



Meeting Agenda Coversheet

MEETING DATE:	May 05, 2026	Submitted By: Lorraine Peterson- Planning & Zoning Department	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DISCUSSION & ACTION, RESOLUTION 26-12 RIDGEWOOD AVENUE VARIANCE FOR PARKING		
STAFF RECOMMENDATION: (MOTION READY)	I move approval of Resolution 26-12 a parking variance request by John Bannon of Wood & Associates Engineering, LLC to obtain a variance to the required fifty (50) standard parking spaces at 0.4 for every 1,100 square foot floor area (SFGFA) of 126,158 square feet of buildings to twelve (12) standard parking spaces, two (2) accessible (ADA) spaces, fifty (50) boat accessible spaces, and pull up lanes for storage units for a mini-warehouse/self-storage center on approximately 8.26+/- acres zoned Industrial (IL) located at 205 Ridgewood Avenue and 0 Center Street.		
SUMMARY and/or JUSTIFICATION:	This is an applicant-initiated request by Mr. John Bannon of Wood & Associates Engineering, LLC for a variance to the required fifty (50) standard parking spaces at 0.4 for every 1,100 square foot floor area (SFGFA), according of 126,158 square feet of buildings to twelve (12) standard parking spaces, two (2) accessible (ADA) spaces, fifty (50) boat accessible spaces, and pull up lanes for storage units for a mini-warehouse/storage center on approximately 8.26+/- acres zoned Industrial (IL) located at 205 Ridgewood Avenue and 0 Center Street.		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT: Attached	X	PROCLAMATION:
	EXHIBIT(S): Attached	X	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Staff Report Resolution 26-12		
SELECT, if applicable	RESOLUTION: 26-12		ORDINANCE:

<p>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i></p>	<p>A RESOLUTION OF THE TOWN OF DUNDEE TOWN COMMISSION, GRANTING A VARIANCE TO THE REQUIRED OFFSTREET PARKING FOR THE RIDGEWOOD AVENUE MINI-WAREHOUSE FACILITY. PER SECTION 3.03.02-OFFSTREET PARKING, WAREHOUSING AND DISTRIBUTION CENTERS ARE REQUIRED TO HAVE 0.4 PARKING SPACES FOR EVERY 1,000 SQUARE FEET GROSS FLOOR AREA, FOR 126,158 SQUARE FEET THE REQUIREMENT WOULD BE FIFTY STANDARDS PARKING SPACE, TWO ACCESSIBLE (ADA) PARKING SPACES, AND FIVE BICYCLE SPACES. THE PROPOSED PARKING SPACES ARE AS FOLLOWS: TWELVE STANDARD PARKING SPACES, TWO ACCESSIBLE (ADA) PARKING SPACES, FIFTY BOAT ACCESSIBLE PARKING SPACES, AND PULL UP PARKING. THE PROPOSED MINI-WAREHOUSE IS LOCATED AT 205 RIDGEWOOD AVENUE (PARCELS: 272821-832000-002071 AND 272821-832000-001000); MAKING FINDINGS; AUTHORIZING THE TOWN MANAGER TO TAKE ALL NECESSARY FURTHER ACTION(S); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.</p>	
<p>FISCAL IMPACT <i>(if any):</i></p>	<p>This Ordinance will not produce any fiscal impacts to the Town.</p>	<p>\$0.00</p>