

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Sol C. Cabachuela, certify that I am the duly appointed Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on August 13, 2018 the Corporate Authorities of such Village passed and approved

Ordinance No. 18-08-47

which is entitled

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MUNICIPAL CODE
RELATING TO THE ZONING ORDINANCE, TITLE 20, REGARDING GARBAGE
STORAGE FACILITIES

which provides by its terms that it should be published in pamphlet form.

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on August 17, 2018 and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois this 17th day of August 2018.



Village Clerk

ORDINANCE NO. 18-08-47

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MUNICIPAL CODE RELATING TO THE
ZONING ORDINANCE, TITLE 20, REGARDING GARBAGE STORAGE FACILITIES

Published in pamphlet form by the authority
of the President and Board of Trustees
of the Village of Mundelein, Illinois

Date of Publication: 08/17/2018

ORDINANCE NO. 18-08-47

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MUNICIPAL CODE RELATING TO THE ZONING ORDINANCE, TITLE 20, REGARDING GARAGE STORAGE FACILITIES

WHEREAS, on September 24, 2012, the Village Board of Trustees adopted Ordinance No. 12-09-39, an Ordinance repealing the existing Mundelein Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, and adopting a new Village of Mundelein Zoning Ordinance to be included as Title 20 of the Municipal Code of Mundelein (the “New Zoning Ordinance”) which Ordinance has been amended from time to time thereafter; and

WHEREAS, on March 25, 2013, the Village Board of Trustees adopted Ordinance No. 13-03-12, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, regarding grammar, spelling, and cross-reference corrections; motor vehicle aftermarket enhancements; light pole heights; commercial vehicles; parking stall dimensions; driveways; and definitions; and

WHEREAS, on July 14, 2014, the Village Board of Trustees adopted Ordinance No. 14-07-29, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to medical cannabis dispensaries and cultivation centers; and

WHEREAS, on August 25, 2014, the Village Board of Trustees adopted Ordinance No. 14-08-43, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, regarding a spelling correction; refuse & recycling containers; parking for recycling facilities, places of worship, motor vehicle repair, and other unspecified uses; permitted & prohibited materials; transparency; car washes; drive-through facilities; gas stations; lighting downtown; roof types Downtown; and setbacks following the conveyance of land for public purposes; and

WHEREAS, on September 22, 2014, the Village Board of Trustees adopted Ordinance No. 14-09-48, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to Private Free Libraries; and

WHEREAS, on March 9, 2015, the Village Board of Trustees adopted Ordinance No. 15-03-09, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to parking space dimensions, impervious surface coverage, open fences, community centers, and recycling facilities; and

WHEREAS, on April 27, 2015, the Village Board of Trustees adopted Ordinance No. 15-04-20, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to residential bulk and yard standards, the C-5 subdistrict map, and on-site development standards; and

WHEREAS, on August 22, 2016, the Village Board of Trustees adopted Ordinance No. 16-07-46, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to drive through facilities, pergolas, patios, residential driveways, and sheds; and

WHEREAS, on July 9, 2018, the Village Board of Trustees adopted Ordinance No. 18-07-39, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding murals; and

WHEREAS, text amendments to the Municipal Code are proposed to provide for the regulation of said Garage Storage Facilities; and

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on June 27, 2018 by the Mundelein Planning & Zoning Commission; and

WHEREAS, following said hearing, by a vote of 6-0, the Planning & Zoning Commission recommended approval of each of the requested text amendments referenced below; and

WHEREAS, the Village Board of Trustees has determined that it is necessary to adopt this Ordinance further amending Title 20 of the Municipal Code of Mundelein regarding Garage Storage Facilities.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS as follows:

SECTION I: The foregoing recitals shall be, and are hereby, incorporated herein by reference.

SECTION II: That portion of Table 20.40-1 of Section 20.40.020 regarding Permitted and Special Uses in the M-1 Zoning District is hereby amended to include the following use:

TABLE 20.40-1: OFFICE PARK AND MANUFACTURING ZONING DISTRICTS PERMITTED & SPECIAL USES			
USE	O-R	M-1	M-MU
OTHER			
GARAGE STORAGE FACILITIES		S	S

SECTION III: Section 20.48.030 regarding Use Standards, is hereby amended to add “Garage Storage Facilities” as new Subpart (O) and to reletter all Subparts thereafter with consecutive letters starting with the letter (P) for “Gas Station”, along with all cross references throughout the Zoning Ordinance:

“O. Garage Storage Facilities.

1. When adjacent to residential uses, overhead doors shall be oriented so as to face away from residential dwelling units.
2. Outdoor Storage of any materials or vehicles is prohibited.
3. Overnight Parking is prohibited outside of enclosed structures.
4. All activities must occur within the enclosed building(s).
5. A common restroom must be provided for every 40,000 square feet or as required by the Illinois Plumbing Code, whichever is most stringent.
6. Garage Storage Facilities may not be used as a temporary or permanent dwelling unit.
7. Garage Storage Facilities shall be enclosed by a security wall or fence.”

SECTION IV: That portion of Table 20.56-1, of Section 20.56.140 regarding Off-Street Parking Requirements, is hereby amended to include the following category:

TABLES 20.56-1: OFF-STREET PARKING REQUIREMENTS	
USE	PARKING REQUIREMENT
INDUSTRIAL	
OTHER	
GARAGE STORAGE FACILITIES	1 per 5,000sf of GFA or 1 space per 10 units, whichever is less, not including spaces provided within individual units

SECTION V: Section 20.68.040 regarding Generic Use Definitions, is hereby amended to add "Garage Storage Facilities" as a new definition:

" 'Garage Storage Facilities' means a structure(s) with overhead doors; individually owned or rented units; used for the storage of automobiles, recreational vehicles, boats, trailers, and other personal property; and containing shared facilities. Activities may include routine maintenance on vehicles and/or equipment, inventory turnover and assessment, storage of personal or business records, and office use."

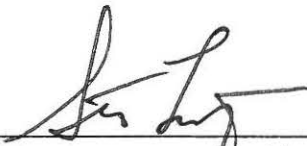
SECTION VI: If any section, clause, paragraph, or provision of this Ordinance shall be found invalid by a court of competent jurisdiction, such judgment shall not affect, impair, invalidate or nullify the remainder of this Ordinance, but only that part found invalid by such court.

SECTION VII: In the case that one or more part(s) of this Ordinance conflicts with another part of this Ordinance or any other code, title or ordinance adopted by the Village of Mundelein, or any State of Illinois statute or other law, the part with the strictest language or interpretation shall prevail.

SECTION VIII: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

ADOPTED this 13th day of August, 2018 by a roll call vote as follows:

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Scott Black, Trustee
SECONDER:	Kerston Russell, Trustee
AYES:	Rekus, Russell, Black, Abernathy, Meier, Semple



President

ADOPTED: August 13, 2018

APPROVED: August 13, 2018

PUBLISHED in pamphlet form: August 17, 2018

ATTEST: 
Village Clerk