



**PLANNING AND ZONING & HISTORIC COMMISSION
AGENDA**

Thursday, July 6, 2023
6:15 PM

East Dundee Police Station, 2nd Floor Meeting Room
115 E. 3rd Street, East Dundee, IL 60118

CALL TO ORDER

ROLL CALL / DECLARATION OF QUORUM

APPROVAL OF MINUTES

- 1) Draft Minutes from the June 01, 2023 Meeting

PUBLIC COMMENT

NEW BUSINESS

- 1) A request to rezone and establish a new Planned Use Development for Pal Land, LLC and Pal Land II, LLC located in the M1 and/or M2 and/or R1 and/or B3 Zoning Districts

OTHER BUSINESS

- 1) Consider a 90-day review and assessment regarding the compliance with the conditions as required by special use permit Ordinance #23-16 for the Willow & Birch Wellness Boutique located at 324 North River Street.

ADJOURNMENT

CALL TO ORDER:

Chair Brunner called to order the Planning and Zoning & Historic Commission ("PZHC") meeting on Thursday, June 1, 2023, at 6:30 pm.

ROLL CALL:

Commissioners Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck were present.

Commissioners Myers and Krueger were absent.

Also present: Assistant to the Village Administrator ("ATVA") Franco Bottalico, Building Inspector Chris Ranieri, and Village Attorney Caitlyn Culbertson.

APPROVAL OF MINUTES:

1. Planning and Zoning & Historic Commission Meeting Minutes dated May 4, 2023.

Motion to approve the May 4, 2023 meeting minutes by Steneck/Feck.

5 Ayes (Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck). 0 Nays. Motion Carries.

PUBLIC COMMENT: None

NEW BUSINESS:

A Request for a Special Use Permit Application with Conditions to Allow Biochar Solid Waste Treatment Operations, as Described in Section 157.065(A)(1)(I)(3), located at 569 Rock Road Drive, East Dundee, IL 60118 (PIN 03-25-200-015) in the M-2 Limited Manufacturing District

Motion to open the public hearing by Scarpelli/Feck.

5 Ayes (Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck). 0 Nays. Motion Carries.

Persons wishing to be heard were sworn in.

Applicant, Brian Borkowicz of Davey Tree Experts, addressed the PZHC and gave the PZHC a background of what they are currently operating on their site in regards to wood recycling / mulching. At this time they are asking to take their wood chip material and go through a pyrolysis process to create biochar material. The end product, biochar, can be used for soil amendments and other uses in addition to the sale as wholesale biochar product. Mr. Borkowicz stated the proposed unit will be in an enclosed structure.

Commissioner Reyes-Brahar inquired if there were any high amounts of toxins released during this process. Mr. Borkowicz stated that all the gases in the wood is burned off at high temperatures to reduce any toxins.

Commissioner Steneck commented that this process is utilizing high heat rather than burning, and Mr. Borkowicz stated that was correct.

Commissioner Scarpelli inquired if this process is regulated by any government agency. Mr. Borkowicz referred this question to his co-worker, Mike Veney, who works in the environmental unit of Davey Tree Experts. Mr. Borkowicz stated that they will apply and follow the IEPA guidelines.

ATVA Bottalico commented that just before the meeting a member of the IEPA replied to the Village and stated that because this material will be transformed into a reusable product, this biochar product and

process is considered recycling and not solid waste. So, the IEPA stated they will not require the applicant to apply for a Bureau of Land permit, but they referred the applicant to the Bureau of Air permitting process.

Mike Veney addressed the PZHC and stated their consultants are in the process of applying to the IEPA right now.

Commissioner Scarpelli inquired what energy does this process utilize. Mr. Veney replied it will be fueled by propane to get the pyrolysis process up to temperature. Mr. Veney stated that this one structure is their pilot run and if they are satisfied they will add a second pyrolysis rotary drum unit and structure. Chair Brunner inquired if the applicant will build out for two units at this time, and Mr. Veney replied that is correct.

Commissioner Reyes-Brahar inquired in the fire department apparatus will be able to maneuver around the structures on their site. Chair Brunner commented that there will be a hydrant installed on site as well per the Fire Marshall's memo to the PZHC regarding this application.

ATVA Bottalico asked Mr. Veney to comment on the sound emanating from the units in which he stated in earlier conversations with ATVA Bottalico that it did not impede his conversation outside a similar unit during their site visits out of state. Mr. Veney replied and stated that they were still able to have a conversation outside the unit as an example that the sound emanating did not impede in general conversation.

A discussion ensued regarding certain conditions of the special use permit that should be included.

Nate Conn of Davey Tree Experts addressed the PZHC and expanded on their Chicagoland operations. He clarified how landscape waste is different than wood waste per the IEPA's permit regulations. Chair Brunner advised that he is ok with still using landscape waste and wood waste language together in the condition, but his concern is to keep organic food material out of the proposed unit in order to prevent nuisances. Chair Brunner clarified that wood waste should not contain construction debris.

Commissioner Steneck inquired how long does the biochar process take from beginning to end product. Mr. Borkowicz stated a couple of yards of every five to six hours.

Commissioner Scarpelli asked what is the ratio of end product. Mr. Borkowicz stated for every four yards of woody biomass product in, they get one yard of biochar end product out.

Commissioner Scarpelli inquired if the Fire District had any concerns. Fire Marshall Quattrocchi addressed the PZHC and stated that the Fire District does not related to this application. He also touched on Commissioner Reyes-Brahar's previous comment and related the Fire District already had meetings with the applicant related to their layout and safety precautions for this use.

Commissioner Scarpelli inquired on the safety of stockpiling the end product and if fires are a concern. Mr. Borkowicz stated that the intent is to create the product, bag it, and ship out as quick as possible. He stated that the risk is low on this product due to their in-house maintenance of the stockpiles.

Motion to close the public hearing by Scarpelli/Steneck.

5 Ayes (Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck). 0 Nays. Motion Carries.

Chair Brunner opened the discussion among the PZHC commissioners. Commissioner Scarpelli inquired as to why this may need a special use instead of just a permitted use in the manufacturing district. He is concerned there are too many special uses over the years during his experience. He is concerned who will police these special uses as the police department is limited staffed. A discussion ensued regarding special uses in East Dundee.

Village Attorney Caitlyn Culbertson explained that all businesses must follow state and federal laws. The special use allows more flexibility for the Village to regulate certain aspects of the use.

A discussion ensued regarding why this use falls into the special use category. ATVA Bottalico clarified the municipal code for this district and Building Inspector Ranieri agreed as to why it is considered a special use.

Motion to approve the findings of fact as submitted by staff by Feck/Reyes-Brahar.
5 Ayes (Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck). 0 Nays. Motion Carries.

Motion to recommend approval to the village board the special use permit with the updated condition of landscape and wood waste materials only, and having the applicant come back to the village for approval prior to installation of the second unit as an additional condition, in addition to the other four existing conditions listed in the memo, by Scarpelli/Feck.
5 Ayes (Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck). 0 Nays. Motion Carries.

OLD BUSINESS:

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:10 pm by Steneck/Reyes-Brahar.
Motion carries by voice vote.

Respectfully submitted,
Franco Bottalico, ATVA

Memorandum



To: Planning and Zoning & Historic Commission

From: Franco Bottalico, Assistant to the Village Administrator

Subject: Application to Create a new Planned Use Development

Date: July 6, 2023

Action Requested:

Staff recommends the Planning and Zoning & Historic Commission ("PZHC") recommend approval to the Village Board a planned use development submitted by Pal Land, LLC and Pal Land II, LLC, titled Terra Business Park Phase II, with staff recommendations.

Background and Summary:

The Village received an application for a planned used development ("PUD") by Pal Land, LLC and Pal Land II, LLC along with their attorney, Peter Bazos ("Applicant"). The proposed new planned used development is comprised of five lots on 33 acres along the northeast corner of their property and referred to as Terra Business Park Phase II ("PUD 2"). According to the Applicant, in 2007, the Applicant had 119 acres of approximately 150 acres approved as Terra Business Park PUD under [ordinance 07-51](#) which was then amended in 2008 under [ordinance 08-74](#). Since that, the Applicant acquired another 281 acres totaling 400 acres of property. Of the newly acquired 281 acres, the Applicant is now submitting an application to create PUD 2 within 33 acres of those 281 acres. Staff has attached maps for reference and a better understanding of the site. According to Section 157.243 of the East Dundee Zoning Ordinance, the procedures for establishing a PUD are as follows:

(A) (1) *Pre-application conference*. Introductory meeting held with village staff as set forth in § [157.244](#) of this chapter.

(2) *Concept PUD plan review*. An informal review of overall concept conducted by the Village Board to provide constructive feedback to petitioner of plan as set forth in § [157.245](#) of this chapter.

(3) *Preliminary PUD plat*. First, a technical review of detailed plans by various village departments is held; a public hearing is then conducted by the Planning and Zoning Commission; and final determination is made by the Village Board, as set forth in § [157.246](#) of this chapter.

(4) *Final PUD plat*. First, a review by village staff to determine that the final plat substantially conforms to the approved preliminary plat and thereafter final determination made by the Village Board, as set forth in § [157.247](#) of this chapter.

(B) The final two stages of the PUD process, preliminary PUD plat and final PUD plat, may be submitted and reviewed concurrently, as determined by the Planning and Zoning Commission, based upon the following criteria:

(1) The PUD plan forwards the goals of the village's planning objectives and official plans, including but not limited to, the Comprehensive Plan and the Downtown Rehabilitation Plan.

(2) The PUD plan requires limited variances from the use or bulk regulations of the conventional/underlying zoning district in which it is to be located.

(3) The benefit of the PUD plan shall forward or exceed the goals of the stated development standards and regulations of village ordinances, which include but are not limited to, the Building Code, Subdivision Code, Floodplain Regulations, and Sign Code.

The Applicant is currently in stage 157.243(A)(3) as noted above, however, according to 157.243(B), the Applicant can have the two stages, preliminary PUD plat and final PUD plat, submitted and reviewed concurrently.

Analysis and Staff Recommendations:

Staff has asked the Village Engineer to review the submission of the proposed variances in the application and compare it to the existing requirements within the Village Code, and how it compares to the permissions already granted in the Applicant's existing PUD from 2007. The Village Engineer's memo is included in the packet for the PZHC to review. The table below includes Staff's recommendations for the PZHC to consider when going through each requested proposal. Staff notes the following to consider:

- A.) Staff recommends a 40' setback in Row 9 due to staff recommending a 66' Street ROW in row 35.
- B.) Staff spoke with Applicant via email regarding Row 15, and the Applicant will modify the request to also include the manufacturing district's signage as the business district's signage is more strict.
- C.) Regarding Row 26, Staff would ask the Village Engineer and the applicant to demonstrate how this has been safely done in other truck parking areas, prior to agreeing to the Applicant's request for zero.
- D.) Regarding Row 27, staff is recommending the PZHC clarify this impact with Village Engineer during the public hearing.
- E.) Regarding Row 28, Applicant is proposing larger islands to compensate for the reduce number. A typical 7' island is around 120 Sq. Ft.
- F.) Regarding Row 31, the Applicant noted this is for a future plan and doesn't have an immediate need for this. Staff recommends the Applicant return to the PZHC with a PUD 2 amendment once Staff can review what the intent is to store on site.
- G.) Regarding Row 34, Staff recommends a sidewalk on one side of the road for accessibility purposes.

1	Principal Structure Requirements	Code Reference	Required	Permitted PUD 1	Proposed PUD 2	Staff Recommends
2	Front Yard	157.066(A)(6)(a)	40.0'	40.0'	40.0'	40.0'
3	Side Yard Front a Street	157.066(A)(6)(b)	40.0'	40.0'	25.0'	25.0'
4	Side Yard	157.066(A)(6)(b)	25.0'	20.0'	20.0'	20.0'
5	Rear Yard	157.066(A)(6)(c)	40.0'	20.0'	20.0'	40.0'
6	Building Height	157.066(A)(5)	35' Max		Height needed to screen rooftop equipment	35' Max with 6' parapet wall to screen rooftop equipment
7						
8	Parking Setback Requirements	Code Reference	Required	Permitted PUD 1	Proposed PUD 2	Staff Recommends
9	Front Yard Parking Setback	157.148	40.0'	10.0'	10.0'	40.0'
10	Side Yard fronting a street Parking Setback	157.148	40.0'	10.0'	10.0'	25.0'
11	Side Yard	157.148	0.0'	10.0'	10.0'	20.0'
12	Rear Yard	157.148	0.0'	10.0'	10.0'	20.0'
13						
14	Signage Requirements	Code Reference	Required	Permitted PUD 1	Proposed PUD 2	Staff Recommends
15	Business Signage standards to apply to all lots.					
16	Free standing signs to follow Village Ordinance 06-46					
17	Free standing sign setback	156.04(C)(2)(b)(3)	15.0'		0.0'	0.0'
18						
19	Landscape Requirements	Code Reference	Required	Permitted PUD 1	Proposed PUD 2	Staff Recommends

20	Required Open Space	158.04(B)	15%	5%	5%	10%
21	Front Yard Parking Screening with Shrubs	158.04(D)(2)(a)2.b	75%		0%	50%
22	Front Yard Parking Screening with Trees	158.04(D)(2)(a)2.a	30' Spacing		100' Spacing	50' Spacing
23	Side/Rear Parking Screening with Shrubs	158.04(D)(2)(b)4.b	50%		0%	50%
24	Side/Rear Parking Screening with Trees	158.04(D)(2)(b)4.b	40' Spacing		100' Spacing	50' Spacing
25	Parking Islands	158.04(D)(2)(d)2.b	1 per 10 Stalls	1 per 40 Stalls	1 per 22 Stalls	1 per 18 Stalls
26	Truck Parking Islands	158.04(D)(2)(d)2.b	1 per 10 Stalls		None	0
27	Parking Island adjacent to Truck Parking	158.04(D)(2)(d)2.b	Required		None	
28	Island Size	158.04(D)(2)(d)2.b	7' Wide	400 SF	400 SF	400 SF
29	Foundation Area Landscaping	158.04(D)(2)(c)	5' Min. Width		None	Front Only
30	Trash Enclosure	158.04(E)(1)(a)	Masonry Wall	Landscaping	Landscaping	Masonry Wall
31	Storage Facilities	158.04(E)(1)(d)	Solid Wall or Fence	Landscaping	Landscaping	See note above
32						
33	Subdivision Requirements	Code Reference	Required	Permitted PUD 1	Proposed PUD 2	Staff Recommends
34	Sidewalk	155.048	Optional in M-1	None	None	On one side of road
35	Street ROW	155.045(D)	80'	66'	66'	66'

Attachments:

Redacted Application
Project Narrative from Applicant

Excel Spreadsheet Table
Site Maps
Village Engineer's Memo



PC File # _____

**APPLICATION FOR DEVELOPMENT APPROVAL:
PLANNED DEVELOPMENT REVIEW AND APPROVAL**

This form is to be used for all special use planned development applications to be heard by the Village of East Dundee. To complete the form properly, please review the accompanying *Village of East Dundee Instruction Manual for Application for Development Review*. Failure to complete this form properly will delay its consideration.

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Pal Land, LLC and Pal Land II, LLC
2. Project Location: See tax parcel map attached hereto
3. Brief Project Description:
See Narrative on Exhibit 1 attached hereto for narrative and requested land uses
4. Project Property Legal Description:
Map amendment for parcel 03-24-177-007 from R-1 to M1-PUD
Map amendment for parcels 03-24-276-005 & -007 from B3 to M1 PUD
Map amendment for parcels 03-24-276-006 and 03-24-276-008 from M1 to M1 PUD
See Narrative attached hereto as Exhibit 1
5. Project Property Size in Acres and Square Feet: Approx. 33 acres (1,437,480 Square feet)
6. Current Zoning Status: R1 to west; B3 and
7. Current Use Status: Vacant: reclaimed mining property
8. Surrounding Land Use Zoning: To the west: vacant (lake); to the south: vacant and industrial
to the east: Commonwealth Edison right-of-way; to the north: Prairie Lakes Industrial
9. Parcel Index Numbers of Property: See Exhibit 2 attached hereto

B. Owner Information

1. Signature: _____
2. Name: Pal Land, LLC and Pal Land II, LLC
3. Address: 201 Christina Drive, East Dundee, IL 60118; Attention: Joseph L. Palumbo
4. Phone Number: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

C. Billing Information (Name and address all bills should be sent to)

1. Name/Company: Pal Land, LLC
2. Address: 201 Christina Drive, East Dundee, IL 60118; Attention: Joseph L. Palumbo
3. Phone Number: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

PART II. APPLICATION REQUIREMENTS

The following table provides the type and quantity of materials required to be submitted with a planned development application. The number associated with each material corresponds with the number used in Part II of the *Village of East Dundee Instruction Manual for Application for Development Approval* where each material is described in greater detail. **Applicants are encouraged to familiarize themselves with the Village Code Planned Unit Development Section 157.245(D)(4)(b).**

Please note that when two quantities of drawings are required (such as: 5/15), the first number indicates the number of full-size drawings to be submitted (at a scale of at least 1" = 20' and no larger than 30" x 42") and the second number indicates the number of reduced (11"x17") copies to be submitted as well as, an electronic file of the document should be submitted either via email, jump drive or CD. At least one of the original full-size drawings should be signed and sealed by the preparer.

The required materials and number of copies shown below are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials and/or copies as necessary to fully evaluate the proposed project. A pre-application conference with the Plan Commission is required. At the meeting, the Plan Commission may add or delete items from this list as they deem appropriate.

Official Use Only

Item # ^(a)	Application Material	Initial Application		Revisions		Second Set of Revisions	
		# Copies Required	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application AND a) Agreement to Pay Costs Incurred and Hold the Village Harmless b) Affidavit of Ownership & Control c) Affidavit & Disclosure d) Findings of Fact	1					
2.	Project Narrative	1					
3.	Basic Application Fee	X					
4.	Property Owners within 250 feet	X					
5.	General Location Map	3/1					
7.	Survey / Legal Description	3/1					
9.	Photos of Existing Property & Area	1					
11.	Site Plan	3/1 And electronic file					
12.	Building Elevations	3/1 And electronic file					
13.	Floor Plans	3/1 And electronic file					
14.	Roof Plan	3/1 And electronic file					
15.	Color Rendering	1 And electronic file					
17.	Landscape Plan	1/3 And electronic file					
23.	Utility Impact Report ^(b)	3 And electronic file					
24.	Utility Improvement Plan ^{(b)(c)}	3/1 And electronic file					
25.	Traffic Study ^(b)	4 And electronic file					

^(a) Please see *Village of East Dundee Instruction Manual* for complete description of item.

^(b) Applies only to projects with more than 15,000 sq. ft. of commercial/industrial floor area or more than 25 residential units.

^(c) Applies only to projects proposing to remove or construct public utilities.

^(d) Applies only to projects proposing to modify access points, landscaping, or other improvements on state right-of-way.

PART III. JUSTIFICATION OF THE PROPOSED PLANNED DEVELOPMENT

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers.

1. Do the plans submitted comply with the PUD Standards?

The owner proposes to develop the Subject Property pursuant to the PUD in the same manner as Developer has caused Terra Business Park to be developed, all to the great benefit of the Village of East Dundee.

--Before December 31, 2024, the owner intends to develop an approx. 47,000 square foot building on a portion of what is now Parcel 03-24-276-008.

--Undeveloped portions of the land south of existing Penny Road will be used for truck parking pursuant to waivers as have been previously granted by the Village.

2. Are the plans consistent with the Comprehensive Plan. Particularly regarding the consistency of the entire proposal and its density and intensity with the intent and actual text, maps, and drawings of the Village of East Dundee Comprehensive Plan?

Yes: The plans are consistent in the same manner as said plans were consistent with respect to the existing Terra Business Park.

3. What are the existing uses and zoning district classifications of the application site and the nearby property?

Please see Village of East Dundee Zoning Map attached hereto as Exhibit 3

4. Is the property suitable to the uses permitted under the existing zoning district classifications?

No: Neither of the R1 nor the B3 zoning classifications will permit industrial development. requires certain departures in order to permit efficient industrial development.

5. Please give the length of time the property has been vacant as zoned, and how long there have been developed parcels in the vicinity of the applicants property?

The property has been vacant for over 15 years as currently and previously zoned.

6. Are there any changes or changing conditions in the vicinity of the subject property, or in the Village generally, that make the proposal reasonable and necessary to the promotion of the public health, safety, morals and general welfare?

Yes: Terra Business Park to the south continues to develop.

Part of the Village's overall roadway plan is for Rock Road to be extended in a north-south direction so as to result in a direct connection between Route 72 and Route 68. The PUD application requested herein will facilitate that road extension and the Owner plans to make an intersection connection of Rock Road with Route 68 extending to the south boundary of Parcel 03-24-276-008.

Such roadway connection to Route 68 by extended Rock Road is subject to IDOT's approval.

7. Are there adequate public facilities including, but not limited to, schools, parks, police and fire protection, roads, sanitary and storm sewers, water utility lines that exist or can be provided prior to the development of the proposed project?

Adequate roads exist. The Owner will be extending utilities to the property.

8. Will this project : (If YES please explain below)

- a. Substantially lessen or impede the suitability for the permitted use and development of other property in the immediate vicinity? (YES/NO)
- b. Be injurious to the use and enjoyment of other property in the immediate vicinity? (YES/NO)
- c. Substantially diminish or impair the value of other property in the immediate vicinity? (YES/NO)
- d. Be Incompatible with other property in the immediate vicinity? (YES/NO)

The answer is "no" to each of the four questions in this Section 8.

9. Planned developments are intended to allow for greater design flexibility than is permitted by the standard district regulations for tracts of land where the planned development would better utilize the topographic and natural character of the site and would produce a more economical and stable development. Planned developments are intended to be consistent with the spirit of the zoning ordinance and conform with the general character of the Village or the immediate neighborhood(s).

In the table below, provide all of the proposed modifications to the standards in the underlying zoning district for the planned development. Additionally, provide the justification, based on the intent for planned developments as described in the Village of East Dundee Zoning Ordinance Section 157.241, for these proposed changes.

Please note: Any items or changes needed that are not requested below and explicitly approved by the Planning and Zoning Commission and the Village Board will not be allowed.

Code Standard	No Modification Requested	Modification Requested
Uses		Please see Exhibit 1- Narrative- attached
Total Lot Area/ Dimensions		
Lot Area per Unit/Density		
Floor Area		
Front Setback		
Side Setback		

Rear Setback		
Building Height		
Open Space/ Lot Coverage		
Accessory Structures		
Signage		
Parking		
Landscaping		

FOR EACH ITEM CHECKED AS A MODIFICATIO REQUESTED PLEASE FILL OUT -----.

THIS SET OF QUESTIONS MUST BE FILLED OUT FOR EACH MODIFICATION NEEDED.

IF YOU HAVE MORE THAN ONE MODIFICATION PLEASE MAKE COPIES OF THIS PAGE.

All proposed modifications to the regulations of the underlying zoning district, zoning code, and subdivision code must provide justification by answering all of the following questions for EACH proposed modification.

- a. Have you provided sufficient mitigation such that the protection of the use and enjoyment of neighboring properties is equal to or greater than that afforded were the regulations not modified?

As to each of the modifications requested on Exhibit 1, such modification does not require in order to protect the use and enjoyment of neighboring properties, as such modifications are de minimus in nature and will be entirely within an industrial park that is not adjacent to any other non-industrial uses.

- b. Have you provided sufficient mitigation such that the protection of the use and enjoyment of lots and sites within the development is equal to or greater than that afforded were the regulations not modified?
- c. Applicants are required to provide one or more of the following amenities in excess of what would otherwise be required by Village codes in a sufficient quality or quantity that, on the whole, would provide greater community benefits than if the modification was not granted.

Please answer each of the all of the following questions on a separate sheet of paper for each modification you are requesting.

- (i) Have you enhanced transportation amenities including, but not limited to: off street trails, bike and pedestrian amenities, or transit-oriented improvements including school, public, or para-transit shelters?

Yes: as part of the PUD, the development of this property will result in the commencement of a northerly extension of Rock Road so as to intersect with Route 68, with such extension being incremental as the property is developed.

- (ii) Have you enhanced open space areas, recreation facilities, environmental/natural preservation areas, or recreation land dedications;

Yes: detention has been centralized in the lake immediately west of the Subject Property and that lake provides a desirable open space amenity.

- (iii) Have you enhanced community facilities or provision of public services beyond those necessary to serve development within the PUD?

Yes: the overall development of this Property will result in much-needed business development.

- (iv) Do you have other amenities in excess of the minimum standards required by Village codes that the Village Board specifically finds provide sufficient community benefit

(v) Do you have outstanding environmental, landscape, architectural or site design?

No.

(vi) Have you enhanced buffering, screening and/or integration as appropriate, with surrounding development (both existing and planned)?

(2) No.



**APPLICATION AGREEMENT
TO PAY COSTS INCURRED AND HOLD THE VILLAGE HARMLESS**

The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as those provided by the Village Staff, Village Attorney, Village Engineer, Planner and Fire Protection District.

The applicant further acknowledges that testimony of all witness at Public Hearings may be recorded before a court reporter and that full transcripts of the proceedings may be prepared and retained by the Village of East Dundee as part of the official record concerning the said applicant and the applicant's costs.

As an express condition in making the said application and the consideration thereof by the Village of East Dundee, the undersigned, both personally and on behalf of the applicant, agrees to hold the Village harmless and agrees to pay forthwith the costs and expenses that may be incurred by the Village of East Dundee for such professional services, including the costs and expenses of recording and transcribing any testimony at Public Hearings in connection with the said application.

The owner hereby authorizes, support and consents to this request for variation, and further authorizes, agrees and consents to allow the temporary installation and display by the Village of East Dundee of Public Notice (signage) upon the subject property.

The applicant, having read this application and fully understanding the purpose thereof, declares that the proceeding statement made are true and that the information provided herein is complete to the best of the applicant's knowledge and belief.

May 25, 2023

Individually and for the Applicant

Date

201 Christina Drive, East Dundee, IL 60118

Address


Project Description:

Northerly extension of Terra Business Park



Affidavit of Ownership & Control

I (We), Pal Land, LLC and Pal Land II, LLC do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: 

Owner: Joseph L. Palumbo, Manager

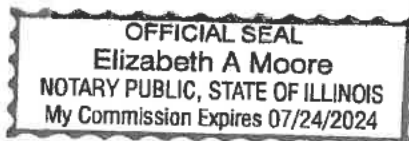
Address: 201 Christina Drive

East Dundee, IL 60118

Pho 

SUBSCRIBED AND SWORN TO before me this
25th day of May, 2023


(NOTARY SIGNATURE)



(NOTARY STAMP)



Affidavit & Disclosure Agreement

To cover the Village expenses relating to applications for site plans, Subdivisions, Annexations, Zoning Amendments, Special Uses, Variations and the like:

Applications shall deposit the sum required based on the type and extent of the applicants project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their deposit back.

Signature: _____

Print Name: Pal Land, LLC and Pal Land II, LLC

Project Address: North of existing Terra Business Park

**PROJECT NARRATIVE
TERRA BUSINESS PARK PHASE II (33 ACRES)**

Pal Land, LLC, Pal Land II, LLC

By its PUD ordinance 07-51 and as subsequently amended (collectively, the “**2007 PUD**”), the Village established a planned industrial park known as the Terra Business Park for the Petitioner’s approximate 119 acres of land immediately north of Illinois Route 72 (the “**First PUD Parcel**”). The Petitioners own approximately 33 acres of land surrounding the intersection of Penny Road and Illinois Route 68 and to the south thereof, as depicted on the attached PUD Plan (the “**Additional Land**”). The Petitioners seek to obtain substantially the same PUD approvals, including, without limitation, the departures / variances therein approved with respect to this Additional Land as the Village previously approved for the Terra Business Park in the 2007 PUD Ordinance. With such PUD approval in place for the Additional Land, the Petitioners will be able to move forward with the same type of efficient and high-quality development as has occurred as to the First PUD Parcel.

Included with this Development Application are, among other things, the Preliminary PUD Plan for Terra Business Park Phase II prepared by Pinnacle Engineering dated May 17, 2023 as its project number 1411.40 (the “**Preliminary PUD Plan**”), and the Preliminary Plat of Subdivision for Terra Business Park Phase II prepared by Pinnacle Engineering dated January 6, 2023 with last revision date of May 19, 2023 and the associated Preliminary Engineering Plans prepared by Pinnacle Engineering dated May 19, 2023 (collectively, the “**Preliminary Plat and Preliminary Engineering**”).

The entitlements herein requested include certain departures from the standard zoning district regulations (“**Departures**”) needed in order to develop the Additional Land in a more innovative and creative manner, as recognized by Code Section 157.240(A) and Section 157.243B(2) than would be possible under the strict application of the standard district regulations.

Use Departures: Departures to Section 157.065(A) to permit (1) any and all uses as authorized under the B2, B3, and B4 zoning classifications as set forth in the Municipal Code of the Village of East Dundee, and (2) those M-1 permitted and conditional uses as set forth on **Exhibit 1** attached hereto, and (3) for the avoidance of doubt, the following additional permitted uses:.

- (a) Gas station and retail;
- (b) Retail and Office;
- (c) Automotive & Retail;
- (d) Retail & Warehouse;
- (e) Office;

(f) Industrial & Manufacturing with on-site storage;

(g) Motor Truck Terminal;

Building setbacks: A Departure to Section 157.066(A)(6) to change the yard requirements to permit a 20-foot minimum setback on the interior sides and rears of all lots, and a 25-foot minimum setback along any rear yard or side yard abutting a public street. (For the avoidance of doubt, the front yard building setback shall remain and be a minimum 40 feet).

Building height: A Departure to Section 157.066(A)(5) to allow roof-top screening to exceed the maximum building height of 35 feet by the least amount reasonably determined by the Village Administrator or Building Inspector as needed to accomplish the screening of roof-top equipment .

Parking setback: A Departure to Section 157.148 to permit parking in the required front, rear, and side yard setbacks, with a reduced parking lot setback of ten (10) feet.

Required Off-Street Parking Stalls: A Departure from 157.150 (V) as to the number of required off-street parking spaces so as to require one (1) automobile parking stall for each 250 square feet of office space (no Departure) and one (1) automobile parking stall for each 6,000 square feet of warehouse / shop space, but on the condition that if an occupant or occupants of a building have more than warehousing / shop space employees than presumed by this formula, and if the Village reasonably determines that there is an inadequate number automobile parking stalls for the warehouse / shop spaces employees, then the Village may require the owner to convert certain of the truck parking stalls to automobile parking stalls to create up to one (1) parking stall for each two (2) warehouse / shop space employees.

Note: for the proposed 46,534 square foot building industrial building to be erected on Lot 1, this building will contain 5 suites, with 5 offices having an aggregate of 5,825 sq. feet, and with 5 warehouse / shop spaces containing an aggregate of 40,709 square feet. 33 automobile parking stalls are proposed.

Off-Street Loading Berths: A Departure from Section 157.127 so as to permit the number of required loading berths to be fulfilled by loading docks attached to the building and / or by truck parking stalls designated for such purpose.

Business district signage: A Departure to permit the signage standards applicable to business districts (as provided in Chapter 156 of the Village Code) apply to all lots within the subdivision regardless of use.

Freestanding signage: A Departure (i) to have the standards for freestanding signs included in Village Ordinance 06-46 apply to all lots within the subdivision with the exception that electronic signs shall be prohibited except as permitted in said Ordinance, and (ii) from Section 156.04(A)(3)(d) "Sign Minimum Setback" to allow signage to be placed up to the lot line of each lot instead of observing the typical 15 ft. setback..

Utilities. A Departure from Section 157.096(A)(1)(j) to permit utility connections for electric, telephone, and cable to lots and buildings to be installed above-ground in lieu of the requirement

to have these utilities located underground provided that all such overhead connections shall be made, whenever practicable, at the rear or side of the buildings.

Landscaped Open Space. A Departure to Section 158.04 B - Minimum landscaped open space area to permit the minimum landscaped open space area for the Subject Property to be reduced to 5% in lieu of the 15% required by the captioned section.

Parkway Landscaping. Departures from 155.049, Section 158.04 (D)(2)(a)2 of the Landscape Chapter of the East Dundee Village Code requiring that interior parkway landscaping shall have 3' shrubs for 75% coverage along with parkways trees every 30' are hereby granted so as to eliminate the requirement of shrubs and to require parkways trees not more than every 100 feet.

Parkway Landscaping. Departures from Section 155.049(C)-Landscaping for right-of-ways: to allow (i) a tree every sixty (60) feet as opposed to a more narrow spacing, (ii) the ability to place parkway trees within the required parking lot setback when necessary to avoid conflict with public utilities and as approved by the Village engineer, and (iii) the right to install the required landscaping adjacent to the street frontage of each lot when a building permit is issued with respect to that Lot.

Perimeter Landscaping. A Departure from Section 158.04(D)(2)(b)4b of the Landscape Chapter of the East Dundee Village Code requiring that Type 2 perimeter landscaped areas shall have 3' shrubs for 50% coverage along with trees every 40' is hereby so as to eliminate the requirement of shrubs and to require parkways trees not more than every 100 feet.

Parking Lot Landscaping. A Departure from Section 158.04(D)(2)(d)(2)(b), "Parking Lot Landscaping" requiring a maximum of ten (10) parking spaces between planted landscape islands is granted to will be permitted in any length of parking bay between planted islands are hereby granted so as to (i) increase the maximum number of automobile parking spaces at the rear and interior sides of buildings between planted landscape islands to twenty-two (22) parking stalls, and (2) eliminate the requirement of parking islands in areas designated and / or intended for truck and equipment parking, and (3) eliminate any curbed parking island that is immediately adjacent to and abutting truck parking stalls.

Parking Lot Islands. A Departure from the Village parking lot island design requirement for an interior landscaped island to contain a minimum of four hundred (400) square feet so as to allow the area within the aisle end to count toward meeting this requirement.

Building Landscaping. A Departure from Section 158.04D(2)(c) *Landscape requirements*, of the Minimum Landscaping, Screening and Tree Preservation Standards Chapter of the East Dundee Village Code requiring a minimum five-foot wide landscape area adjacent to all building walls (exclusive of driveways, access walks, and service and delivery areas), calling for planting to be emphasize ground plane transitions and softening large expanses of building walls, when possible, accenting building entrances and architectural features, and screening mechanical equipment, and, where extended roofs or canopies are used to provide a covered walkway adjacent to a building foundation stating that such plantings are not required.

Street Design. A Departure from Section 155.045(D) to allow the public right of way referred to as the Rock Road extension, and all other subdivision streets, to be built with a 66 ft. ROW instead of the required (80 ft.). For the avoidance of doubt, the pavement width shall be a minimum of 37 feet back of curb to back of curb.

Sidewalks. A Departure from Section 155.048 so as to eliminate the requirement of sidewalks.

Trash Receptacle Screening. A Departure with regard to Section 158.0E(1)(a) to allow trash receptacles and storage facilities to be screened with landscaping as opposed to masonry structures, including, without limitation, those visible from residential areas or public rights of way.

Possible IDOT Roadway Changes. The Preliminary PUD Plan, Preliminary Plat and Preliminary Engineering are hereby approved subject to final approval by IDOT as to the proposed geometry of the proposed Rock Road / Route 68 intersection shown thereon. If IDOT requires changes to such of the proposed geometry of the proposed Rock Road / Route 68 intersection, such changes may be incorporated into the Final PUD Plan and the Final Plat and Final Engineering to the extent acceptable to the Village engineer without the necessity of any further public hearings.

Permit for Lot 1 prior to Final Plat. The development of proposed Lot 1 as shown on the Preliminary PUD Plan is approved (subject to the issuance of building permits) and may proceed following the adoption of this ordinance even if the Final PUD Plan and the Final Plat and Final Engineering have not yet been approved.

Other Apparent Departures. Any Departures that are discernable from the Preliminary PUD Plan but not otherwise expressly called out and requested herein are nevertheless approved for all Lots

Building Permits for Other Lots. The other lots within the ultimately approved Final Plat of Subdivision for Terra Business Park Phase II may be developed and improved without further public hearings or action by the corporate authorities so long as the Village staff and Village engineer determine that the proposed development contained within the building permit application substantially conforms to the design requirements contained in this ordinance.

Pre-Development Parking Lot Waivers. As to any lots not yet improved with any building, such lots / areas may be used for outside, unscreened truck / vehicle parking similar to what has been previously approved by the Village in the southerly portion of the Terra Business Park, and in connection therewith the following waivers are hereby approved:

- A. Pursuant to Section 157.193(A)(1) of the Zoning Ordinance, the requirement for paving of permanent roadways and parking lots in Section 157.147 of the Zoning Ordinance is waived, provided that all required off- street parking is provided at the Property and that driveway access to the Property shall have asphalt shavings or a crushed stone base

and provided that the Developer shall take steps to control dust and other particles; and

- B. Pursuant to Section 157.193(A)(2) of the Zoning Ordinance, the requirement for installation of curbs and gutters in 57.101 of the Village of East Dundee Village Code (“Village Code”) is waived, provided that the Developer shall comply with all applicable storm water drainage requirements; and
- C. Pursuant to Section 157.193(A)(3) of the Zoning Ordinance, the requirement for parking lot lighting installation and use in Section 157.149 of the Zoning Ordinance is waived, provided that no activity on the Property shall be scheduled or occur after dusk; and
- D. Pursuant to Section 157.193(A)(4) of the Zoning Ordinance, the requirement of parking lot landscaping in Section 157.149 of the Zoning Ordinance is waived, including placement of trees and shrubbery.

The waivers approved in subparagraphs A - D immediately above shall be in effect as to lots or unsubdivided areas not yet improvement with any building so long as:

- I. The Developer is in compliance with all applicable laws, ordinances, regulations and legal requirements; (ii) not in breach of any agreement(s) with the Village; and (iii) not in arrears on any amount due and owing the Village.
- II. The Developer is not in breach of any agreement(s) with the Village.
- III. The Developer is not in arrears on any amount due and owing the Village.
- IV. The Developer tests the soil on the Property for environmental contaminants no less than once per twelve (12) month period the waivers are in effect, in the manner directed by the Village, and provides the Village with a written report from the company conducting the testing with the results thereof.
- V. The Developer ensures that no hazardous materials are placed on the Property.

As to the requested map amendment of the westerly portion of the land from R-1 to M-1 PUD, the Petitioner states that the proposed map amendment meets the standards for same as set forth in Section 157.223 of the Village Code., Specifically, the proposed map amendment:

- 1. Is compatible with the uses of property within the general area of the property in question;
- 2. Is compatible with the zoning of nearby property.

3. The current residential zoning classification Is not suitable given other nearby land uses.

4. The trend of development is inconsistent with residential zoning, but instead is consistent with the requested M-1 PUD zoning.

5. The highest and best use of the property is for industrial / commercial development. As to the requested Planned Unit Development, the Petitioner states that the proposed PUD meets the conditions for approval as set forth in Village Code Section 157.249. Specifically

(A) The proposed PUD meets the requirements and design standards for PUDs as set forth in Village code Section 157.250;

(B) The requested Departures are consistent with those approved for the original portion of Terra Business Park.

(C) There will be significant public benefit produced by the Planned Unit Development, such as increased economic development, increased jobs, an improved roadway system.

(D) The requested Planned Unit Development is entirely compatible to the development of the land to the south and north. The land to the east is a Commonwealth Edison right of way. The land to the west is owned by the Petitioner and in no intended for development.

(E) The proposed Planned Unit Development fulfills the objectives of the future planning objectives or other planning policies of the village.

EXHIBIT 1
M-1 MODIFIED PERMITTED AND SPECIAL USES

Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit		Limited Manufacturing District (M-1) PUD	
Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit		Limited Manufacturing District (M-1) PUD	
(a) Agriculture and natural resource uses.			
1. Resource conservation.			
2. Cultivation.			
3. Livestock.			
4. Agricultural support.			
Farm and garden supply store	P		
Feed store	P		
5. Mineral extraction and batch operations.			
Batch asphaltic concrete, cement concrete or mortar mixing plant	S		
Stone or gravel quarry; crushing, grading, washing and loading operations shall, at a minimum, conform with the applicable regulations set forth in § 157.065	S		
(b) Residential uses.			
1. Single-family and two-unit dwellings.			
2. Multiple-family dwellings.			
3. Group living facilities.			
(c) Retail uses.			
1. General merchandise.			
Building material sales	P		
Direct selling establishment where products are stored	P		
Gun shop	S		
Tombstone and monument sales	P		
2. Food and beverage.	P		added
3. Greenhouses and nurseries.			
Greenhouse and nursery; retail	P		

Greenhouse and nursery; wholesale	P	
<i>(d) Clubs, restaurants, taverns and lodging uses.</i>		
<i>1. Clubs, lodges and meeting halls.</i>		
<i>2. Restaurants, specialty foods and taverns.</i>	P	added
Restaurant; no live entertainment or dancing	P	added
Restaurant; with live entertainment or dancing	P	added
Restaurant; drive-in or drive-through facilities	P	
Taverns	P	
<i>3. Lodging.</i>		
Hotel, including apartment hotel, dining room and meeting rooms	P	
Motel	P	
<i>(e) Recreation and entertainment establishments; public and private.</i>		
<i>1. Indoor recreation and entertainment.</i>		
Adult uses		
Commercial sports and entertainment establishment; subject to the licensure requirements of Chapter 118 of the East Dundee Code of Ordinances	S	
Community center buildings, public or non-profit; includes clubhouses, recreation buildings, gymnasiums, swim clubs, swimming pools, tennis clubs, tennis courts, roller skating and ice skating rinks	P	
Museum	P	
Shooting range	S	
<i>2. Outdoor recreation and entertainment.</i>		
Drive-in theater	P	
Parks and playgrounds; privately-owned, not-for-profit	S	
Parks and playgrounds, publicly owned	P	
Shooting range	S	
<i>(f) Service, contracting, storage and broadcasting uses.</i>		
<i>1. Personal services.</i>		
Massage establishment and massage services; subject to the licensure requirements of Chapter 111 of the East Dundee Code of Ordinances	S	
<i>2. Dry cleaning and laundry services.</i>		
Dry cleaning, laundry, dyeing and rug-cleaning establishment; with or without drive through and no limitation on the number of employees	P	

<i>3. Finance, insurance and real estate services.</i>		
Automatic teller machine as stand-alone structure	P	
<i>4. General services.</i>		
Auction room	P	
Catering establishment	P	
Printing shop; no press size limitations	P	
Secretarial service		
Scientific research agency	P	
Taxidermist	P	
Testing laboratory	P	
Travel bureau and transportation ticket office	P	
Undertaking establishment and funeral parlor	P	
<i>5. Contractor and repair shops and showrooms.</i>		
Artists and industrial design studio	P	
Furniture repair and upholstery	P	
General minor repair or fix it shop	P	
Interior decorating studio; includes upholstery and making draperies, slip covers and other similar articles when conducted as a secondary activity to the principal use	P	
Lawn mower repair shop	P	
Locksmith	P	
Board showroom	P	
Building services and supplies; no outside storage	P	
Contractor shop; no outdoor storage	P	
Contractor shop; with outdoor storage	P	
Electrical shop and supply shop	P	
Exterminating service	P	
Heating and air conditioning retail sales and service	P	
Plumbing and heating showroom and shop	P	
Refrigeration shop, service and repair	P	
Swimming pool sales and service	P	
Sewer cleaning and rodding shop	P	
Sign contractor; no outside storage	P	
Window cleaning firm	P	
<i>6. Equipment and supplies.</i>		
Bottled gas dealer	P	

Business machines store	P	
Equipment and appliance repair shop	P	
Equipment rental and leasing service	P	
Machinery sales establishment	P	
Milk machine sales	P	
Water softener service	P	
Water sales and bottling	P	
<i>7. Storage, transport and mail order sales.</i>		
Ambulance service	P	
Frozen food locker	P	
Limousine service	P	
Mail order sales and warehousing	P	
Storage, warehousing and wholesale establishments; does not include fuel oil, gasoline and other flammable material	P	
<i>8. Broadcasting facilities and recording studios.</i>		
Radio and television broadcasting studio	P	
Radio and television transmission or receiving tower	P	
Recording studio	P	
<i>9. Tattooing.</i>	S	
<i>(g) Automotive and related uses.</i>		
<i>1. Accessory sales.</i>		
Automobile accessory, tire and battery stores	P	
<i>2. Fuels sales, service and repair.</i>		
Automobile and truck fuel sales; with or without service	P	
Automobile and truck service without fuel sales; includes car washes, oil change service, repair facilities, and related uses not otherwise listed	P	
Body and fender shop	P	
Motor vehicle impoundment yard; subject to the provisions of § 157.065(A)(2)(a)		
Paint shop	P	
Vehicle towing establishment; subject to the provisions of § 157.065(A)(2)(b)	S	
<i>3. Parking.</i>		
Parking lot; commercial	P	
<i>4. Vehicle sales and rental.</i>		
Boat dealer	P	

Camper dealer (sales)	P	
Mobile home dealer	P	
Motor vehicle dealer, new or used	P	
Motorcycle sales	P	
Recreation vehicle sales or rental	P	
Snowmobile, sales and service	P	
Trailer sale or rental	P	
<i>(h) Office uses.</i>		
<i>1. Professional offices.</i>		
Accounting, auditing and bookkeeping	P	
Attorney and law office	P	
Business and professional office	P	
Business office; goods, wares or merchandise are displayed or sold on the premise	P	
Engineering and architectural service	P	
Land surveyor	P	
Landscape architect	P	
Newspaper office; does not include printing	P	
Professional Consultant	P	
<i>2. Organizations.</i>		
Better Business Bureau	P	
Chamber of Commerce	P	
Charitable organization	P	
Civic association	P	
Labor union and organization	P	
Merchants association	P	
News syndicate	P	
Political organization	P	
Professional membership association	P	
Real estate board	P	
Social service and fraternal association	P	
Trade association	P	
<i>(i) Healthcare and veterinary uses.</i>		
<i>1. Medical and dental offices, clinics and labs.</i>		
Laboratory, medical and dental	P	
<i>2. Hospitals and care homes.</i>		

Hospitals or sanitariums	P	
<i>3. Veterinarian offices, hospitals and kennels.</i>		
Veterinary clinic and animal hospital; without outdoor kennels	P	
Veterinary clinic and animal hospital; with outdoor kennels	P	
<i>(j) Manufacturing uses.</i>		
<i>1. Manufacturing.</i>		
Manufacturing, assembly, disassembly, fabricating, repairing, storing, cleaning, servicing or testing establishment; operation shall conform with the applicable performance standards in § 157.065 and shall not be specifically prohibited by this chapter	P	
<i>(k) Public, educational and institutional uses.</i>		
<i>1. General public.</i>		
Cemetery, public or private; includes crematories and mausoleums provided that no building shall be located less than 100 feet from side and rear property lines	S	
Library and branch library	P	
Police or fire station	P	
Post office and post office sub-station	P	
Public service or municipal garage	P	
<i>2. Educational.</i>		
Schools, business, trade or vocational; non-boarding public or private	P	
<i>3. Childcare.</i>		
<i>4. Institutional and assembly.</i>		
Convention hall and center	S	
<i>(l) Transportation, utility and solid waste uses.</i>		
<i>1. Transportation.</i>		
Airports	S	
Cartage and express establishments; including motor freight terminals	P	added
Public transportation facilities; includes shelters, terminals, parking areas and service buildings	P	
Transit and transportation passenger shelter	P	
<i>2. Utility.</i>		
Public utility and public service use; subject to the provisions of § 157.065 (A)(2)(c)	P	

Sewage treatment plant	P	
Telephone booth	P	
<i>3. Solid waste.</i>		
Waste transfer, storage and treatment facilities; as defined in the Illinois Environmental Protection Act in ILCS Chapter 415, Act 5 that are not otherwise defined in such Act as Pollution Control Facilities and subject to the provisions of § 157.065 (A)(2)(d)	S	
<i>(m) Accessory uses.</i>		
<i>1. Accessory to agricultural uses.</i>		
<i>2. Accessory to residential uses.</i>		
<i>3. Accessory to commercial uses.</i>		
Accessory commercial operations yard; subject to the provisions of § 157.065 (A)(2)(e)	S	
Accessory uses provided in accordance with the provisions of § 157.085	P	
Offices ancillary to any permitted or special use	P	
Open sales lot	S	
Storage yard; materials or equipment for on-site sales only	P	
<i>4. Accessory to manufacturing uses.</i>		
Accessory commercial operations yard subject to the provisions of § 157.065 (A)(2)(e)	S	
Accessory uses provided in accordance with the provisions of § 157.085	P	
Offices ancillary to any permitted or special use	P	
Storage yard for material or equipment sales	P	
<i>5. Other accessory uses.</i>		
<i>(n) Temporary uses.</i>		
<i>1. Temporary uses.</i>		
Temporary building for construction purposes; not to exceed the duration of the construction	P	
<i>(o) Other Permitted Uses</i>		
<i>1. Other Permitted Uses</i>		
Those permitted uses enumerated in the Village's B-3 and B-4 Business Districts as set forth in Sections 157.053 B-3 And 157.054 B-4, respectively, including, without limitation,	P	added
<i>(p) Other special uses.</i>		
<i>1. Other special uses.</i>		

Planned unit development	S	
Similar and compatible uses to those listed as special uses	S	
Twenty-four hour per day operation of any permitted or special use	S	
Those special uses enumerated in the Village's B-3 and B-4 Business Districts as set forth in Sections 157.053 B-3 And 157.054 B-4, respectively	S	added

PLANNED UNIT DEVELOPMENT

§ 157.240 PURPOSE; INTENT.

(A) *Purpose.*

(1) Planned Unit Developments are unique and differ substantially from conventional subdivisions and therefore require administrative processing as "special uses" under this title. Planned Unit Developments are a complex type of special use, potentially consisting of various land uses and design elements, requiring the establishment of more specific procedures, standards and exceptions from the strict application of the zoning district regulations to guide the recommendations of the Planning and Zoning Commission and the action of the Village Board.

(2) The purpose of this chapter, therefore, is to provide for an alternative zoning procedure under which land can be developed or redeveloped with innovation, increased amenities and creative environmental and architectural design than would be possible to achieve under the otherwise standard zoning district regulations while being in general compliance with the planning objectives and intent of the zoning ordinance. Under this procedure, well planned residential, industrial/manufacturing, commercial and other types of land uses, individually or in combination, may be developed with design flexibility allowing for full utilization of the topographical and environmental characteristics of the site.

(3) Planned Unit Developments must have an approved development plan which provides for a unified design, contiguity between various elements and be environmentally compatible with the surrounding area. There should be an increased benefit upon the health, safety and general welfare of the public and developments built in conformity with the underlying district regulations. If building density is increased above densities allowable by the zoning district in which the use would be permitted on a particular portion of a PUD; then the amount of open space, retention of existing vegetation, buffer areas, new landscape, public commons, community open space, and parks shall be evaluated for proportionate increase for the remainder of the PUD.

(B) *Intent.* The Planned Unit Development is not intended to be a mechanism solely used for the allowance of increased densities or as a means of circumventing the bulk regulations or zoning standards under this title; rather a Planned Unit Development shall generally provide attributes in excess of conventional village zoning, building and other land use requirements such as, but not limited to the following:

(1) Providing a maximum choice of the overall living environment through a variety of type, design and layout of residential structures, commercial and industrial buildings, office and research uses and public facilities.

(2) Demonstrating excellence in environmental design and the mitigation of land use factors or impacts.

(3) Promoting a more useful pattern of dedicated open space and recreation areas incorporated as part of the development plan and that is compatible with the immediate vicinity.

(4) Provide public access and pedestrian connectivity via bicycle/recreational paths, sidewalks and/or alternative modes of transportation.

(5) Providing and or preserving substantial landscaping with emphasis given to streetscape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas and quantity and quality of landscape materials) within the developed portions of the site.

(6) Incorporating a consistent architectural theme which is unique to the specific site and surrounding community through the use of building materials, signage and way-finding standards as well as design elements. Generic corporate architecture and big box designs are strongly discouraged but not prohibited. Uses should be designed according to the limitation of the site rather than the removal of the limitations. Specific design details such as roof parapets, architectural details, varying roof heights, pitches and materials and building colors and materials should be addressed.

(7) Retain, utilize and incorporate historic features on the project site into the overall project design, if physically and economically feasible; and/or

(8) Promote and strengthen the economic vitality and enhance the aesthetic qualities of unified large-scale commercial developments.

(9) Encourage high-quality planned industrial park environments and well-designed business centers for single or multiple-tenant facilities.

(10) Provide/enhance regional public infrastructure such as roadways, water/sanitary service, stormwater management objectives.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

§ 157.241 AUTHORITY.

(A) The Planning and Zoning Commission shall review and recommend approval, approval with modification or denial of applications for Planned Unit Developments. The Village Board shall have final decision to approve, approve with modification, or deny applications for Planned Unit Developments.

(B) The procedures set forth in this chapter shall apply to all Planned Unit Developments.

(C) Planned Unit Developments may be allowed in each of the zoning districts in the Village of East Dundee only as a special use as prescribed in § 157.086 and approved pursuant to the procedures set forth in §157.224.

(D) Bulk regulations set forth in the zoning ordinance shall not apply to Planned Unit Developments; provided, however, that the off-street parking and loading regulations set forth in §§ 157.120 through 157.150 of this title shall apply to all Planned Unit Developments.

(Ord. 14-27, passed 9-15-2014)

§ 157.242 DEFINITION AND SIZE LIMITATIONS.

(A) A Planned Unit Development is a tract of land which is developed as a unit under single ownership or control, which includes two or more principal buildings, and which is at least two acres in area, and Planned Unit Developments in manufacturing districts which shall be at least two acres in area.

(B) All land area within a Planned Unit Development must be contiguous; provided that properties separated by highways, streets, public ways, railroads or other public utility right-of-ways may be deemed contiguous for the purpose of qualifying as a Planned Unit Development. Pursuant to the procedures set herein, the establishment of a Planned Unit Development shall be applicable to the addition of property to an existing Planned Unit Development.

(Ord. 14-27, passed 9-15-2014)

§ 157.243 PROCEDURES FOR ESTABLISHMENT.

(A) Planned Unit Development applications shall be made as hereinafter provided and shall be accompanied by the required plats and documents. Detailed plans, drawings and other information as specified in this subchapter shall be required at the time of the various phases, meetings and hearings as detailed herein. Each stage shall be reviewed and certified by the appropriate village department as being in accordance with the Planned Unit Development requirements before proceeding to the next stages. The approval process shall include the following stages:

(1) *Pre-application conference.* Introductory meeting held with village staff as set forth in §157.244 of this chapter.

(2) *Concept PUD plan review.* An informal review of overall concept conducted by the Village Board to provide constructive feedback to petitioner of plan as set forth in § 157.245 of this chapter.

(3) *Preliminary PUD plat.* First, a technical review of detailed plans by various village departments is held; a public hearing is then conducted by the Planning and Zoning Commission; and final determination is made by the Village Board, as set forth in § 157.246 of this chapter.

(4) *Final PUD plat.* First, a review by village staff to determine that the final plat substantially conforms to the approved preliminary plat and thereafter final determination made by the Village Board, as set forth in § 157.247 of this chapter.

(B) The final two stages of the PUD process, preliminary PUD plat and final PUD plat, may be submitted and reviewed concurrently, as determined by the Planning and Zoning Commission, based upon the following criteria:

(1) The PUD plan forwards the goals of the village's planning objectives and official plans, including but not limited to, the Comprehensive Plan and the Downtown Rehabilitation Plan.

(2) The PUD plan requires limited variances from the use or bulk regulations of the conventional/underlying zoning district in which it is to be located.

(3) The benefit of the PUD plan shall forward or exceed the goals of the stated development standards and regulations of village ordinances, which include but are not limited to, the Building Code, Subdivision Code, Floodplain Regulations, and Sign Code.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 05-06, passed 2-7-2005; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

§ 157.244 PRE-APPLICATION CONFERENCE.

(A) *Purpose.* The purpose of the pre-application conference is to provide information, guidance and assistance to the applicant before preparation of the concept plan so that the applicant may receive informal input on:

(1) Whether the proposed Planned Unit Development will be in conformity with the planning and other development goals and the policies of the Village of East Dundee.

(2) Whether the existing zoning and land use in the general area of the Planned Unit Development is appropriate for a Planned Unit Development.

(B) *Procedure.* Prior to filing an application for approval of a Planned Unit Development, the petitioner shall be required to contact the Village Administrator or his or her designee to arrange an informal pre-application meeting with village staff and its consultants.

(1) The pre-application conference is mandatory and shall be held with staff, but is at no charge to the petitioner. At such conference, the applicant shall provide information relating to the following:

- (a) The location of the proposed Planned Unit Development;
- (b) The land use types and approximate area of proposed land uses;
- (c) A list of any and all exceptions to the zoning ordinance and subdivision regulations requested; and
- (d) Other information pertinent to the proposed Planned Unit Development.

(2) The pre-application conference shall be an informal communication and discussion of the proposed Planned Unit Development, and no commitments shall be given, nor shall statements or opinions of the village staff and its consultants be deemed binding.

(3) Staff shall review and provide input on the proposal's compatibility with the Comprehensive Plan and the goals and policies for planning of the village and advise the applicant on the information, documents, exhibits, and drawings on the proposal that should be included in the application to the village for a Planned Unit Development.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

§ 157.245 CONCEPT PUD PLAN REVIEW.

(A) *Purpose.* The presentation of a concept PUD plan is optional. The purpose of the concept PUD plan is to enable the applicant to obtain the informal feedback from the village staff and the Village Board regarding the overall project concept, density and dwelling unit or land use type prior to spending considerable time and expense in the preparation of detailed preliminary PUD plans.

(B) *Procedure.* Not less than 45 days before the next available Village Board meeting, the applicant shall submit to the Village for review the conceptual Planned Unit Development plan. The submittal shall consist of 20 paper copies folded to fit in a ten-inch by 13-inch envelope and two electronic copies of the following documentation:

- (1) A completed notarized application form, two originals and the remainder photocopies.
- (2) The application shall be accompanied by the appropriate filing fee.
- (3) An aerial photograph exhibit of the property taken within the last two years. The aerial photograph exhibit shall be one inch equals 100 scale, but no less than one inch equals 400 and shall include the following:
 - (a) Title or name of the proposed Planned Unit Development.
 - (b) Outline of property boundaries.
 - (c) Adjacent area within one-fourth mile of property.
- (4) A zoning plat including a legal description of the property with total property acreage notated to be included in the Planned Unit Development.
- (5) A written explanation of the general character of the proposed Planned Unit Development that shall include the following:
 - (a) A description of all proposed land uses (including open space) with percentages of each use;
 - (b) Projected densities and housing type for each residential use;
 - (c) A description of the development standards and design criteria applicable to the proposed Planned Unit Development;
 - (d) An outline describing why the property should be developed as a Planned Unit Development;
 - (e) Identification of the conventional zoning classification allowing the uses for each land use type included and compatibility to the future land use designation for the property in the village's official Comprehensive Plan;
 - (f) Identification of existing uses and zoning of adjacent properties to the Planned Unit Development;
 - (g) A list of requested exceptions to applicable village ordinances and codes.
- (6) A written description of general site information that should include, but shall not be limited to, the following, if known or available:
 - (a) Existing site conditions.
 - (b) Environmental characteristics.
 - (c) Availability of community facilities and utilities.
 - (d) Existing covenants.

(7) A conceptual Planned Unit Development sketch or land plan. The sketch or land plan shall provide sufficient detail to demonstrate the physical relationship between the existing land condition, surrounding land uses and the proposed Planned Unit Development, and shall include the following:

- (a) North arrow (true meridian), scale and date of preparation.
 - (b) Name and address of the site planner, or engineer who prepared the plan.
 - (c) Name of property owner.
 - (d) Name of petitioner/developer.
 - (e) Proposed name of the Planned Unit Development.
 - (f) Location map showing the location of the Planned Unit Development within or proximity to the corporate boundaries.
 - (g) Boundary and/or property lines of proposed development and dimensions of the lots into which the property is proposed to be subdivided.
 - (h) Proposed land uses, and total acreage and percent of the site devoted to each land use including minimum and average lot sizes and proposed dedication of land for school and park sites, if applicable.
- (C) *Review by village staff.* The Plan Council shall conduct an informal review of the conceptual Planned Unit Development plan and supporting documentation to determine if the proposed development meets general code standards.
- (D) *Village Board review.* The Village Board shall conduct an informal review of the conceptual Planned Unit Development plan and supporting documentation and provide the applicant with general comments on the following:
- (1) Compatibility of the proposal with the transportation plan, zoning ordinance, subdivision ordinance and land use planning goals and objectives of the village.
 - (2) Appropriateness of the proposed land uses.
 - (3) General layout of open space, streets, parking areas, lots and buildings.
 - (4) Other information the Village Board would recommend be prepared for the preliminary Planned Unit Development plan phase.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

§ 157.246 PRELIMINARY PUD PLAT.

(A) *Purpose.* The purpose of the preliminary PUD plat submission is to obtain approval from the village that the plans the applicant intends to prepare and follow are acceptable as a preliminary PUD plat, and that any final plans will be approved provided they substantially conform to the preliminary Planned Unit Development plat. Approval of the preliminary Planned Unit Development plat shall not constitute authority to proceed with construction of any improvements but rather an approval of the general features of the plans as a basis for preparing the final plans.

(B) *Procedure.* Not less than 45 days before the Planning and Zoning Commission meeting, the applicant shall file an application with the Clerk's Office for preliminary Planned Unit Development plat approval. The applicant shall submit 20 paper copies folded to fit in a ten-inch by 13-inch envelope and two electronic copies of the following documentation:

- (1) A completed notarized application form, two originals and the remainder photocopies.
- (2) The application shall be accompanied by the appropriate filing fees.
- (3) Disclosure of beneficiaries form and statement of present and proposed ownership of all land within the development.
- (4) An aerial photograph exhibit of the property taken within the last two years of the adjacent area within one-fourth mile of property. The aerial photograph exhibit shall be one inch equals 100 hundred scale, but no less than one inch equals 400.
- (5) Written explanation of the character of the Planned Unit Development and the reasons why it has been planned to vary from the village's zoning ordinance regulations. This explanation shall detail how the proposed Planned Unit Development meets the objectives of all official plans which affect the subject property.
- (6) *Preliminary Planned Unit Development plat.* The plat shall be a detailed plan which includes at a minimum, the following information:
 - (a) Title notation stating "Preliminary Plat" or "Preliminary Plan".
 - (b) North arrow, scale (not less than one inch equals 100 feet) and date of preparation.
 - (c) Name and address of the site planner, engineer or surveyor who prepared the plan.
 - (d) Name of property owner.
 - (e) Name of petitioner/developer.
 - (f) Proposed name of the Planned Unit Development or subdivision name, which shall not duplicate the name of any plat previously recorded in Cook and Kane Counties.

(g) Location map showing the general area of the Planned Unit Development within or proximity to the corporate boundaries.

(h) Legal description prepared by a registered land surveyor.

(i) Boundary lines, bearings and distances.

(j) Site data, including, as applicable:

1. Current zoning classification.

2. Total area of property in square feet and acreage, and percentage of each proposed land use.

3. Square footage and percent of site coverage with buildings.

4. Square footage and percent of site coverage with impervious surfaces.

5. Square footage and percent of site covered dedicated to common open space such as storm water management systems, landscaping and buffers, parks, trail corridors and recreational areas.

6. Total number of off-street parking and loading spaces provided and method used to calculate the number of required spaces for each land use.

7. Total number of buildings.

8. Total number of residential dwelling units by type, and the number of bedrooms in each dwelling unit type.

9. Gross floor area for all non-residential buildings/uses.

10. Gross and net densities for the overall Planned Unit Development and for each land use.

a. *Residential density.* Provide information on the density of residential uses, including dwelling units per acre, dwelling units per net acre; gross and net residential density (dwelling units per acre of land devoted to residential sectors of the PUD; gross being all land, net being gross acres minus land used for public or common usage). Information should also be provided for each unit in the Planned Unit Development, if applicable.

b. *Non-residential intensity.* Provide information on the type and amount of non-residential uses including building locations, sizes, floor area ratio, building height, the amount and location of common open space.

11. Minimum, maximum and average lot sizes.

12. Percent of lot coverage for all uses except detached single-family and duplex.

(k) Depiction of lots.

1. Residential lots shall depict approximate lot dimensions; building footprints for all multi-family and single-family attached structures; and dimensioned required yard setbacks.

2. Non-residential lots shall depict building footprints and dimensioned setbacks. Information regarding purpose/use and height of non-residential buildings shall also be provided.

(l) Existing zoning and land use of adjacent property within 500 feet of all sides of the site.

(m) Other conditions of adjoining landowners of unplatted land; subdivision plat name, recording date and number of adjoining platted land; actual direction and gradient of ground slope, including any embankments or retaining walls; character and location of major buildings, railroads, power lines and towers.

(n) Municipal limits.

(o) School district boundaries.

(p) Existing easements, location, width and purpose.

(q) Location of existing streets in, and adjacent to, the property including: street name, right-of-way width, existing and proposed center lines, pavement type, walks, trails, curbs, gutters, culverts, and the like.

(r) Proposed public improvements such as highways and other major improvements planned by public authorities for future construction on or near the property.

(s) Existing utilities on, and adjacent to, the property including: location, size and invert elevation of sanitary and storm sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone lines (above and below ground) and street lights; direction and distance to, and size of nearest water mains and sewers adjacent to the property showing invert elevations.

(t) Ground elevations on the property and on the first 50 feet of all adjacent parcels showing a minimum of one foot contours for land which slopes less than .5% along with all breaks in grades, and all drainage channels or swales, and at selected points not more than 100 feet apart in all directions; for land that slopes more than .5% showing a minimum of two-foot contours. Any land within the 100-year floodplain, as determined by the Village Engineer or an outside consultant, shall also be shown.

(u) Subsurface conditions on the property shall be shown, if deemed required by the Village Engineer or an outside consultant. This includes the location and results of tests made to subsurface soil, rock and groundwater conditions, depth to groundwater, unless testpits are dry at a depth of 15 feet; location and results of a soil percolation test if individual sewage disposal systems are proposed.

(v) Water courses, marshes, rock outcrop, wooded areas, existing vegetation, isolated trees four inches or more in diameter at breast height, existing structures and other significant features.

(w) Location of all proposed off-street parking and loading areas, including dimensions of parking spaces, drive aisles and loading zones.

(x) Configuration of all land proposed as open space including storm water management areas, parks, buffers, and trail corridors.

(y) All sites to be conveyed, dedicated, or reserved for parks, school sites, public buildings, and similar public and quasi-public uses.

(z) Pedestrian and/or bicycle circulation systems.

(aa) Limits of jurisdictional and non-jurisdictional wetlands.

(bb) Any other data reasonably necessary to provide an accurate overview of the proposed development.

(7) Preliminary landscape plan indicating the name, variety, size, location and quantities of plant material for all common and dedicated areas including parkways, buffer areas, storm water basins, wetlands, entry areas, medians, and parking lot islands. The landscape plan shall also depict permanent signs and street fixtures, and a detail plan of landscaping for a typical building area.

(8) Preliminary engineering plan which shall be drawn on a print of the proposed land use plan. The proposed plan shall illustrate an appropriate location and dimensions of all sanitary sewers, storm sewers, and water lines for all proposed land uses, drainage ditches, culverts and storm water retention/detention areas, as well as all utility easements, and be accompanied with:

(a) A feasibility report or statement from the sanitary district attesting to the capability of the existing sewer system and wastewater treatment facility to service the proposed development.

(b) Preliminary stormwater report.

(c) Preliminary mass grading plan.

(d) Traffic analysis or study, prepared by a transportation engineer or planner, which analyzes the impact caused by the Planned Unit Development on the street and highway systems.

(9) Architectural drawings. Preliminary architectural drawings for all primary buildings and accessory buildings shall be submitted which include:

(a) Typical elevations (front, rear and side) for proposed residential and nonresidential buildings, which identify materials and color styling proposed for all elements of the building.

(b) Proposed building heights.

(c) Roof plan for all nonresidential structures, which shows the proposed location of all roof mounted mechanical equipment.

(10) Development plan schedule indicating:

(a) Stages in which the project will be built, with emphasis on area, density, use of public facilities, and open space to be developed with each stage.

(b) Each stage as a separate unit. The unit shall be described and mapped on the project. Overall design of each unit shall be shown on the plan and through supporting graphic materials.

(c) Dates for beginning and completion of each stage.

(11) The Planning and Zoning Commission or Village Board may require preparation and submittal, at the petitioner's expense, of the following for review and evaluation:

(a) Fiscal impact study, detailing the estimated cost which the Planned Unit Development will have on all taxing bodies, and anticipated revenues to such taxing bodies which will be realized from each phase of development. Information shall include detailed estimates on:

1. Expected population of the development;

2. Impact on service and/or operating costs to be incurred by each taxing body as a result of the development;

3. Any major capital investments required, in part or in whole, by each taxing body due to the development.

(b) Proposed covenants, conditions and restrictions and/or homeowner association bylaws.

(c) Environmental analysis or study, prepared by an environmental specialist, which analyzes the major impacts the Planned Unit Development may have on the environment including, but not limited to, the effects on discrete ecosystems, deteriorated air quality in the immediate vicinity and along arterial and collector roadways leading to the Planned Unit Development from a specified distance determined by the Village Engineer or consultant; any deterioration in the groundwater or surface water quality; effect on sensitive land areas such as floodplains, wetlands, forests, aquifer recharge areas, historic buildings or structures, prairie landscapes, and mineral resource reserves.

(d) Market study indicating the extent of market demand for the uses proposed in the Planned Unit Development including an analysis of demographics, sales potentials, competitive alignment, an assessment of the market share or opportunity gaps, and marketing positioning of each component of the Planned Unit Development.

(C) *Planning and Zoning Commission review.* Upon receipt of all the required submittals, the Clerk's Office shall distribute copies of the application and supporting documentation to members of the Planning and Zoning Commission. The Planning and Zoning Commission shall conduct a public hearing in accordance with Illinois Compiled Statutes. After the close of the public hearing, the Planning and Zoning Commission shall recommend to the Village Board approval or denial of the preliminary Planned Unit Development plat. The recommendation may include conditions of approval intended to be incorporated into final plans and supporting documentation.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

§ 157.247 FINAL PUD PLAT.

(A) *Purpose.* A final plat for the Planned Unit Development, suitable for recording with either the Cook County or Kane County Recorder of Deeds, shall be prepared by the petitioner for consideration and approval by the village. The purpose of the final PUD plat submission is to designate and depict with particularity the land subdivided into lots, whether conventional or otherwise, common open space and building areas. The final plat shall also designate and limit the specific internal uses of buildings, structures, and uses of land, as well as provide any additional information or details required by the Village Board when approving the final PUD plat.

(B) *Procedure.* Not less than 45 days before a meeting of the Village Board, the applicant shall file an application with the Clerk's Office for final Planned Unit Development plat approval. The applicant shall submit 20 paper copies folded to fit in a ten-inch by 13-inch envelope and two electronic copies of the following documentation:

- (1) A completed notarized application form, two originals and the remainder photocopies.
- (2) The application shall be accompanied by the appropriate filing fees.
- (3) Final Planned Unit Development plat. The plat shall be a detailed plan which includes, at a minimum, the following information:
 - (a) An accurate legal description of the entire area under the immediate development within the Planned Unit Development.
 - (b) A subdivision plat of all subdivided lands in the same form and meeting all the requirements of the Subdivision Code.
 - (c) An accurate legal description of each separate unsubdivided use area, including common open space.
 - (d) Designation of exact location of all buildings to be constructed, and a designation of the specific internal uses to which each building shall be put, including construction details.
 - (e) Illustrate center line elevations, pavement type, curbs, gutters, culverts, and the like, and a proposed street numbering designation shall also be furnished for each building.
 - (f) Construction plans detailing the design, construction or installation of site amenities; including buildings, landscaping, storm water detention facilities and other site improvements.
 - (g) Certificates, seals, and signatures required for the dedication of land and recording of the document.
 - (h) Tabulations on each separate unsubdivided use area, including land area, number of buildings, and number of dwelling units per acre.
 - (i) Construction schedule. A final construction schedule indicating:
 1. Stages in which the project will be built, with emphasis on area, density, use of public facilities, and open space to be developed with each stage.
 2. Each stage as a separate unit. The unit shall be described and mapped on the project. Overall design of each unit shall be shown on the plan and through supporting graphic materials.
 3. Dates for beginning and completion of each stage.
- (4) Common open space documents. All common open space, at the discretion of the Village Board, shall be:
 - (a) Conveyed to a village or public corporation, or conveyed to a not-for-profit corporation or entity established for the purpose of benefitting the owners and residents of the Planned Unit Development or adjoining property owners of any one or more of them. All lands conveyed hereunder shall be subject to the right of the grantee or grantees to enforce

maintenance and improvement of the common open space; or

(b) Guaranteed by a restrictive covenant describing the open space and its maintenance and improvement, running with the land for the benefit of residents of the Planned Unit Development or adjoining property owners and/or both.

(c) Such documents shall also provide that the village shall have the right, but not the obligation, to perform necessary maintenance of the common open space, and shall have the authority to place a lien against the individually-owned property in the Planned Unit Development for the costs thereof.

(5) Public and quasi-public facilities guarantee of performance. All public and quasi-public facilities and improvements made necessary as a result of the Planned Unit Development, including but not limited to, parks, schools, recreational areas, etc., shall guarantee the completion of such, as set forth in the Subdivision Code, except where varied by the approved final plat.

(6) Final covenants, conditions and restrictions and/or homeowner association bylaws.

(7) Delinquent taxes. A certificate shall be furnished from the County Tax Collector that no delinquent taxes exist and that all special assessments constituting a lien on the whole, or any part, of the property of the Planned Unit Development have been paid.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

§ 157.248 AMENDMENTS OR MINOR REVISIONS TO PUD.

After the approval of the final Planned Unit Development plat by the Village Board, the use of land, construction, location of buildings and structures in the Planned Unit Development shall be developed in accordance with such approved plans, rather than by any other provisions of the zoning ordinance. Any changes, modifications or alterations to the approved final Planned Unit Development plat shall be considered either a minor or a major modification.

(A) No changes may be made to the approved final Planned Unit Development plat unless approved by the village. The nature of the requested change, either minor or major, to the Planned Unit Development will be determined by the Village Administrator, or designee, as follows:

(1) *Minor changes.* Minor changes to the final PUD plat are modifications or revisions that do not alter the overall intent of the PUD. Minor changes may be approved by the Village Administrator, or designee if the proposed modification does not result in any of the following:

(a) An increase or decrease in overall density greater than 5%.

(b) An increase or decrease in the mixture of residential dwelling unit types greater than 5%.

(c) An increase or decrease in area for any land use or land use mixture greater than 5%.

(d) An increase or decrease in total number of parking spaces greater than 5%.

(e) Any reduction in area of common open space, landscaping or buffering, particularly when reduced below the minimum standard prescribed in § 157.250 (Development Standards and Design Criteria).

(f) Any significant changes in building layout, orientation or height of buildings.

(g) A change in the functional classification of a roadway.

Minor changes not approved by the Village Administrator may be appealed by the applicant or property owner to the Village Board without review and recommendation by the Planning and Zoning Commission, unless the Village Board refers the request for a minor change to the Planning and Zoning Commission for review and recommendation.

(2) *Major changes.* Major changes to the final PUD plat are modifications which alter the concept or intent of the approved PUD exceeding the criteria set forth constituting a minor change. Major changes to the final PUD plat shall be subject to review and recommendation by the Planning and Zoning Commission with final approval or denial determined by the Village Board.

(B) *Application for PUD modification or changes.* For any modifications or changes resulting in an amendment to an approved final PUD plat, the applicant shall submit a revised plat and supporting data with an application for a major or minor change to the Clerk's Office in accordance with the following:

(1) The title of the plat shall indicate the nature of the change.

(2) If a major change, the revised plat and supporting data with an application shall be submitted to the Clerk's Office not less than 45 days before the Planning and Zoning Commission meeting.

(C) *Notice for major changes to PUD plat.* The notice for a major change to an approved final PUD plat shall conform to the requirements of § 157.247.

(D) All approved major or minor changes to an approved final PUD plat shall be recorded with the county and shall be binding on the applicants, their successors, grantees and assigns and shall govern the development of the PUD, as set forth therein.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

§ 157.249 CONDITIONS FOR APPROVAL.

The Planning and Zoning Commission may recommend approval of a special use for Planned Unit Development or amendments to the preliminary or final Planned Unit Development plat for the proposed development or amendment upon considering the following:

(A) In what respect does the design of the Planned Unit Development meet the requirements and design standards of the development standards and design criteria?

(B) The extent to which the proposed plan deviates and/or requires waivers of the bulk regulations in the zoning ordinance and how the modifications in design standards from the subdivision control regulations fulfill the intent of those regulations.

(C) The extent of public benefit produced by the Planned Unit Development, such as but not limited to, the adequacy of common open space and/or public recreational facilities provided; sufficient control over vehicular traffic; provision of public services; provision and protection of the reasonable enjoyment of the land.

(D) The relationship and compatibility, beneficial or adverse, of the Planned Unit Development to the adjacent properties and nearby land uses.

(E) The extent to which the Planned Unit Development fulfills the objectives of the future planning objectives or other planning policies of the village.

(F) The Planning and Zoning Commission finds that the Planned Unit Development satisfactorily meets the standards for special use as defined in § 157.224.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 05-06, passed 2-7-2005; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

§ 157.250 DEVELOPMENT STANDARDS AND DESIGN CRITERIA.

(A) *Purpose.* The purpose of this section is to establish and provide a comprehensive set of standards and guidelines in which Planned Unit Developments are designed. While specific recommendations for development and design are provided, flexibility is also encouraged through guidelines which enable individual developments to be distinct from one another while maintaining the inherent character of the village.

(B) *Applicability.* These standards and established criteria shall apply to all newly constructed buildings and sites within a Planned Unit Development. Each proposed development will be evaluated on its compliance with the established regulations/guidelines contained herein.

(C) *Density.* The density, minimum lot size and minimum setback dimension for each use proposed within a PUD shall be determined by the conventional zoning classification which would permit the proposed use unless a variance is specifically requested as part of the special use request.

(D) *Use regulations.* Planned Unit Developments may be comprised of a single-type of land use or a mixture of land uses when applicable and when different intensity of land uses are appropriately buffered or separated.

(1) Uses proposed shall be consistent with those listed as allowable uses in the respective zoning districts.

(2) Uses listed as special uses in the zoning district in which the development is located may be allowed.

(E) The Planning and Zoning Commission may recommend and the Village Board may approve access to a dwelling by a driveway or pedestrian walk easement. Off street parking facilities for such dwelling shall be located not more than 200 feet from the dwelling served.

(F) The Planning and Zoning Commission also may recommend and the Village Board may approve yards of lesser widths or depths than required for permitted uses in the zoning classification which the planned development is including, provided:

(1) Those protective covenants are recorded with perpetual access easements and off street parking spaces for use by the residents of the dwellings served.

(2) That spacing between buildings shall be consistent with the application of recognized site planning principles for securing a unified development and that due consideration is given to the openness normally afforded by intervening streets and alleys.

(3) The yards for principal buildings along the periphery of the development shall be not less in width or depth than required for permitted uses in the district in which the planned unit development is included and the plan is developed to afford adequate protection to neighboring properties, i.e. fire protection and sufficient area needed for utility easements, as recommended by the Planning and Zoning Commission and approved by the Village Board.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 05-06, passed 2-7-2005; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

§ 157.251 REQUIRED LAND DEDICATIONS.

All plats are required to provide for such dedicated lands for parks and school sites as mandated by Chapter 155 of this code.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

§ 157.252 FEES.

The Village Board shall establish a schedule of fees, charges and expenses for occupancy permits, appeals, applications and amendments for special use, and other matters pertaining to this chapter. The schedule of fees shall be filed in the Clerk's Office and may be altered or amended only by the Village Board. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal.

(Ord. 14-27, passed 9-15-2014)

§ 157.253 SEVERABILITY.

Each section, clause and provision of this chapter shall be considered as separable, and the invalidity of one or more shall not have any effect upon the validity of other sections, clauses or provisions.

(Ord. 14-27, passed 9-15-2014)

§ 157.254 EFFECTIVE PERIOD OF PLANNED UNIT DEVELOPMENT.

(A) The Planned Unit Development shall be constructed in a timely manner. The Planned Unit Development shall be subject to revocation under the following conditions:

(1) Final plat approval does not occur within 12 months from the date of approval of the preliminary plat of a planned unit development.

(2) Construction does not commence and proceed within three years from the date of approval of the final plat of a Planned Unit Development.

(3) The Village Board may extend the time limits for final plat approval for no more than two 12-month periods. Commencement for construction may also be extended by the Village Board in one year increments.

(B) The owner of the parcel of land on which the Planned Unit Development is to be constructed may apply for the revocation of the Planned Unit Development at any time prior to the commencement of construction. In the event a change in circumstances occurs or additional information is received by the village which substantially affects the approved final plat prior to the commencement of construction, the village may consider revocation. In such an event, the village shall give the owner no less than 30 days prior notice, in writing, of a hearing to consider the revocation of the approval of the Planned Unit Development.

(C) The Village Board shall consider, but not be limited to, the following standards in the review of the status of the project construction to determine whether there is reasonable cause for delay:

- (1) The original program of development with regard to market demand for the components included in the final plan;
- (2) Conditions in the real estate finance market;
- (3) General economic conditions in the local area, state or region;
- (4) The ability and purposefulness of development operations for the Planned Unit Development; and
- (5) Laws, ordinances or other regulations that may have affected timely development of the project.

(D) Upon consideration of the findings by the Village Board regarding the standards in §157.253(C), the Village Board shall decide whether:

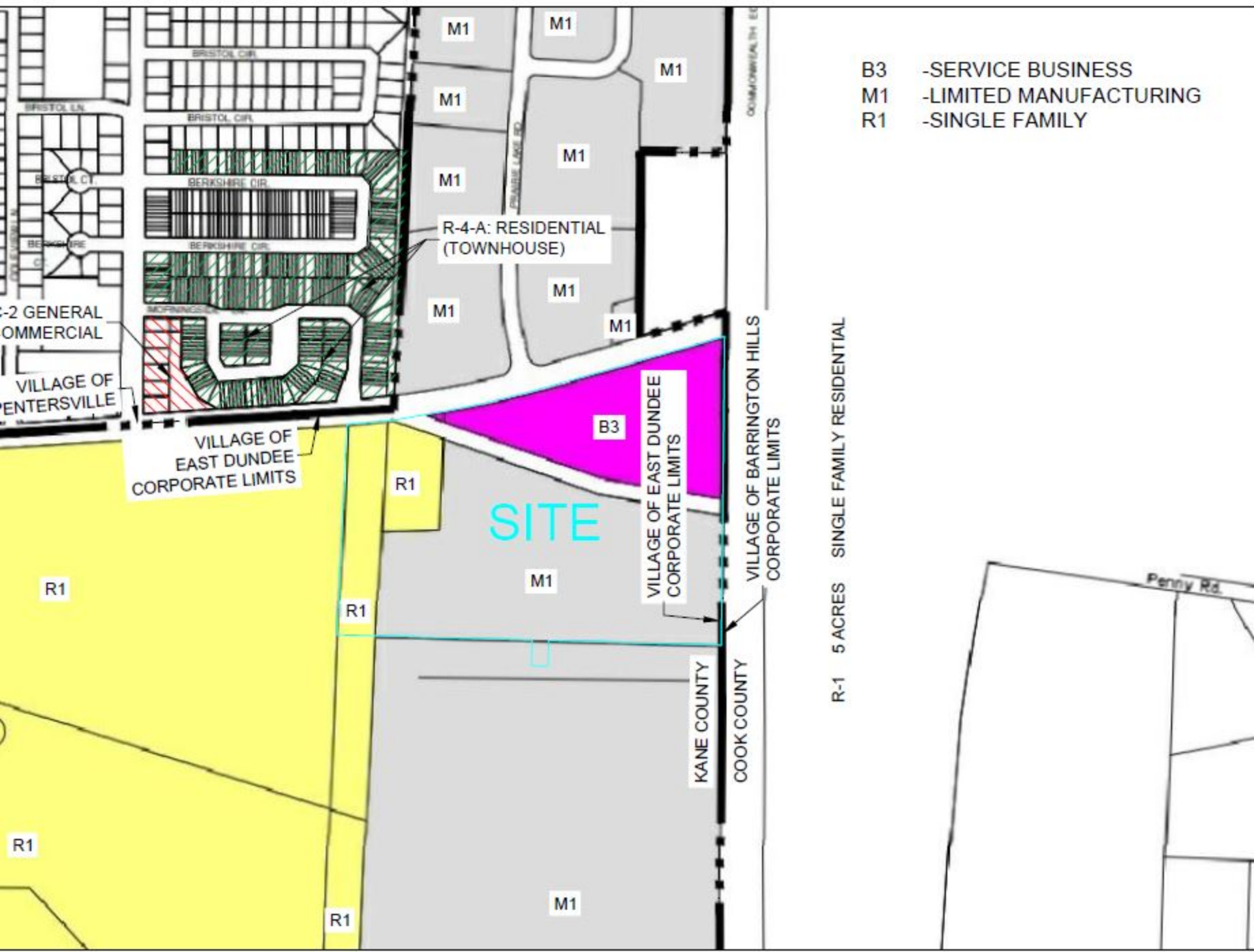
- (1) To revoke those portions of the Planned Unit Development for which construction has not begun;
- (2) To extend the time allotted for construction to commence based upon a revised schedule of construction; or
- (3) To require special changes in the Planned Unit Development as a condition of a time extension, whereby such changes shall be deemed a "major change" to the Planned Unit Development.

(E) Upon revocation of a Planned Unit Development, the parcel of land shall conform to the permitted uses and other regulations of the underlying zoning district of which it is a special use unless an amendment or other special use is initiated by the Village Board or is applied for by the owner of the parcel of land on which the Planned Unit Development was to be constructed and granted by the Village Board.

(Ord. 97-19, passed 9-2-1997; Am. Ord. 06-03, passed 2-6-2006; Am. Ord. 14-27, passed 9-15-2014)

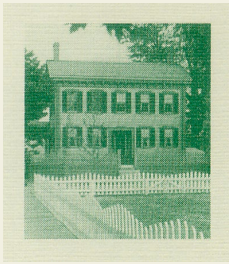
ZONING MAP

SCALE 1"=600'



- B3 -SERVICE BUSINESS
- M1 -LIMITED MANUFACTURING
- R1 -SINGLE FAMILY

R-1 5 ACRES SINGLE FAMILY RESIDENTIAL



Gerald L. Heinz & Associates, Inc.

Consulting Engineers and Professional Land Surveyors

MEMORANDUM

DATE: June 21, 2023

TO: Erika Storlie, Village Administrator

AT: East Dundee

FROM: Joseph D. Heinz, P.E.

SUBJECT: Terra Business Park Phase II (33 Acres) and PUD Amendment to Ordinance 07-51 (119 Acres)

Job No. ED-2304

Introduction:

This staff report provides an overview and analysis of the proposed Planned Unit Development (PUD) project, Terra Business Park Phase II within the Village of East Dundee corporate limits. The purpose of this report is to present the key details of the project, evaluate its compliance with the relevant zoning regulations, and offer recommendations for consideration by the Planning & Zoning Commission and Village Board.

Project Description:

The Terra Business Park Phase II PUD is a mixed-use development planned on a 33 parcel of land located near the Illinois Route 68 and Penny Road intersection and PUD Amendment to Ordinance 07-51 is for the Original Terra Business Park north of Illinois Route 72. The project proposes M-1 as a base zoning along with requested uses in the B2, B3, and B4 zoning districts as permitted uses. There are several departures from the Village Code of Ordinances that are being requested as part of the application.

The subject property is currently zoned R1, B3, and M1. The adjacent uses are M1 to the north, R1 to the west, M1 to the south, and the Commonwealth Edison right-of-way corridor to the east.

Project Components:

The Terra Business Park Phase II PUD is comprised of five (5) lots and is proposed to be developed similar to the existing Terra Business Park development to the south. Penny Road is to be vacated west of the Rock Road extension to drop the existing skewed intersection at Penny Road and IL Route 68. The Rock Road extension is proposed to line up with Prairie Lakes Road at Illinois Route 68. The Illinois Department of Transportation (IDOT) is currently reviewing the proposed roadway

intersection improvement plans. Lot 1 is proposed to be developed concurrently with the subdivision improvements.

Infrastructure: The developer intends to invest in necessary infrastructure improvements, such as road enhancements, utility connections, and stormwater management systems, to support the development and ensure its integration into the existing village infrastructure. The existing village infrastructure has adequate capacity to serve the proposed development.

Zoning Analysis:

The proposed PUD falls within the “Eastern Growth Area” as noted in the village's comprehensive plan (2002). The proposed PUD does not align with the goals and objectives within the plan, which depicts this area as General Business and Planned Development Residential. Although the development does not follow the comprehensive plan, the village has zoned the majority of the property M1 which conflicts with the comprehensive plan. As the plan is over 20 years old, we would suggest that the proposed use is appropriate, given the trend of development in the area.

In addition to the requested permitted “B” uses, the PUD application proposes the following departures from the Village Code of Ordinance:

<u>Principal Structure Requirements</u>	<u>Required</u>	<u>Proposed</u>
Front Yard	40.0’	40.0’
Side Yard fronting a street	40.0’	25.0’
Side Yard	25.0’	20.0’
Rear Yard	40.0’	20.0’
Building Height	35’ Max.	Height needed to screen rooftop equipment
<u>Parking Setback Requirements</u>		
Front Yard Parking Setback	40.0’	10.0’
Side Yard fronting a street Parking Setback	40.0’	10.0’
Side Yard	0.0’	10.0’
Rear Yard	0.0’	10.0’
<u>Signage Requirements</u>		
Business signage standards to apply to all lots.		
Free standing signs to follow Village Ordinance 06-46		
Free standing sign setback	15.0’	0.0’
<u>Landscape Requirements</u>		
Required Open Space	15%	5%
Front Yard Parking Screening with Shrubs	75%	0%
Front Yard Parking Screening with Trees	30’ Spacing	100’ Spacing
Side/Rear Parking Screening with Shrubs	50%	0%

Side/Rear Parking Screening with Trees	40' Spacing	100' Spacing
Parking Islands	1 per 10 stalls	1 per 22 stalls
Truck Parking Islands	1 per 10 stalls	None
Parking Island adjacent to Truck Parking	Required	None
Island size	7' Wide	400 SF
Foundation Area Landscaping	5' Min. Width	None
Trash Enclosure	Masonry Wall	Landscaping
Storage Facilities	Solid Wall or Fence	Landscaping

Subdivision Requirements

Sidewalk	Optional in M-1	None
Street R.O.W.	80'	66'

Impact Assessment:

Traffic:

The PUD developer has conducted a traffic impact study to assess the potential impact on the surrounding road network. The study indicates that with the proposed infrastructure improvements, the project will not result in significant adverse traffic congestion. A traffic signal is projected to be warranted within 5 years.

Environmental Impact: The PUD aims to minimize the environmental impacts thru development of a reclaimed aggregate mine, stormwater management systems, and preservation of the lake and surrounding open spaces.

Community Benefits: The development offers several community benefits, including increased commercial/industrial site options, job creation through construction, industrial and commercial spaces, and potential economic growth for the village.

Recommendations:

Recommend approval of the Terra Business Park Phase II Preliminary Planned Unit Development (PUD) proposal, rezoning the property within the PUD to M-1, allow the requested additional B2, B3, and B4 uses, and approval of requested Village Code variances, subject to the fulfillment of any outstanding requirements and conditions.

- Any requested IDOT geometric changes to the roadway and rights-of-way will be considered minor revisions to the preliminary PUD and will not require the Planning and Zoning Commission to review and make recommendation due to the changes.
- Any subdivided lots not yet improved with any building may be used for outside, unscreened truck/vehicle parking with waivers for:
 - Paving of the parking area.
 - Curb and gutter for the parking area.

- Parking lot lighting.
- Parking lot landscaping.

The above waivers are approved subject to the following conditions:

- The Developer is in compliance with all applicable laws, ordinances, regulations and legal requirements; (ii) not in breach of any agreement(s) with the Village; and (iii) not in arrears on any amount due and owing the Village.
- The Developer is not in breach of any agreement(s) with the Village.
- The Developer is not in arrears on any amount due and owing the Village.
- The Developer tests the soil on the Property for environmental contaminants no less than once per twelve (12) month period the waivers are in effect, in the manner directed by the Village, and provides the Village with a written report from the company conducting the testing with the results thereof.
- The Developer ensures that no hazardous materials are placed on the Property.

Please let us know if you require any further information or clarification.

**PROJECT NARRATIVE
TERRA BUSINESS PARK PHASE II (33 ACRES)
And
PUD AMENDMENT TO ORDINANCE 07-51**

Pal Land, LLC, Pal Land II, LLC

By its PUD ordinance 07-51 and as subsequently amended (collectively, the “**2007 PUD**”), the Village established a planned industrial park known as the Terra Business Park for the Petitioner’s approximate 119 acres of land immediately north of Illinois Route 72 (the “**First PUD Parcel**”). The Petitioners own approximately 33 acres of land surrounding the intersection of Penny Road and Illinois Route 68 and to the south thereof, as depicted on the attached PUD Plan (the “**Additional Land**”). The Petitioners seek to obtain substantially the same PUD approvals, including, without limitation, the departures / variances therein approved (herein referred to as “departures”)) with respect to this Additional Land as the Village previously approved for the Terra Business Park in the 2007 PUD Ordinance. With such PUD approval in place for the Additional Land, the Petitioners will be able to move forward with the same type of efficient and high-quality development as has occurred as to the First PUD Parcel.

Included with this Development Application are, among other things, the Preliminary PUD Plan for Terra Business Park Phase II prepared by Pinnacle Engineering dated May 17, 2023 as its project number 1411.40 (the “**Preliminary PUD Plan**”), and the Preliminary Plat of Subdivision for Terra Business Park Phase II prepared by Pinnacle Engineering dated January 6, 2023 with last revision date of May 19, 2023 and the associated Preliminary Engineering Plans prepared by Pinnacle Engineering dated May 19, 2023 (collectively, the “**Preliminary Plat and Preliminary Engineering**”).

The uses (permitted and conditional) requested to be allowed under the requested M-1 PUD requested by this Application include (1) any and all uses as authorized under the B2, B3, and B4 zoning classifications as set forth in the Municipal Code of the Village of East Dundee, and (2) those M-1 permitted and conditional uses as set forth on Exhibit 1 attached hereto, and (3) for the avoidance of doubt, the following additional permitted uses:

- (a) Gas station and retail;
- (b) Retail and Office;
- (c) Automotive & Retail;
- (d) Retail & Warehouse;
- (e) Office;
- (f) Industrial & Manufacturing with on-site storage;
- (g) Motor Truck Terminal;

The PUD entitlements requested herein are substantially similar departures allowed in the 2007 PUD.

In accordance with Section 157.243B(2), as part of the requested PUD, the Applicant is requesting the following departure Departures to / from the standard ordinance requirements of the of the proposed M-1 zoning district and the inclusion of the following additional provisions:

Use departures: A departures to permit a full range of light industrial and commercial uses throughout the property. The proposed use list includes most all uses permitted in the M-1 and B-2 districts, as well as others from B-4 as detailed in the Applicant's initial application and addendum letter

Building setbacks: A departure to Section 157.066((A)6) to change the yard requirements to permit a 40-foot minimum front setback, 20-foot minimum setbacks on the interior sides and rears of all lots, and a 25-foot setback along any rear or side yard abutting a public street.

Building height: A departure to Section 157.066(A)(5) to allow roof-top screening to exceed the maximum building height of 35 feet by the least amount reasonably determined by the Village Administrator or Building Inspector as needed to accomplish the screening of roof-top equipment .

Parking setback: A departure to Section 157.148 to permit parking in the required front, rear, and side yard setbacks with a reduced setback to ten (10) feet.

Off-Street Parking Stalls: A departure from 157.150 (V) in the context of the absence of information as to the number of employees so as to allow for 40 automobile parking stalls and 98 truck parking stalls with the understanding that if an occupant or occupants of the building have more than 40 employees and the Village determines that there are inadequate automobile parking stalls, then the Village may require the owner to convert certain of the truck parking stalls to automobile parking stalls to make up the deficiency.

Off-Street Parking Stalls: A departure from Section 157.127(B) so as to permit the requirement of two (2) loading berths to be fulfilled by one loading dock attached to the building and one truck parking stall designated for such purpose.

Business district signage: A departure to permit the signage standards applicable to business districts (as provided in Chapter 156 of the Village Code) apply to all lots within the subdivision regardless of use.

Freestanding signage: A departure (i) to have the standards for freestanding signs included in Village Ordinance 06-46 apply to all lots within the subdivision with the exception that electronic signs shall be prohibited except as permitted in said Ordinance, and (ii) from Section 156.04(A)(3)(d) "Sign Minimum Setback" to allow signage to be placed up to the lot line of each lot instead of observing the typical 15 ft. setback..

A departure to permit utility connections for electric, telephone, and cable to lots and buildings to be installed above-ground in lieu of the requirement to have these utilities located underground

provided that all such overhead connections shall be made, whenever practicable, at the rear or side of the buildings.

A departure to Sec. 158.04 - *Landscape Requirements*. A departure to permit the landscape standards to be departed from as to all Lots in a manner consistent with the Building 1 Landscape Overview plan having last revision date of 2/16/23 prepared by Pinnacle Engineering Group. .

A departure to Sec. 158.04 B - *Minimum landscaped open space area*. A departure to permit the minimum landscaped open space area for the Subject Property to be reduced to 5% in lieu of the 15% required by the captioned section.

A departure from 158.04 B(D)(2)(a)2 of the Landscape Chapter of the East Dundee Village Code requiring that interior parkway landscaping shall have 3' shrubs for 75% coverage along with parkways trees every 30' are hereby granted so as to eliminate the requirement of shrubs and to require parkways trees not more than every 100 feet.

A departure from Section 158.04(D)(2)(b)4b of the Landscape Chapter of the East Dundee Village Code requiring that Type 2 perimeter landscaped areas shall have 3' shrubs for 50% coverage along with trees every 40' is hereby so as to eliminate the requirement of shrubs and to require parkways trees not more than every 100 feet..

Departures from Section 158.04(D)(2)(d)(2)(b), *Landscape requirements*, of the Minimum Landscaping, Screening and Tree Preservation Standards Chapter of the East Dundee Village Code requiring a maximum of ten parking spaces will be permitted in any length of parking bay between planting islands are hereby granted so as to (i) permit a maximum of twenty-two (22) parking stalls between planting islands for automobile parking areas at the rear and interior sides of buildings only, (2) eliminate the requirement pf parking islands in areas designated and / or intended for truck and equipment parking, and (3) eliminate any curbed parking island that is immediately adjacent to and abutting truck parking stalls. .

A departure / departure from the Village parking lot design requirements to require interior landscaped islands with a minimum of four hundred (400) square feet at all parking aisle ends and in addition, a minimum of one such landscaped island at the end of 50th parking stall for cars, but with no such islands required with respect to parking reserved for truck / trailer parking. Aisle end islands shall count toward meeting this requirement.

A departure from Section 158.04D(2)(c) *Landscape requirements*, of the Minimum Landscaping, Screening and Tree Preservation Standards Chapter of the East Dundee Village Code requiring a minimum five-foot wide landscape area adjacent to all building walls (exclusive of driveways, access walks, and service and delivery areas), calling for planting to be emphasize ground plane transitions and softening large expanses of building walls, when possible, accenting building entrances and architectural features, and screening mechanical equipment, and, where extended roofs or canopies are used to provide a covered walkway adjacent to a building foundation stating that such plantings are not required to be departed from as to all Lots in a manner consistent with the Building 1 Landscape Overview plan having

last revision date of 2/16/23 prepared by Pinnacle Engineering Group.

A departure / departure to allow the public right of way referred to as the Rock Road extension, and all other subdivision streets, to be built with a 66 ft. ROW and with 37 ft. pavement back-to-back instead of a larger (80 ft) ROW and pavement area. .

A departure / departure from Section 155.048 so as to eliminate the requirement of sidewalks.

A departure with regard to Section 158.0E(1)(a) to allow trash receptacles and storage facilities to be screened with landscaping as opposed to masonry structures, including, without limitation, those visible from residential areas or public rights of way..

The Preliminary PUD Plan, Preliminary Plat and Preliminary Engineering are hereby approved subject to final approval by IDOT as to the proposed geometry of the proposed Rock Road / Route 68 intersection shown thereon. If IDOT requires changes to such of the proposed geometry of the proposed Rock Road / Route 68 intersection, such changes may be incorporated into the Final PUD Plan and the Final Plat and Final Engineering to the extent acceptable to the Village engineer without the necessity of any further public hearings or further action by the corporate authorities of the Village.

The development of proposed Lot 1 as shown on the Preliminary PUD Plan is approved (subject to the issuance of building permits) and may proceed following the adoption of this ordinance even if the Final PUD Plan and the Final Plat and Final Engineering have not yet been approved. Any departures that are discernable from the Lot Preliminary PUD Plan but not otherwise expressly called out and requested herein are nevertheless approved for all Lots

The other lots within the ultimately approved Final Plat of Subdivision for Terra Business Park Phase II may be developed and improved without further public hearings or action by the corporate authorities so long as the Village staff and Village engineer determine that the proposed development contained within the building permit application substantially conforms to the design requirements contained in this ordinance.

As to any lots or unsubdivided areas not yet improved with any building, such lots / areas may be used for outside, unscreened truck / vehicle parking similar to what has been previously approved by the Village in the southerly portion of the Terra Business Park, and in connection therewith the following waivers are hereby approved:

- A. Pursuant to Section 157.193(A)(1) of the Zoning Ordinance, t he requirement for paving of permanent roadways and parking lots in Section 157.147 of the Zoning Ordinance is waived, provided that all required off- street parking is provided at the Property and that driveway access to the Property shall have asphalt shavings or a crushed stone base and provided that the Developer shall take steps to control dust and other

particles; and

- B. Pursuant to Section 157.193(A)(2) of the Zoning Ordinance, the requirement for installation of curbs and gutters in 57.101 of the Village of East Dundee Village Code (“Village Code”) is waived, provided that the Developer shall comply with all applicable storm water drainage requirements; and
- C. Pursuant to Section 157.193(A)(3) of the Zoning Ordinance, the requirement for parking lot lighting installation and use in Section 157.149 of the Zoning Ordinance is waived, provided that no activity on the Property shall be scheduled or occur after dusk; and
- D. Pursuant to Section 157.193(A)(4) of the Zoning Ordinance, the requirement of parking lot landscaping in Section 157.149 of the Zoning Ordinance is waived, including placement of trees and shrubbery.

The waivers approved in subparagraphs A - D immediately above shall be in effect as to lots or unsubdivided areas not yet improvement with any building so long as:

- I. The Developer is in compliance with all applicable laws, ordinances, regulations and legal requirements; (ii) not in breach of any agreement(s) with the Village; and (iii) not in arrears on any amount due and owing the Village.
- II. The Developer is not in breach of any agreement(s) with the Village.
- III. The Developer is not in arrears on any amount due and owing the Village.
- IV. The Developer tests the soil on the Property for environmental contaminants no less than once per twelve (12) month period the waivers are in effect, in the manner directed by the Village, and provides the Village with a written report from the company conducting the testing with the results thereof.
- V. The Developer ensures that no hazardous materials are placed on the Property.

As to the requested map amendment of the westerly portion of the land from R-1 to M-1 PUD, the Petitioner states that the proposed map amendment meets the standards for same as set forth in Section 157.223 of the Village Code., Specifically, the prosed map amendment:

- 1. Is compatible with the uses of property within the general area of the property in question;
- 2. Is compatible with the zoning of nearby property.

3. The current residential zoning classification Is not suitable given other nearby land uses.

4. The trend of development is inconsistent with residential zoning, but instead is consistent with the requested M-1 PUD zoning.

5. The highest and best use of the property is for industrial / commercial development. As to the requested Planned Unit Development, the Petitioner states that the proposed PUD meets the conditions for approval as set forth in Village Code Section 157.249. Specifically, the proposed PUD:

(A) meets the requirements and design standards for PUDs as set forth in Village code Section 157.250;

(B) The requested deviations and required departures / waivers of the bulk regulations in the zoning ordinance are consistent with those approved for the original portion of Terra Business Park.

(C) There will be significant public benefit produced by the Planned Unit Development, such increased economic development, increased jobs, an improved roadway system.

(D) The requested Planned Unit Development is entirely compatible to the development of the land to the south and north. The land to the east is a Commonwealth Edison right of way. The land to the west is owned by the Petitioner and in no intended for development.

(E) The proposed Planned Unit Development fulfills the objectives of the future planning objectives or other planning policies of the village.

EXHIBIT 1
M-1 PERMITTED AND SPECIAL USES

Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit		Limited Manufacturing District (M-1) PUD	
Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit		Limited Manufacturing District (M-1) PUD	
(a) Agriculture and natural resource uses.			
1. Resource conservation.			
2. Cultivation.			
3. Livestock.			
4. Agricultural support.			
Farm and garden supply store		P	
Feed store		P	
5. Mineral extraction and batch operations.			
Batch asphaltic concrete, cement concrete or mortar mixing plant		S	
Stone or gravel quarry; crushing, grading, washing and loading operations shall, at a minimum, conform with the applicable regulations set forth in § 157.065		S	
(b) Residential uses.			
1. Single-family and two-unit dwellings.			
2. Multiple-family dwellings.			
3. Group living facilities.			
(c) Retail uses.			
1. General merchandise.			
Building material sales		P	
Direct selling establishment where products are stored		P	
Gun shop		S	
Tombstone and monument sales		P	
2. Food and beverage.		P	added
3. Greenhouses and nurseries.			
Greenhouse and nursery; retail		P	

Greenhouse and nursery; wholesale	P	
<i>(d) Clubs, restaurants, taverns and lodging uses.</i>		
<i>1. Clubs, lodges and meeting halls.</i>		
<i>2. Restaurants, specialty foods and taverns.</i>	P	added
Restaurant; no live entertainment or dancing	P	added
Restaurant; with live entertainment or dancing	P	added
Restaurant; drive-in or drive-through facilities	P	
Taverns	P	
<i>3. Lodging.</i>		
Hotel, including apartment hotel, dining room and meeting rooms	P	
Motel	P	
<i>(e) Recreation and entertainment establishments; public and private.</i>		
<i>1. Indoor recreation and entertainment.</i>		
Adult uses		
Commercial sports and entertainment establishment; subject to the licensure requirements of Chapter 118 of the East Dundee Code of Ordinances	S	
Community center buildings, public or non-profit; includes clubhouses, recreation buildings, gymnasiums, swim clubs, swimming pools, tennis clubs, tennis courts, roller skating and ice skating rinks	P	
Museum	P	
Shooting range	S	
<i>2. Outdoor recreation and entertainment.</i>		
Drive-in theater	P	
Parks and playgrounds; privately-owned, not-for-profit	S	
Parks and playgrounds, publicly owned	P	
Shooting range	S	
<i>(f) Service, contracting, storage and broadcasting uses.</i>		
<i>1. Personal services.</i>		
Massage establishment and massage services; subject to the licensure requirements of Chapter 111 of the East Dundee Code of Ordinances	S	
<i>2. Dry cleaning and laundry services.</i>		
Dry cleaning, laundry, dyeing and rug-cleaning establishment; with or without drive through and no limitation on the number of employees	P	

<i>3. Finance, insurance and real estate services.</i>		
Automatic teller machine as stand-alone structure	P	
<i>4. General services.</i>		
Auction room	P	
Catering establishment	P	
Printing shop; no press size limitations	P	
Secretarial service		
Scientific research agency	P	
Taxidermist	P	
Testing laboratory	P	
Travel bureau and transportation ticket office	P	
Undertaking establishment and funeral parlor	P	
<i>5. Contractor and repair shops and showrooms.</i>		
Artists and industrial design studio	P	
Furniture repair and upholstery	P	
General minor repair or fix it shop	P	
Interior decorating studio; includes upholstery and making draperies, slip covers and other similar articles when conducted as a secondary activity to the principal use	P	
Lawn mower repair shop	P	
Locksmith	P	
Board showroom	P	
Building services and supplies; no outside storage	P	
Contractor shop; no outdoor storage	P	
Contractor shop; with outdoor storage	P	
Electrical shop and supply shop	P	
Exterminating service	P	
Heating and air conditioning retail sales and service	P	
Plumbing and heating showroom and shop	P	
Refrigeration shop, service and repair	P	
Swimming pool sales and service	P	
Sewer cleaning and rodding shop	P	
Sign contractor; no outside storage	P	
Window cleaning firm	P	
<i>6. Equipment and supplies.</i>		
Bottled gas dealer	P	

Business machines store	P	
Equipment and appliance repair shop	P	
Equipment rental and leasing service	P	
Machinery sales establishment	P	
Milk machine sales	P	
Water softener service	P	
Water sales and bottling	P	
<i>7. Storage, transport and mail order sales.</i>		
Ambulance service	P	
Frozen food locker	P	
Limousine service	P	
Mail order sales and warehousing	P	
Storage, warehousing and wholesale establishments; does not include fuel oil, gasoline and other flammable material	P	
<i>8. Broadcasting facilities and recording studios.</i>		
Radio and television broadcasting studio	P	
Radio and television transmission or receiving tower	P	
Recording studio	P	
<i>9. Tattooing.</i>	S	
<i>(g) Automotive and related uses.</i>		
<i>1. Accessory sales.</i>		
Automobile accessory, tire and battery stores	P	
<i>2. Fuels sales, service and repair.</i>		
Automobile fuel sales; with or without service	P	
Automobile and truck service without fuel sales; includes car washes, oil change service, repair facilities, and related uses not otherwise listed	P	
Body and fender shop	P	
Motor vehicle impoundment yard; subject to the provisions of § 157.065(A)(2)(a)		
Paint shop	P	
Vehicle towing establishment; subject to the provisions of § 157.065(A)(2)(b)	S	
<i>3. Parking.</i>		
Parking lot; commercial	P	
<i>4. Vehicle sales and rental.</i>		
Boat dealer	P	

Camper dealer (sales)	P	
Mobile home dealer	P	
Motor vehicle dealer, new or used	P	
Motorcycle sales	P	
Recreation vehicle sales or rental	P	
Snowmobile, sales and service	P	
Trailer sale or rental	P	
<i>(h) Office uses.</i>		
<i>1. Professional offices.</i>		
Accounting, auditing and bookkeeping	P	
Attorney and law office	P	
Business and professional office	P	
Business office; goods, wares or merchandise are displayed or sold on the premise	P	
Engineering and architectural service	P	
Land surveyor	P	
Landscape architect	P	
Newspaper office; does not include printing	P	
Professional Consultant	P	
<i>2. Organizations.</i>		
Better Business Bureau	P	
Chamber of Commerce	P	
Charitable organization	P	
Civic association	P	
Labor union and organization	P	
Merchants association	P	
News syndicate	P	
Political organization	P	
Professional membership association	P	
Real estate board	P	
Social service and fraternal association	P	
Trade association	P	
<i>(i) Healthcare and veterinary uses.</i>		
<i>1. Medical and dental offices, clinics and labs.</i>		
Laboratory, medical and dental	P	
<i>2. Hospitals and care homes.</i>		

Hospitals or sanitariums	P	
<i>3. Veterinarian offices, hospitals and kennels.</i>		
Veterinary clinic and animal hospital; without outdoor kennels	P	
Veterinary clinic and animal hospital; with outdoor kennels	P	
<i>(j) Manufacturing uses.</i>		
<i>1. Manufacturing.</i>		
Manufacturing, assembly, disassembly, fabricating, repairing, storing, cleaning, servicing or testing establishment; operation shall conform with the applicable performance standards in § 157.065 and shall not be specifically prohibited by this chapter	P	
<i>(k) Public, educational and institutional uses.</i>		
<i>1. General public.</i>		
Cemetery, public or private; includes crematories and mausoleums provided that no building shall be located less than 100 feet from side and rear property lines	S	
Library and branch library	P	
Police or fire station	P	
Post office and post office sub-station	P	
Public service or municipal garage	P	
<i>2. Educational.</i>		
Schools, business, trade or vocational; non-boarding public or private	P	
<i>3. Childcare.</i>		
<i>4. Institutional and assembly.</i>		
Convention hall and center	S	
<i>(l) Transportation, utility and solid waste uses.</i>		
<i>1. Transportation.</i>		
Airports	S	
Cartage and express establishments; does not include motor freight terminals	P	
Public transportation facilities; includes shelters, terminals, parking areas and service buildings	P	
Transit and transportation passenger shelter	P	
<i>2. Utility.</i>		
Public utility and public service use; subject to the provisions of § 157.065 (A)(2)(c)	P	

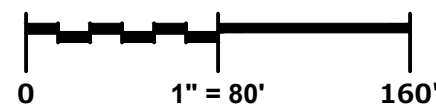
Sewage treatment plant	P	
Telephone booth	P	
<i>3. Solid waste.</i>		
Waste transfer, storage and treatment facilities; as defined in the Illinois Environmental Protection Act in ILCS Chapter 415, Act 5 that are not otherwise defined in such Act as Pollution Control Facilities and subject to the provisions of § 157.065 (A)(2)(d)	S	
(m) Accessory uses.		
<i>1. Accessory to agricultural uses.</i>		
<i>2. Accessory to residential uses.</i>		
<i>3. Accessory to commercial uses.</i>		
Accessory commercial operations yard; subject to the provisions of § 157.065 (A)(2)(e)	S	
Accessory uses provided in accordance with the provisions of § 157.085	P	
Offices ancillary to any permitted or special use	P	
Open sales lot	S	
Storage yard; materials or equipment for on-site sales only	P	
<i>4. Accessory to manufacturing uses.</i>		
Accessory commercial operations yard subject to the provisions of § 157.065 (A)(2)(e)	S	
Accessory uses provided in accordance with the provisions of § 157.085	P	
Offices ancillary to any permitted or special use	P	
Storage yard for material or equipment sales	P	
<i>5. Other accessory uses.</i>		
(n) Temporary uses.		
<i>1. Temporary uses.</i>		
Temporary building for construction purposes; not to exceed the duration of the construction	P	
(o) Other special uses.		
<i>1. Other special uses.</i>		
Planned unit development	S	
Similar and compatible uses to those listed as special uses	S	
Twenty-four hour per day operation of any permitted or special use	S	

For the northern-most 1,500 feet of the land, the permitted and special uses allowed in the B-3 and B-4 Business districts (sections 157.053 B-3 And 157.054 B-4, respectively, shall be added to the uses set forth in the table above.

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GRAPHICAL SCALE (FEET)



Bearings referenced to the Illinois State Plane Coordinate System, East Zone (1201).

LEGEND OF LINES

	PARCEL BOUNDARY
	RIGHT-OF-WAY
	CENTER OF RIGHT-OF-WAY
	ADJACENT BOUNDARY
	SECTION LINE
	BUILDING SETBACK
	(180.00') RECORD DIMENSION
	180.00' MEASURED DIMENSION

SITE DATA

PARKING REQUIRED	70 STALLS (1 STALL PER EVERY TWO EMPLOYEES)
TRAILER PARKING	96 STALLS
CAR PARKING PROVIDED	50 STALLS (INCLUDING 2 ADA STALLS)
TOTAL PARKING PROVIDED	146 STALLS

AREA SUMMARY

LOT	SQFT	ACRES	PERCENT(%)
1	330,666	7.5910	22.8
2	365,871	8.3992	25.3
3	215,778	4.9536	14.9
4	209,262	4.8040	14.4
5	152,442	3.4996	10.5
ROW	175,777	4.0353	12.1
TOTAL	1,449,796	33.2827	100.0

GENERAL NOTES

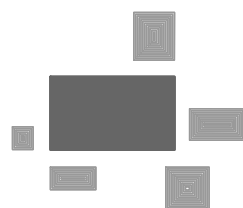
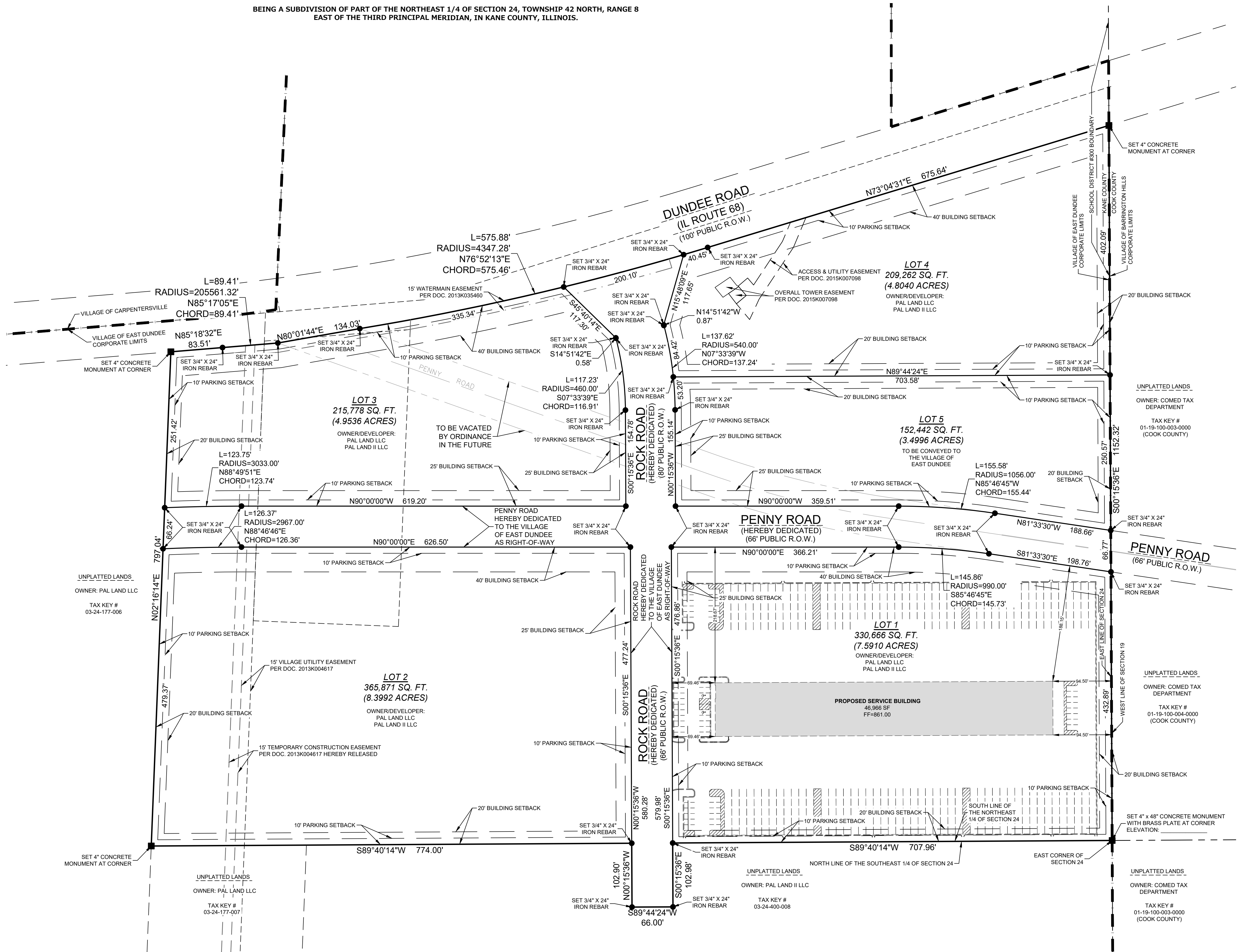
- Field work completed on November 08, 2022.
- All dimensions are measured dimensions, record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.
- No discrepancies, conflicts, shortages in area, gaps, strips, gores or errors in boundary lines exist.
- Subdivision consists of 5 lots.
- Stormwater Detention has been provided offsite for Lots 1-4. Onsite Stormwater Detention will be required for the development of Lot 5.

PRELIMINARY P.U.D. PLAN

TERRA BUSINESS PARK - PHASE II

BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PIN: 03-24-177-007-0000
03-24-276-006-0000
03-24-276-008-0000
03-24-276-005-0000
03-24-276-007-0000



PINNACLE ENGINEERING GROUP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

ILLINOIS OFFICE:
1051 E. MAIN STREET, SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

TERRA BUSINESS PARK - PHASE II
LOCATION: IL ROUTE 68, EAST DUNDEE, IL

PRELIMINARY
P.U.D. PLAN

REVISIONS

REG. JOB NO. 1411.40

DATE 05/17/2023

SCALE 1"=80'

DRAFTED BY: KO

SHEET
1
2

© COPYRIGHT 2023

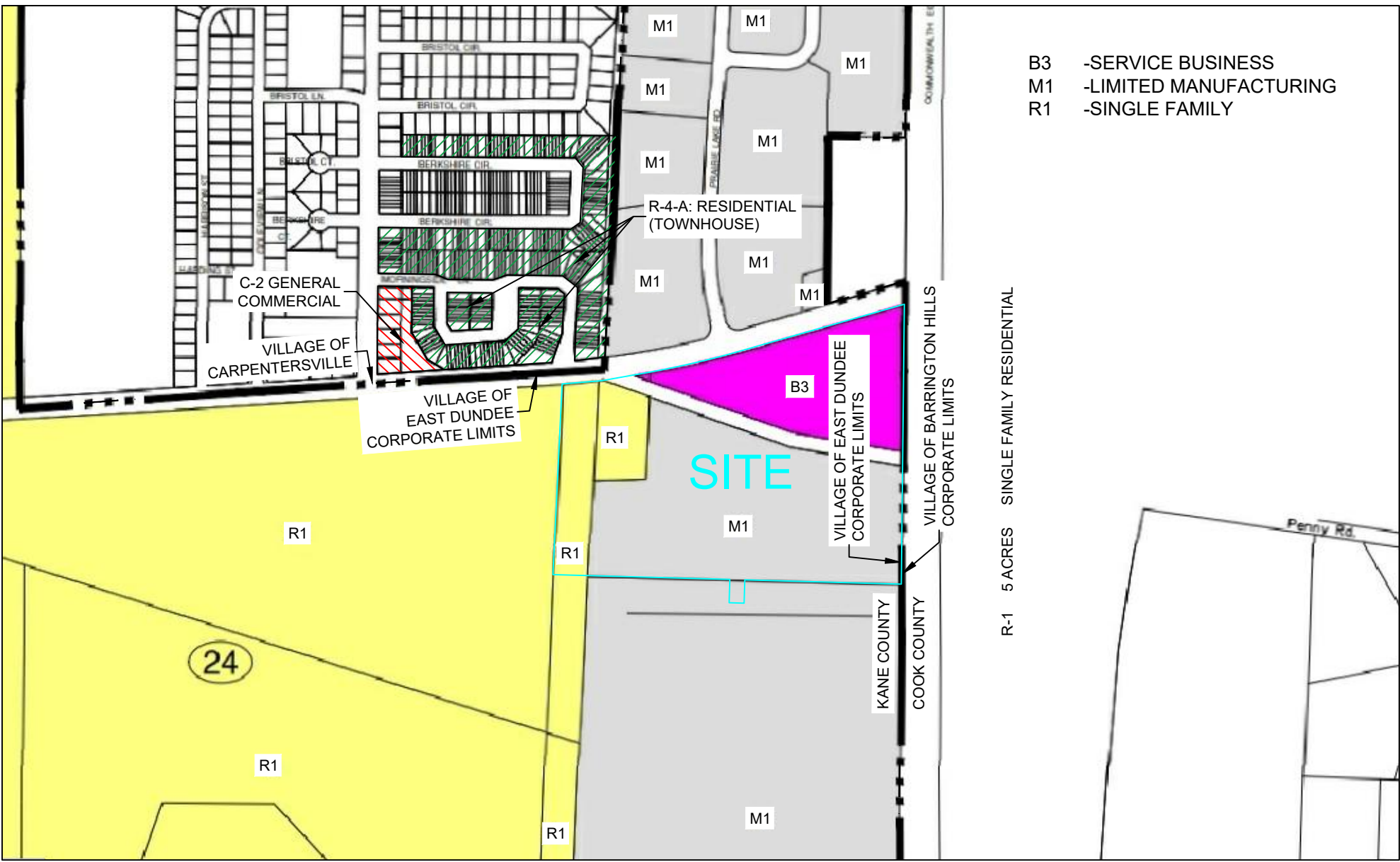
SURVEY

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PRELIMINARY P.U.D. PLAN
TERRA BUSINESS PARK - PHASE II
BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

ZONING MAP
SCALE 1"=600'



VICINITY MAP
SCALE 1"=400'



Minimum Lot size	18,000 SQ. FT.	No departure
Maximum Lot Size	None	No departure
Minimum Lot Width	100 ft.	No departure
Minimum Floor Area	5,000 sq.ft.	No departure
Maximum Floor Area Ratio	1.5	No departure
Maximum Building Height	35 ft.+ the height of any rooftop screening/parapet	Departure from fixed 35 ft.
Front Yard Building Setback	40 ft.	No departure
Side Yard	25 ft. in all cases	Departure from 25 ft. to 20 ft. for interior side yards: side yards along streets remain at 25 ft.
Rear Yard	20 ft. in all cases	Departure from 40 ft. except along alley/railroad ROW
Parking Setback	10 ft. from all Lot lines	
Required off-street parking	As per Village Code	No departure
Max. Lot Coverage	Limited by Floor Area Ratio, setbacks, and parking requirements	No departure
Gross floor area for all non-residential buildings	Based on total lot are of 849,481, and a 1.5 max. floor area ration, the max. gross floor area will be 1,274,221.5 sq. ft	No departure
Non-Residential Intensity	It is anticipated that the PUD will eventually be fully built out with industrial and / or commercial buildings with no common area open space other than the required yards on each lot	No departure
Maximum Impervious Surface Coverage		Per Stormwater Management Report: 95%

NOTES

- The cell tower existing on Lot 4 may be relocated or removed
- Setbacks for building and parking on any particular lot as shown on the PUD Plan are subject to modification by the Village Board at the request of such lot owner without the need for the consent of any other lot owner.
- The proposed extension of Rock Road north of Penny Road and the connection thereof to Dundee Road (collectively, the "Rock Road Extension to Dundee Road"), with the corresponding vacation of existing Penny Road west of the proposed Rock Road extension with the conveyance of that vacated right-of-way to the developer without charge (collectively, the "Penny Road Vacation") are subject to modification and / or approval as required by the Illinois Department of Transportation ("IDOT Approval"), and until such IDOT Approval is received, there shall be no dedication of the Rock Road Extension to Dundee Road, and no Penny Road Vacation unless otherwise agreed by the Village and the Developer. Changes required by IDOT and approved by the Village Engineer may be incorporated in the Final PUD Plan without the need for further public hearings.
- No modification to this Final PUD Plan (and no public hearings) shall be required as to the development of any of Lots 2, 3, 4, or 5 so long as the proposed development complies with Village ordinance 2023-_____ approving this PUD for Terra Business Park Phase II.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 5 IN TERRA BUSINESS PARK - PHASE II, BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SECTION 24; THENCE SOUTH 89 DEGREES 40 MINUTES 14 SECONDS WEST, 707.96 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 36 SECONDS EAST, 102.98 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 24 SECONDS WEST, 66.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 36 SE4CONDS WEST, 102.90 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 14 SECONDS WEST, 774.00 FEET; THENCE NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, 797.04 FEET TO THE SOUTH LINE OF SAID DUNDEE ROAD - IL ROUTE 68; THENCE THE FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE OF DUNDEE ROAD; NORTH 85 DEGREES 18 MINUTES 32 SECONDS EAST, 83.51 FEET TO THE POINT ON A CURVE; EASTERLY 89.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 205,561.32 FEET AND WHOSE CHORD BEARS NORTH 85 DEGREES 17 MINUTES 05 SECONDS EAST, 89.41 FEET; NORTH 80 DEGREES 01 MINUTES 44 SECONDS EAST, 134.03 FEET; NORTHEASTERLY 575.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 4347.28 FEET AND WHOSE CHORD BEARS NORTH 76 DEGREES 52 MINUTES 13 SECONDS EAST, 575.46 FEET; NORTH 73 DEGREES 04 MINUTES 31 SECONDS EAST, 675.64 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 24; THENCE SOUTH 00 DEGREES 15 MINUTES 36 SECONDS EAST ALONG SAID SECTION LINE, 1152.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.1268 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN U.S. FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF EAST DUNDEE, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17089C0157H, EFFECTIVE DATE AUGUST 3, 2009 AND 17089C0159H, EFFECTIVE DATE AUGUST 3, 2009.

DATED AT EAST DUNDEE, ILLINOIS, THIS 06th DAY OF JANUARY, 2023 .

DRAFT

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2024
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2025

REVISIONS

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PEG JOB No.	1411.40
PEG PM	DAT
DATE	05/17/2023
SCALE	
DRAFTED BY:	KGD

SHEET

2
9
2