIVISION WITH ASSOCIATED VARIATIONS FOR THE OPERATION OF A TRUCKING DISPATCH REPAIR COMPANY FOR PROPERTIES LOCATED AT 2001, 2045, AND 2111 PRATT BOULEVARD, ELK GROVE VILLAGE (M3 NORTH AMERICA, LLC

WHEREAS, the Plan Commission of the Village of Elk Grove Village, acting as a Zoning Commission, at a Public Hearing duly called and held according to law, considered the petition of M3 North America, LLC for approval of a subdivision with associated variations for the operation of a Trucking Dispatch Repair Company for properties located at 2001, 2045, and 2111 Pratt Boulevard; and

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village, after considering the recommendation and findings of the Plan Commission, find and believe that the granting of the matters requested in the petitions are in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That approval is hereby given for the Plat of Subdivision identified as M3 North America, LLC Subdivision – Phase 1, being a subdivision of part of the north half of the southwest quarter of Section 35, in Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, a copy of which is attached hereto and made a part hereof.

Section 2: That the following variations of the Zoning Ordinance are hereby granted as same relate to the approved Plat of Subdivision:

1. A variation of Section 3-7:D-2 of the Zoning Ordinance to allow a fuel island canopy to encroach in to the required side yards.
2. A variation of Section 7-1 of the Zoning Ordinance to allow the principal building size on Lot 1 to be less than 25% of the overall property area.

Section 3: That the Plat of Subdivision is hereby approved subject to the condition that prior to the issuance of a building permit for the fuel canopy, the Petitioner shall record an agreement stating how the structure between the lot lines will be handled upon the sale of either property which agreement shall be approved by the Village.

Section 4: That the Mayor and Village Clerk are hereby authorized to sign said Plat for and in the name of the Village and attach thereto the corporate seal.

Section 5: That the Village Clerk is hereby directed to record a copy of said Plat with the Recorder of Deeds of Cook County, Illinois.

Section 6: That this ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2023

APPROVED this _____ day of _____ 2023

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

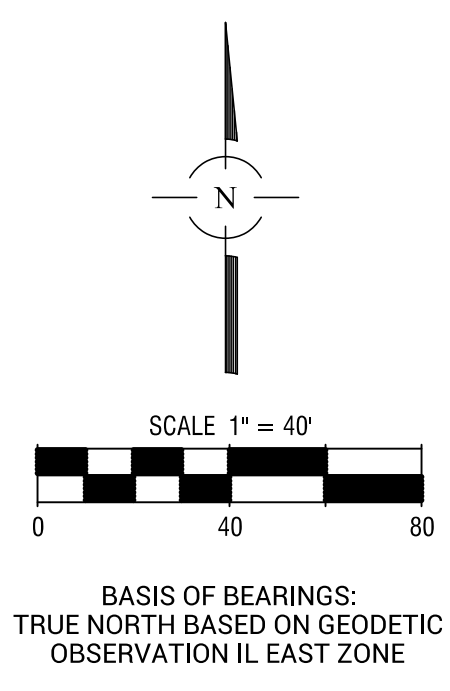
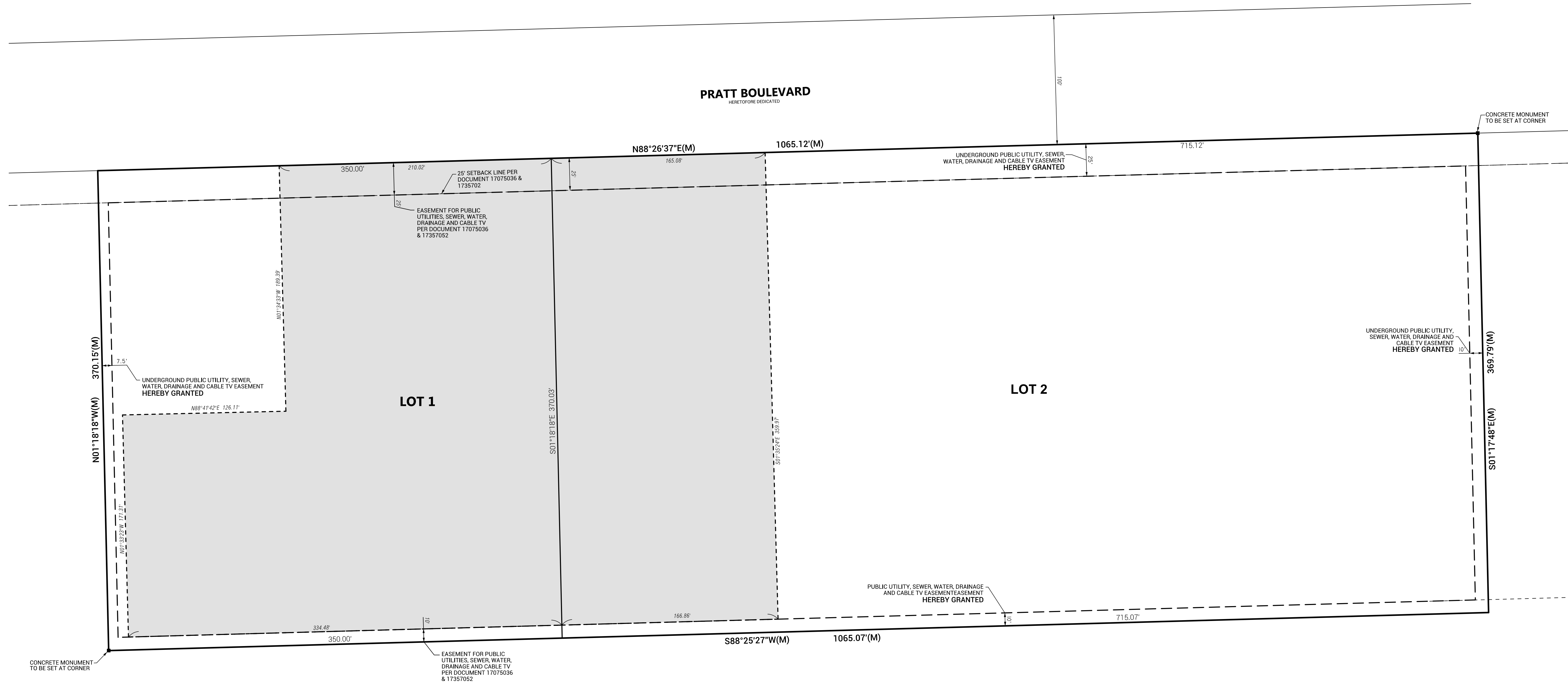
FINAL PLAT OF SUBDIVISION

M3 NORTH AMERICA, LLC SUBDIVISION - PHASE 1

P.I.N.:
 08-35-302-009-0000
 08-35-302-010-0000
 08-35-302-013-0000
 08-35-302-014-0000
 08-35-403-015-0000

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, IN TOWNSHIP 41 NORTH,
 RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NEW LOT LAYOUT



CROSS ACCESS AND
 PARKING EASEMENT
 HEREBY GRANTED

LOT	SQUARE FEET	ACRES
1	129,531	2.974
2	264,516	6.072
TOTAL	394,047	9.046

BASIS OF BEARINGS:
 TRUE NORTH BASED ON GEODETIC
 OBSERVATION IL EAST ZONE

PREPARED FOR:
 TRIUMPH CONSTRUCTION SERVICES CORPORATION
 425 NORTH MARTINGALE ROAD, SUITE 1280
 SCHAUMBURG, ILLINOIS 60173

REVISIONS:
02/26/2021
01/05/2022
08/08/2022
09/09/2022



CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 01/27/2021
JOB NO: 11343
FILENAME: 11343SUB-01
SHEET 1 OF 2

FINAL PLAT OF SUBDIVISION M3 NORTH AMERICA, LLC SUBDIVISION - PHASE 1

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.N.:
08-35-302-009-000
08-35-302-010-000
08-35-302-013-000
08-35-302-014-000
08-35-403-015-000

COOK COUNTY

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

_____ DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEIR IN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

THEY FURTHER CERTIFY TO THE BEST OF THEIR KNOWLEDGE THE LAND INCLUDED HEREIN FALLS WITHIN THE FOLLOWING SCHOOL DISTRICTS:

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 59
TOWNSHIP HIGH SCHOOL DISTRICT 214
HARPER COMMUNITY COLLEGE DISTRICT NO. 512

IN WITNESS WHERE WE HAVE HEREUNDER SET OUR HANDS

THIS ____ DAY OF _____, A.D. 20__.

OWNER _____

ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

OF _____ PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED, _____ AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON THE ____ DAY OF _____, A.D. 20__.

AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS ____ DAY OF _____, 20__.

BY _____

PRINTED NAME AND TITLE _____

ATTEST _____

MORTGAGEE'S NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

SURFACE WATER STATEMENT

STATE OF _____)
) SS
COUNTY OF _____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D. 20__.

BY: OWNER OR ATTORNEY _____

BY: ILLINOIS PROFESSIONAL ENGINEER _____

CROSS ACCESS AND PARKING EASEMENT PROVISIONS

EASEMENTS INDICATED AS "CROSS ACCESS AND PARKING EASEMENT" ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1 AND LOT 2 FOR THE NON-EXCLUSIVE PERPETUAL RIGHT FOR INGRESS, EGRESS, CROSS-ACCESS AND PARKING TO THE SHARED MEANS OF INGRESS, EGRESS AND PARKING, THEIR SUCCESSORS, ASSIGNS, INVITEES, AGENTS AND EMPLOYEES.

THE EASEMENTS SET FORTH IN THIS PARAGRAPH SHALL BE OVER THAT PORTION OF ANY RESPECTIVE LOT UPON WHICH THE LOT OWNER(S) CONSTRUCTS DRIVE AISLES AND PARKING SPACES; SAID DRIVE AISLES AND PARKING SPACES SHALL BE REASONABLY ACCESSIBLE TO POINTS OF INGRESS AND EGRESS, THE LOT OWNER SHALL BE ENTITLED TO USE THE EASEMENTS' PREMISES IN ANY MANNER SO LONG AS SUCH USE DOES NOT, IN ANY WAY, INTERFERE WITH THE CROSS-ACCESS OR INGRESS OR EGRESS EASEMENT AREAS.

MAYOR AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTIES OF COOK & DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS

THIS ____ DAY OF _____, A.D. 20__.

BY: _____

ATTEST: VILLAGE CLERK _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTIES OF COOK & DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS AT A MEETING HELD

THIS ____ DAY OF _____, A.D. 20__.

BY: CHAIRMAN _____

ATTEST: SECRETARY _____

Easement Provisions

An easement is hereby reserved for and granted to Commonwealth Edison Company, Ameritech Company and cable television franchises, if any, their respective successors and assigns, in, upon, along, and under those parts of the lots hereon indicated by broken lines on this plat and marked "Easement for Underground Public Utilities, Sewer, Water, Drainage, and Cable TV" or marked "Easement for Public Utilities, Sewer, Water, Drainage, and Cable TV" and in, upon, along, and under the streets, roads, boulevards, lanes, drives and public places shown on this plat where necessary to install, construct, lay, maintain, operate, relocate, renew and remove equipment consisting of poles, pole structures, push poles, braces, anchor guys, studs, wires and underground conduits, cables, cable poles, and other necessary electrical facilities for the purpose of servicing the subdivision and residents and owners of property therein, and adjoining property with electric and telephone service, together with the right of ingress and egress thereof and to transmit and distribute by means of said electrical equipment, electricity to be used for heat, light, power, telephone and other purposes, and also to trim and remove from time to time such trees, bushes, and saplings as may be reasonably required incident to the installation and maintenance of such facilities. No permanent buildings shall be placed on said easement but same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with said easement for public utility purposes. Said easement is also hereby reserved for and granted to the Village of Elk Grove Village, to install, lay, construct, renew, operate and maintain sewer and water mains.

Easement Provisions

An easement is hereby reserved for and granted to the

NICOR Gas Company

its successors and assigns, in all streets, roads, boulevards, lanes, drives, and public places shown on this plat and in, upon, along, and under those parts of the lots hereon indicated by broken lines on this plat and marked "Easement for Underground Public Utilities, Sewer, Water, Drainage, and Cable TV" or marked "Easement for Public Utilities, Sewer, Water, Drainage, and Cable TV". Said easement to be for the installation, maintenance, relocation and removal of gas facilities.

PROPERTY DESCRIPTION:

PARCEL 1:
THE WEST 128 FEET OF THE EAST 350 FEET OF THE WEST 630 FEET OF LOT 5 IN CENTEX INDUSTRIAL PARK, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1957 AS DOCUMENT 17075036 IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EAST 222 FEET OF THE EAST 350 FEET OF THE WEST 630 FEET OF LOT 5 IN CENTEX INDUSTRIAL PARK BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN AND ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1957, AS DOCUMENT NUMBER 17075036 IN COOK COUNTY, ILLINOIS.

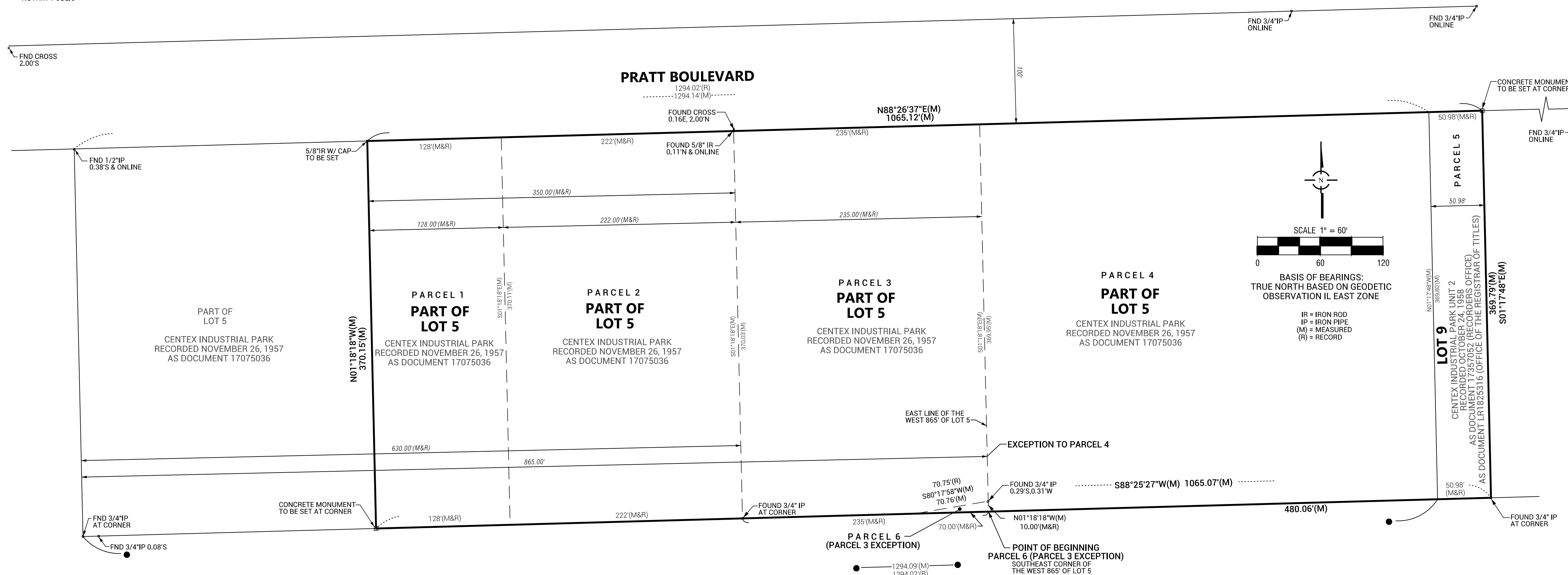
PARCEL 3:
THE EAST 235 FEET OF THE WEST 865 FEET OF LOT 5 (EXCEPT THE PART OF SAID LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 865 FEET OF LOT 5, THENCE NORTH ALONG THE EAST LINE OF SAID WEST 865 FEET OF LOT 5, 10.00 FEET; THENCE SOUTH-WESTERLY 70.75 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF LOT 5, 70.00 FEET TO THE PLACE OF BEGINNING) ALL IN CENTEX INDUSTRIAL PARK BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
LOT 5 (EXCEPT THE WEST 865.00 FEET THEREOF) IN CENTEX INDUSTRIAL PARK, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THE WEST 50.98 FEET OF LOT 9 IN CENTEX INDUSTRIAL PARK UNIT 2, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE WEST 865 FEET OF SAID LOT 5, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 865 FEET OF LOT 5, THENCE NORTH ALONG THE EAST LINE OF SAID WEST 865 FEET OF LOT 5, 10.00 FEET; THENCE SOUTH-WESTERLY 70.75 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 5, 70.00 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF LOT 5, 70.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXISTING BOUNDARY INFORMATION



SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, REBECCA Y. POPECK, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY

DESIGNATE _____ A REPRESENTATIVE OF ELK GROVE VILLAGE _____ TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS M3 NORTH AMERICA, LLC SUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

REBECCA Y. POPECK, I.P.L.S. No. 035-3642
LICENSE EXPIRES: 11-30-2022

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 393.697 SQUARE FEET OR 9.038 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF ELK GROVE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 1703100352, WITH EFFECTIVE DATE AUGUST 19TH, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

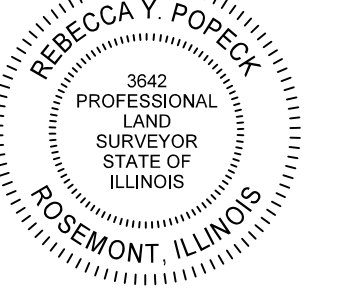
WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS 22nd DAY OF _____ 20__ IN ROSEMONT, ILLINOIS.

REBECCA Y. POPECK, I.P.L.S. No. 035-3642
LICENSE EXPIRES: 11-30-2022
rpopec@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)



PREPARED FOR:
TRIUMPH CONSTRUCTION SERVICES CORPORATION
425 NORTH MARTINGALE ROAD, SUITE 1280
SCHAUMBURG, ILLINOIS 60173

AFTER RECORDING RETURN TO: _____

SEND TAX BILLS TO: _____

REVISIONS:
02/26/2021
08/08/2022
09/09/2022



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 01/27/2021
JOB NO: 11343
FILENAME: 11343SUB-01
SHEET 2 OF 2

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 7E-6 OF THE ZONING ORDINANCE OF THE VILLAGE OF ELK GROVE VILLAGE PERTAINING TO PROHIBITED USES IN ALL INDUSTRIAL DISTRICTS BY DELETING THE RESIDENTIAL ACCESSORY FACILITIES ASSOCIATED WITH A PERMITTED USE

WHEREAS, the Plan Commission of the Village of Elk Grove Village, at a Public Hearing duly called and held according to law, considered the question of approving a Text Amendment to the Zoning Ordinance of the Village pertaining to prohibited uses in all Industrial Districts by deleting the residential accessory facilities associated with a permitted primary use; and

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having considered the recommendation and findings of said Plan Commission, find and believe it to be in the best interest of the Village that the proposed Text Amendment be approved to the Zoning Ordinance as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That Section 7E-6:B Uses Prohibited in I-1 and 1-2 Industrial Districts of the Zoning Ordinance be amended by deleting therefrom the following phrase “but excluding apartment residence facilities for use by owners or caretakers of the primary permitted use.”

Section 2: That this ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2023

APPROVED this _____ day of _____ 2023

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 5-5 OF THE ELK GROVE VILLAGE ZONING ORDINANCE PERTAINING TO LOCATION OF PLANNED DEVELOPMENTS AND SECTION 5-2:E OF THE ELK GROVE VILLAGE ZONING ORDINANCE PERTAINING TO PROCEDURE

WHEREAS, the Plan Commission of the Village of Elk Grove Village, at a Public Hearing duly called and held according to law, considered the question of approving a Text Amendment to the Zoning Ordinance of the Village pertaining to Section 5-5 Location of Planned Development uses in all Industrial Districts by deleting the residential accessory facilities associated with a permitted primary use and Section 5-2 Procedure; and

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village, after having considered the recommendation and finding of said Plan Commission, find and believe it to be in the best interest of the Village that the proposed Text Amendments be approved to the Zoning Ordinance as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That Section 5-5 Location of Planned Developments by replacing current text in its entirety with the following:

5-5: Location of Planned Developments:
Planned Developments are authorized as a Special Use in all Zoning Districts listed in Chapter 7 of this Zoning Code subject to the standards therein set forth.

Section 2: That Subsection E Changes in the Planned Developments of Section 5-2 of the Zoning Ordinance be amended in its entirety to read as follows:

E. Changes to the Planned Development: The Planned Development shall be developed in accordance with the approved plan, recorded plat and supporting data. The approved plan, recorded final plat and supporting data, together with all recorded amendments, shall be binding on the applicants, their successors and assigns and shall limit and control the use of the premises and location of structures in the Planned Development project as set forth therein.

1. **Major Changes:** Any of the following changes shall be deemed to be major changes, which may be approved only by submission of a new preliminary plan and/or plat, and supporting data, following the procedures set forth in this Section.
 - a. Increase: A greater than five percent (5%) increase, based on the approved plan and plat of Planned Development for the project, in any of the following components: total gross floor area of all of the buildings in the project, or total number of dwelling units, unless otherwise restricted by the

ordinance granting the Special Use for the Planned Development.

- b. Decrease: A greater than five percent (5%) decrease, based on the approved plan and plat of Planned Development for the project, to any of the following components: total number of parking spaces, total percentage of open space, or total percentage of landscaped area, unless otherwise restricted by the ordinance granting the Special Use for the Planned Development.
- c. Building Height Increase: A greater than ten percent (10%) increase in height.
- d. Classification Change: A change in the functional classification of an area, the types of dwelling units, or the types of land uses permitted within the Planned Development.
- e. An increase in any previously approved deviation for the Planned Development that would result in a change from the original plan that exceeds the limits set forth above.

2. **Minor Changes:** Minor changes shall be changes not defined as major changes. The Zoning Administrator may approve minor changes in the Planned Development, provided they do not change the concept or the intent of the development. This process does not require going through the preliminary approval steps aforementioned. However, if the Zoning Administrator deems it advisable, in their sole discretion, they may require that any such minor change be submitted to the Plan Commission for review and recommendation, without the requirement of a public hearing, prior to the minor change being submitted to the Mayor and Board of Trustees for approval.

Section 3: That this ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2023

APPROVED this _____ day of _____ 2023

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk