

**PUBLICATION OF:**

**ORDINANCE NO. 23-**

**AN ORDINANCE GRANTING A SITE PLAN AMENDMENT - DRIVEWAY ADDITION AND  
LANDSCAPE VARIATIONS FOR MT AUTO & DIESEL SERVICE (550 LUNT AVENUE)**

**CASE NO. Z2205-05**

**ADOPTED: JANUARY 10, 2023**

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF  
THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON**

**JANUARY 11, 2023**

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WHEREAS, the Zoning Board of Appeals of the Village of Schaumburg conducted a public hearing on December 14, 2022 and has recommended a Site Plan Amendment - Driveway Addition and Landscape Variations for MT Auto & Diesel Service located at 550 Lunt Avenue, Case No. Z2205-05;

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of a Site Plan Amendment - Driveway Addition and Landscape Variations for MT Auto & Diesel Service located at 550 Lunt Avenue, Case No. Z2205-05 is desirable to provide a service or a facility, which is in the interest of public convenience, and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Site Plan Amendment - Driveway Addition and Landscape Variations, described as follows:

- Site Plan Amendment for Driveway Addition [Title 15, Chapter 154, Section 154.46 (A) of the Zoning Ordinance]
- Variation to Reduce Overall Landscaping from 20% to 9.63% [Title 15, Chapter 154, Section 154.136(J)(1)]
- Bufferyard Variation to Reduce the West Landscape Buffer from 10 Feet to 0 Foot [Title 15, Chapter 154, Section 154.136(N)(1) of the Zoning Ordinance]
- Variation to Reduce Foundation Landscaping from 10 Feet to 0 Feet [Title 15, Chapter 154, Section 154.136(M)(1) of the Zoning Ordinance]

for MT Auto & Diesel Service located at 550 Lunt Avenue, Case No. Z2205-05 be and is hereby granted on the property legally described as:

LOT 1 IN PAGNI'S FIRST ADDITION TO SCHAUMBURG, BEING A SUBDIVISION OF LOT 30(EXCEPT THE EAST 100 FEET THEREOF) IN BLOCK 2 IN CENTEX SCHAUMBURG INDUSTRIAL PARK UNIT 33, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with the following conditions:

1. A Metropolitan Water Reclamation District (MWRD) permit may be required. The applicant will be required to obtain a letter of determination from the agency.

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2. A Land Development Permit is required. The Land Development permit is separate from the Building Permit and includes landscaping and site lighting (no electrical). Separate permit applications and plan sets will be required.
3. Prior to the issuance of a Land Development permit, the shared access agreement must be recorded with the county.
4. The front landscape area must be restored and conform to the staff suggested landscape plan upon completion of the new driveway.
5. No parking of vehicles is permitted in the proposed driveway and the drive aisle.
6. The following plans/exhibits shall be adopted as part of the governing ordinance:
  - a. Site Plan, Sheet A-0, prepared by Pro-Plan Architects, PC, dated May 12, 2022, and received by the Community Development Department on May 31, 2022.
  - b. Staff suggested landscape plan, Sheet A-0, prepared by Pro-Plan Architects, PC, date October 28, 2021.
  - c. Project narrative, received by the Community Development Department on May 24, 2022.
  - d. Shared access agreement letter, received by the Community Development Department on September 23, 2022.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 10th day of January, 2023.

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Tom Dailly, Village President

ATTEST:

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Marilyn Karr, Village Clerk