



PLANNING AND ZONING & HISTORIC COMMISSION

Regular Meeting Agenda

Thursday, November 2, 2023 at 6:00 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

Approval of the July 24, 2023 Minutes; August 14, 2023 Minutes; and September 18, 2023 Minutes.

PUBLIC COMMENT

NEW BUSINESS Public Hearings:

- 1) A request for a special use to allow for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 325 Meier Ave. East Dundee, IL, 60118 in the B-1 Downtown Business District.
- 2) A request for a special use to allow for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 311 Barrington Ave. East Dundee, IL, 60118 in the B-1 Downtown Business District.
- 3) A request for a special use to allow for a tavern with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 314 N. River St. East Dundee, IL, 60118 in the B-1 Downtown Business District.
- 4) A request for a special use to allow for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 501-503 Dundee Ave. East Dundee, IL, 60118 in the B-3 Service Business District.

OTHER BUSINESS

- 1) Riverfront Master Plan Discussion.

HISTORIC COMMISSION ITEMS: None

ADJOURNMENT

ORDINANCE NUMBER 23- 23

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE
COUNTIES, ILLINOIS, AMENDING VARIOUS SECTIONS OF THE VILLAGE OF
EAST DUNDEE VILLAGE CODE REGARDING LIVE ENTERTAINMENT**

WHEREAS, the Village of East Dundee (“Village”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village desires to amend the Village of East Dundee Village Code (“Village Code”) to provide rules and regulations relating to live entertainment; and

WHEREAS, the President and Board of Trustees have determined it to be in the best interest of the Village to amend the Village Code to allow for live entertainment under certain circumstances; and

NOW THEREFORE BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. That the recitals above shall be and are hereby incorporated as Section 1 as if restated herein.

SECTION 2: Amendments. That the Village Code is hereby amended as follows, with additions underlined and deletions struck through:

AMENDMENT ONE:

Section 157.003 of the Village Code, entitled “Rules and Definitions” is hereby amended to add the following definitions in their proper alphabetical order:

LIVE ENTERTAINMENT. Shall consist of live music, dancing and/or singing performances, floor shows, D.J. shows and other amplified entertainment performances, whether or not an admission fee is charged. Live entertainment shall not include subtle ambient or incidental background music provided for guests or patrons by musicians such as unamplified background music, piano player, harpist, strolling violinist, traditional juke box, karaoke, or guitarist. However, if there is an admission charge requirement to observe or attend such subtle ambient or incidental background music or entertainment, it shall be considered live entertainment.

TAVERN. A place of business that primarily serves alcoholic beverages with a legally approved village liquor license and may include a limited food service for human consumption. A Tavern with live entertainment requires a special use permit.

AMENDMENT TWO:

Section 157.050(F)(1) of the Village Code, entitled "General Requirements; Allowable Use of Land or Buildings; Allowable Uses Table" is hereby amended to add or amend the following uses in their proper alphabetical order:

Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit	Downtown Business District (B-1)	Community Business District (B-2)	Service Business District (B-3)	Automotive Service Business District (B-4)	Office District (O-D)
(d) Clubs, restaurants, taverns and lodging uses.					

2. Restaurants, specialty foods and taverns.					
Brew pub	P	P	P		
<u>Brew pub; with live entertainment</u>	<u>S</u>	<u>S</u>	<u>S</u>		
Delicatessen	P	P	P	P	S
Ice cream shop	P	P	P	P	S
Restaurant; no live entertainment or dancing	P	P	P	P	S
Restaurant; with live entertainment or dancing	S	S	S	P <u>S</u>	
Restaurant; drive-in or drive-through facilities	<u>S</u>	S	S	P	
Taverns	P	P	P		S
<u>Taverns; with live entertainment</u>	<u>S</u>	<u>S</u>	<u>S</u>		

AMENDMENT THREE:

Section 157.065(A)(1) of the Village Code, entitled "General Requirements; Allowable Use of Land or Buildings; Allowable Uses Table" is hereby amended to add or amend the following uses in their proper alphabetical order:

Allowable uses of land and buildings: P: Permitted by-right S: Permitted by special use permit	Limited Manufacturing District (M-1)	Limited Manufacturing District (M-2)
(d) Clubs, restaurants, taverns and lodging uses.		
1. Clubs, lodges and meeting halls		
2. Restaurants, specialty foods and taverns		
Restaurant – no live entertainment or dancing	P	P
Restaurant - with live entertainment or dancing	P <u>S</u>	P <u>S</u>
Restaurant - drive-in or drive-through facilities	P	P
Taverns	P	P
<u>Taverns - with live entertainment</u>	<u>S</u>	<u>S</u>

SECTION 3: Continuation. That all provisions of the Village Code not amended herein shall remain in full force and effect.

SECTION 4: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid and unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be hereby repealed.

SECTION 6: Effect. That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

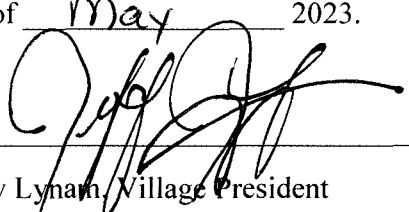
PASSED this 15th day of May 2023 pursuant to a roll call vote as follows:

AYES: Mahony, Kunze, Saviano, Brittin, Treiber and Sauder

NAYES: Ø

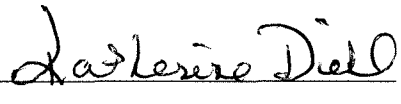
ABSENT: Ø

APPROVED by me this 15th of May 2023.



Jeffrey Lynam, Village President

ATTEST:



Katherine Diehl, Village Clerk

CALL TO ORDER:

Chair Brunner called to order the Planning and Zoning & Historic Commission ("PZHC") special meeting on Monday, July 24, 2023, at 6:00 pm.

ROLL CALL:

Commissioners Brunner, Feck, Krueger, Reyes-Brahar, Scarpelli, and Steneck, were all present. Quorum was met.

Commissioner Myers was absent.

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

PUBLIC COMMENT:

Colin Haggerty thanked the Commission for coming out since it was a special meeting.

NEW BUSINESS:

Certificate of Appropriateness for Proposed Façade Changes: 309 Meier St.

Chair Brunner laid out the Discussion items for the meeting: The addition of an overhead garage door, exterior ramp, new façade treatment, new signage, and opening of outdoor seating area. He stated that no Certificate of Appropriateness will be issued at this meeting.

Applicant, Colin Hegarty, presented the proposal for his newly acquired property at 309 Meier St. The goal of the project is to reduce the costs while trying to get a final product. Since the property is in a historic district, the applicant wanted to get advice on how to proceed for a new Mexican cantina restaurant. A brief and general overview of the proposed façade changes was included in the application. The applicant believed there would be some pushback and/or comments on some of the changes, so he wanted to present to the Commission in a special meeting.

The applicant believed these façade changes make the building stand out more as well and would make it more inviting, which he believed was needed. The applicant also proposed changing the front step to make it more accessible for wheelchairs and to make it safer overall since it is currently crooked.

Commissioner Steneck asked if the applicant owns and operates the *Maple & Hash* in both Pingree Grove and West Dundee. Conversation ensued about the applicant's prior businesses.

Commissioner Reyes-Brahar asked what type of music would be played in the outdoor area. Would it be live music, loud music, or dance music?

The applicant doesn't think there is an intention to incorporate live music and he does not intend to stay open past midnight. Conversation Ensued.

1. Overhead Garage Door – Fire Department stated in a letter the proposed garage door appears to impact several egresses within the property since it is an existing exit right now that is being replaced.

There would have to be some changes for safety if this project moves forward. In other words, there needs to be a certain number of exits in the building and a garage door doesn't count as an exit door even though it would be replacing a current exit door. A new exit door would need to be created somewhere else. Applicant is willing to add another exit door if needed.

Commissioner Reyes-Brahar asked if the garage would be insulated?

Yes, it's clear with black trim and a clear glass door.

Commissioner Scarpelli if it is like the door on Black & Gray?

Yes, it would be like Black & Gray's and would be 100% clear (just like a window). There could be tint added depending on the sun coming in, but the applicant hasn't investigated that currently.

Chair Brunner commented on the fact that the bar would be right on the other side of the garage door, so when the garage door is closed, people would still be able to see inside as they walk by. Overall, Chair Brunner believes the garage door fits with the large doors and large spaces that have been on the property in the past and fits with the general look.

Commissioner Reyes-Brahar commented on the potential need for a different color since trends only last 15 or so years. She suggested something a little more neutral. Commissioner Reyes-Brahar is also not sure how the wood lentic overhead works for the sign because there are no other wood lenticils introduced in the façade other than the trellis. Are the two double doors going to be underneath the signage? Are those going to be kept? Conversation ensued.

Commissioner Reyes-Brahar also understood the applicant's issues with the crooked step in the entry way, but Commissioner Reyes-Brahar commented that is also one of the beautiful features of maintaining something historic. Commissioner Reyes-Brahar suggested finding another way to comply for ADA like a secondary side door in the back. Conversation ensued.

Chair Brunner commented that there is already a secondary door on the property on the right. A conversation ensued about preserving the history of the building.

The Commission is in unanimous support of the garage door as long as it meets FD guidelines and heavily considers new color options.

2. The Accessibility ramp - Chris Ranieri, Building Inspector, commented that the proposed ramp is not long enough to be ADA compatible (Applicants were allowed 1 inch of rise for every foot). The applicant currently has around 19.5 inches from the sidewalk to their threshold. The applicant would need almost 19 feet of run on the ramp, and that could impact the location of the overhead door. Right now, the applicant only had 16 feet proposed. Chris Ranieri also mentioned that the code does not require applicants to make a building ADA compliant if it already exists as long as they aren't making improvements to the elements in question. If they are making improvements, then they would need to bring them up to code. Conversation ensued.

Another discussion of entries and exits ensued between Chris Ranieri, Commissioner Scarpelli, Chair Brunner, and the applicant followed by another conversation of the ramp location.

The applicant said that he would be able to change the level of the ramp, but he cannot extend the ramp further because then he would have to get rid of the existing exit door. He can try to extend the ramp in the other direction, but that could destroy the façade. The steps are currently very high, so the applicant would want to prioritize accessibility. Another conversation of the ramp location ensued.

The applicant asked if expectations are allowed if the ADA requirements would deteriorate the grade. Chris Ranieri stated that it either must be compliant since it is a new improvement, or it can't be put in. The applicant said he would investigate it further.

A conversation ensued about the measurements listed in the application. Chair Brunner clarified that the Commission is not against a ramp but would prefer putting a ramp someplace else, so it does not impact the front.

A conversation ensued about updating the steps.

The Commission acknowledged that the current proposal related to the ramp wouldn't work in its current form. The Commission also recognized the need for better accessibility. Applicant restated his concerns about making sure accessibility is clearly seen as opposed to just hidden in the back where the patrons must find it. A conversation of handrails and window opaqueness ensued.

Commissioner Reyes-Brahar brought up the ramp again and suggested the applicant find a way to bring in the ramp inside. Commissioner Reyes-Brahar remembered a coat closet in the building that could be converted as such. The applicant said he would be willing to talk to his architect about it but thought that would be too expensive.

ATVA Bottalico asked the applicant if removing the garage all together would significantly impact the operations of business? The applicant doesn't believe it would, but it would just be a beautiful patio view.

Commission Steneck asked what the difference would be if moving the landing over to the north impact of the property. Applicant came over to review the floor plan with the Commission. The applicant welcomed the feedback and would further review moving the landing to get more room for the ramp. The applicant would review these options with the Commission at the next meeting.

3. Façade Treatment / Materials – the main vision here, per the applicant, is to upgrade the façade to make it stand out more. The applicant wanted to get some feedback on what the Historic Commission would approve so he can proceed with more detailed drawings, so he wouldn't have to keep going back and forth to the Commission. The applicant proposed a brick siding that looks like natural brick. No color has been chosen yet, because he wanted to make sure the brick material was approved first. It would be a speckle finish in the front once given approval. A discussion ensued about the brick material and chemicals used.

The Commission stressed the importance of using natural materials in a historical district. It was mentioned that the current proposal goes against the brick guidelines being used in the district. Commissioner Reyes-Brahar expressed concern with the materials being proposed.

The applicant elaborated on why he was trying to make the building stand out from what it has been in the past so people know it is not just the same restaurant. He was looking to build a recurring customer base.

A conversation ensued on past building ownership and the fact that it had been the same look/feel for 70 years. The conversation then went back to other ideas on exterior building materials.

Chair Brunner referenced all the other buildings in the district that have committed to maintaining exteriors that are all in keeping with historical district guidelines. A conversation ensued about how other buildings/houses currently use this material.

The applicant clarified that the material would only be used on the front exterior, not in the back or on the sides. He just wanted to use it on the front, so it is more noticeable from the current brown. A conversation ensued about different types of exterior finishings. Commissioner Scarpelli would not be in favor of a dry bit/smooth finish. The Applicant was going to send the Commission photos of different types that are currently being used at his other buildings.

A conversation ensued about stone materials specifically and if they fit within East Dundee's current look. A color palette should be included for the next meeting.

4. Signage - Building Inspector Chris Ranieri had indirectly asked the Commission to provide guidance on signage for the applicant as it pertained to the building codes. The current size of the sign being proposed is too big. The letters within the sign are currently "channel" letters that would include LED lights inside the sign. The fonts currently being proposed did not fit within current Historical guidelines. Commissioner Scarpelli would be more in favor of traditional Mexican grill fonts (since this is a Mexican grill).

A conversation ensued about the "Tequila Val's" jalapeno logo/mascot and potential issues that it may present. Modifications were discussed. The size of the sign was also discussed. If approved, this sign would be the largest in the historical district.

Another conversation ensued about the commission's ability of approving/rejecting signage. The applicant has other options for signage that have already been discussed with the Village Administrator and would present them at the next meeting.

5. Open Area Outdoor Seating - Commission thought this was a great idea with the veranda. Chair Brunner asked if there would be a solid wall on the opposite side, so you wouldn't see the employee parking. The applicant confirmed there would be a solid wall there.

A discussion on the type of fencing ensued.

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ATVA Bottalico commented on an amendment to the Historic District Ordinance that was passed in January 2022 that allowed the Village Administrator or Village President to recommend changes to the design and size of the sign.

Commissioner Reyes-Brahar asked if there would be any exterior lighting on the patio. The applicant does plan on simple, string lights for the outside patio. Conversation ensued.

ATVA Bottalico asked for a sample of the facade materials discussed earlier. The applicant planned to bring a sample to the next meeting but cautioned that samples don't always do justice to the final look. An agreement was still reached on the applicant bringing in a sample.

Next meeting was scheduled for August 14th, 2023.

Commissioner Scarpelli questioned if it is appropriate that the Historic Commission issues certificates of appropriateness. The Commission isn't the final say and appeals are possible, but Commissioner Scarpelli wondered if the Village Board is a better body to handle those certificates.

Chair Brunner clarified that applicants can always appeal, all the way up to the Village Board, so he believed that system is already established. He liked that the powers are separated between the Commission and the Village Board. Conversation ensued between these two viewpoints.

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:21 pm by Feck/Krueger.
Motion is carried by voice vote.

Respectfully submitted,
Caleb Haydock, Management Intern

CALL TO ORDER:

Chair Brunner called to order the Planning and Zoning & Historic Commission ("PZHC") special meeting on Monday, August 14, 2023, at 6:00 pm.

ROLL CALL:

Commissioners Brunner, Feck, Krueger, Myers, Reyes-Brahar, Scarpelli, and Steneck, were all present. Quorum was met.

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

PUBLIC COMMENT: none

NEW BUSINESS: Historic Commission

1. Discussion and Motion to Issue/Deny Certificate of Appropriateness for Proposed Fascia Boards and Roof Alterations: 210 N. River St.

Motion was had to open discussions on 210 N River St. and was approved by voice vote.

- a. The Property Owner and Applicant, Cliff Surges, was present. He has owned the building for 8 or so years. He has spent incredible time, money, energy on refurbishing the property that was about to be demolished. He came to the Commission about 3-4 years ago right before COVID to receive the façade grant. He didn't do the Fascia ensoft at that time because HEAC was having trouble getting balanced out. That is why he is back now to modify the fascia boards for gutter improvements as well as to remove 3 inoperative masonry chimneys prior to the desired re-roofing.

The applicant presented the type of roof material he was considering. Commissioner Scarpelli asked if the lower fascia boards are completed. A conversation of roof edging ensued.

Commissioner Reyes-Brahar asked about the shingle color. Conversation ensued.

Chair Brunner inquired about the strapped gutters and wondered why the applicant didn't want to keep those.

The applicant is wanting the water to roll off the roof and it doesn't do that currently. They don't pitch right, and they float with the wind. The applicant believes those gutters were not intended for the designed fascia. The roofline boards will be the same on the new fascia.

A conversation ensued about gutters and fypon material.

A decision was reached about doing a fypon front for the gable and the rest of the items are approved as presented/proposed. The chimneys can be taken off the roof and replaced. Chair Brunner would approve this; Commissioner Reyes-Brahar seconded that notion.

A conversation on shingle costs ensued.

A conversation ensued about the number of chimneys to be taken off. It was determined that it was officially 3 to be taken off.

Motion to issue Certificate of Appropriateness for proposed fascia boards and roof alterations that would include removing 3 chimneys for 210 N. River St as referenced in the packet with the additional amendments of adding a typon product on the front gable of the building (facing river street) and adding either slates or asphalt shingles that will maintain a crowned look while allowing applicant to include flat ensoft on the North, South, and East roof edges for proper adhesion of the gutters by Commissioner Scarpelli/Chair Brunner

Motion to approve certificate of appropriateness by Scarpelli/Steneck.

7 Ayes (Brunner, Reyes-Brahar, Myers, Feck, Krueger, Steneck, and Scarpelli).

2. Continued Discussion and Motion to Issue/Deny Certificate of Appropriateness for Proposed New Restaurant: 309 Meier St.

a. Addition of overhead garage door, exterior ramp, façade treatment, signage and opening of outdoor seating area.

Applicant, Collin Hegarty, was present for the meeting along with his architect, Brian Pelotte.

A discussion on aesthetics ensued followed by a discussion on the new placement of the ramp. Commissioner Reyes-Brahar thought the new ramp placement worked well but had some safety concerns regarding wheelchairs rolling over at the turn radius at the top of the landing.

A conversation ensued about reaching out to the Illinois ADA office and general ADA compliance. The applicant was committed to making sure the ramp is accessible for all patrons and will adjust as needed.

A conversation ensued about the stone facing/façade. The applicant expressed his desire to not just do the exact same thing as other buildings and didn't believe he would be able to move forward with the project if that was the case. A conversation ensued about previous ownership at the Anvil Club. The applicant believed that changes to the building are vital to developing new cliental/patrons.

Chair Brunner doesn't see a need to move away from the historic look that all other buildings in the downtown area follow. Chair Brunner is committed to maintaining the history in the prevailing architecture. From the previous conversation, Chair Brunner believed the desires of the applicant are incompatible with the historic district. Any proposal that is approved would need to blend in as far as Chair Brunner is concerned. Commissioner Reyes-Brahar agreed with these comments. Commissioner Reyes-Brahar suggested leaning more into the wood facade look as opposed to the stone look.

Commissioner Scarpelli disagreed and said the proposal should still be deemed historic looking. According to Commissioner Scarpelli, these buildings aren't owned by the Commission and owners

should be allowed to do what they want with their buildings as long as it fits within the “era of time”. It is not just about keeping all the buildings the same. In Commissioner Scarpelli’s view, the Commission is about protecting a period of time, not a certain look.

A conversation ensued about Tom Roeser’s various buildings and if other buildings in the East Dundee Historic District went through the same Certificate of Appropriateness process.

A conversation then ensued about whether the brick façade in question was historic or not. Commissioner Krueger commented that the current color of the building was not doing much for the town.

Chair Brunner informally polled the Commission to find out that the Commission agreed with the proposal besides the materials to be used for the exterior façade/siding.

A conversation ensued about the siding color and the possibility of limiting brick/stone usage.

Commissioner Myers suggested a few wood options that would still be historic looking while also giving the city flexibility if the property was ever to change hands again. A conversation ensued about the importance of the building entrance.

President Jeff Lynam came up to the podium and commented on the need to maximize the impact of a new business coming into town, and he believed this proposal did that.

Chair Brunner commented on the fact that the Commission has never been in the business of issuing disposal siding variances. Chair Brunner believed passing the current proposal would create a new precedent. Commissioner Myers commented that this perspective could be used for any new additions to a building in the historic district.

Motion to approve all aspects of the proposal as presented by Krueger/Scarpelli.
4 Ayes (Krueger, Steneck, Scarpelli, and Myers). 3 Nays (Brunner, Reyes-Brahar, and Feck).
Motion Approved.

3. **Discussion and Crafting of Language Regarding Special Use Permit Ordinance Conditions Placed on Restaurants, Taverns, and Brew Pubs with Live Entertainment for the Village Board to Consider**

The Village Board is looking for a uniform statement that can be applied to all applications/applicants, regardless of indoor/outdoor uses.

The Village Board passed a noise ordinance recently that restricted noise (ie. Live music) to 10:30pm from Monday to Thursday and 11pm on Friday & Saturday.

A discussion ensued on the special use language that will give the Commission more control over fining “bad actors”.

Chair Brunner commented on the fact that permit cancellations should not happen automatically and that businesses should be given an opportunity to state their case to the Village Board.

Commissioner Scarpelli doesn't mind adding classifications, but reminded the Commission that new classifications make the administration process more laborious.

The Commission wanted to make sure the language is aligned with the new noise ordinance and wanted to incorporate a mechanism that prevented bad actors.

A conversation ensued on how many noise citations would be allowed before special use permits would be evoked or before subsequent fines/punishments would be considered. 3 citations were initially discussed. Another conversation ensued on where businesses can hold live music.

It had been determined that staff had enough direction to move forward in crafting specific language to bring forth to the Village Board.

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:23 pm by Scarpelli / Reyes-Brahar.

Motion is carried by voice vote.

Respectfully submitted,
Caleb Haydock, Management Intern

CALL TO ORDER:

Chair Brunner called to order the Planning and Zoning & Historic Commission ("PZHC") special meeting on Monday, September 07, 2023, at 6:00 pm.

ROLL CALL:

Commissioners Brunner, Feck, Krueger, Myers, Scarpelli, and Steneck, were present. Quorum was met.

Commissioner Reyes-Brahar was absent.

Also present: Assistant to the Village Administrator ("ATVA") Franco Bottalico and Village Engineer Joe Heinz.

APPROVAL OF MINUTES:

- 1) Draft Minutes from July 6, 2023, Meeting

Motion to approve the July 6, 2023 Meeting minutes by Krueger/Feck.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

PUBLIC COMMENT: none

NEW BUSINESS:

A request for a special use to allow for a used only motor vehicle dealer, as described in Section 157.050(F)(1)(g)(4) of the Zoning Ordinance, located at 455 E. Main Street, East Dundee, IL, 60118 in the B-2 Community Business District.

Motion to open public hearing by Scarpelli/Feck.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

Chair Brunner asked ATVA Bottalico if any phone calls or emails or comments on this matter. ATVA Bottalico responded with "no".

Kevin Brunning, applicant's attorney, and Naim Kattoum, the applicant, were sworn in to give their testimony truthfully.

Kevin Brunning spoke on behalf of the applicant's desire to receive a special use permit to convert a former medical clinic into a used car lot.

The applicant believed there were no negative impacts from this proposal whatsoever. The building structure will not change and no current uses within the neighborhood will be disrupted. The property will be adequately landscaped and maintained. The proposal detailed a plan on how to improve the façade to make it more aesthetically pleasing.

A discussion ensued

Commissioner Scarpelli asked what renovations does the applicant envision?

The applicant and his son accepted the project partly because it is already in good shape and not much needs to be done at this time.

Chair Brunner mentioned the grade differential between the east and west ends being a special aspect of this property to consider. Chair Brunner asked the applicant how he would make sure people got to the office safely since he would be displaying his cars in the lower lot.

The applicant mentions that there was a staircase on the property which would help patrons get to the lower lot. Conversation ensued about the uneven area of the property and ADA compliance.

Village President Jeff Lynam came to the podium and was sworn in for testimony. President Lynam commented on the fact that East Dundee is a town of less than 3 square miles and has no less than 7 used car dealerships. He questioned if an 8th used car dealership would benefit the town long-term, especially in that location when there are 2 other interested parties.

Village President Lynam also mentioned that he discussed this property with Building Inspector Chris Ranieri and there would be significant changes that would have to be made to the property to be up to code, including the removal of the building. This would change the face/ façade of the building dramatically. President Lynam believed there were better uses of that building.

Chair Brunner asked for a motion to close the public hearing.

Motion to close the public hearing by Scarpelli/Krueger.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

Commissioner Scarpelli asked Village Engineer Joe Heinz about the 2 ingress/egress points on route 72 and Linden and if a barricade closure on the East side be helpful at all. Commissioner Scarpelli did have 2 concerns on the straight-in parking on the upper lot: First, Commissioner does think it is deep enough. Second, Commissioner Scarpelli doesn't see it feasible to back out safely.

Commissioner Scarpelli asked Village Engineer Joe Heinz opinions on how that could be made safer. Village Engineer Joe Heinz had not reviewed the site for geometrics. The applicant had not requested variances for re-zoning so they would have to meet all those requirements, including the ADA. Conversation ensued about hard-paved surfaces.

Fire Marshall Marc Quattrocchi approached the podium to speak on the building updates that would be needed for the property to meet the fire code requirements.

Chair Brunner asked Fire Marshal Marc Quattrocchi if a used car lot business was higher risk compared to other businesses. Quattrocchi said it wasn't a higher risk as long as they don't do any auto repairs. Conversation ensued including the minimum height needed for fire trucks to enter.

Chair Brunner initiated further conversation about special use requirements, fencing, and lighting.

ATVA Bottalico clarified that outside lighting wouldn't be prohibited from 9pm to 6am in any case.

Chair Brunner initiated further conversation over the maximum number of cars allowed to be sold at one time (31). ATVA Bottalico clarified this number was generated by looking at the amount of space on the property once employee parking was factored in.

A discussion ensued.

Conversation ensued about what types of vehicles could be sold under the 'special use' application (no new cars, no motorcycles, etc).

A conversation ensued about the Comprehensive Plan (both current and future) and how this proposal fits within that plan. Chair Brunner asked if the Commission wanted to say this use was not in line with the comprehensive plan. The Commission answered correct "not in line". ATVA Bottalico mentioned to the Commission that it was acceptable to recommend a 'denial' to the Village Board due to the business' incompatibility with the comprehensive plan for a future Route 25 dealership corridor.

Motion to approve the findings of fact by Scarpelli/Feck with amended to #2 being a "no" and #5 being changed to "not in line with the Village's comprehensive plan".
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

Motion to recommend a denial to the Village Board for the special use application by Scarpelli/Myers.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

A request for a special use to allow for a package liquor store, as described in Section 157.050(F)(1)(c)(2) of the Zoning Ordinance, located at 210 Penny Ave., Units G & H East Dundee, IL, 60118 in the B-2 Community Business District.

Motion to open public hearing by Krueger/Feck.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

Chair Brunner asked ATVA Bottalico if any phone calls or emails or comments on this matter. ATVA Bottalico responded with "no".

The applicants were sworn in to give their testimony truthfully. The applicants wanted to open a liquor store and believed they have the expertise to be successful.

Discussion ensued.

Commissioner Myers wanted to confirm that the applicant intended to sell and serve alcohol at a bar within the establishment? ATVA Bottalico clarified that this would only be within the gaming area because it was a state requirement that you must have on-site consumption if gaming is provided. Conversation ensued about gaming requirements.

Commissioner Scarpelli recognized that current businesses with gaming were not at the meeting complaining, but Commissioner Scarpelli asked the applicant at what point did he believed gaming was oversaturated in the Village.

Commissioner Scarpelli asked the applicant if he would still be interested in proceeding with the store if he got a special use granted, but not for gaming.

The applicant said he would still be interested in proceeding.

Motion to close public hearing by Myers/Scarpelli.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

Conversation ensued about restricting gaming in the future during Comprehensive Plan updates.

Motion to recommend approval of the special use application by Scarpelli/Feck.
5 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner). 1 Nay (Steneck).

A discussion ensued by Commissioner Steneck commenting on a liquor store with pouring alcohol being located next to residential area.

Motion to approve findings of fact as presented by staff by Myers/Krueger.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:21 pm by Steneck / Krueger.
Motion is carried by voice vote.

Respectfully submitted,
Franco Bottalico, Assistant to the Village Administrator

Memorandum



To: Planning and Zoning & Historic Commission
From: Franco Bottalico, Assistant to the Village Administrator
Subject: 325 Meier Ave. (Diamond Jim's) – Special Use Request for Live Entertainment
Date: November 2, 2023

Action Requested:

Staff recommends the Planning and Zoning & Historic Commission ("PZHC") motion a recommendation to the Village Board to approve a request for a special use permit ordinance to allow for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 325 Meier Ave. East Dundee, IL, 60118 (PIN 03-23-308-002) in the B-1 Downtown Business District.

Background and Summary:

At the May 15, 2023 Village Board meeting, the Board passed Ordinance #23-23 at the recommendation of the PZHC. This ordinance created a definition for live entertainment and also further specifies where restaurants, taverns, or brew pubs with live entertainment can be permitted by special use by zoning district. At the direction of the Board, staff has been tasked with ensuring existing businesses that meet this criteria come into compliance with the Village Code.

Note: Some of the existing businesses required a special use prior to their inception years ago, however were never issued one. The Board asks the PZHC to remain business friendly due to this being no fault of the business. A copy of the executed ordinance is attached.

The applicant will be present to discuss their business' current business model with regards to live entertainment. Also, the Village Attorney and a representative from the police department will be present to help guide the PZHC, if needed.

Attachments:

Application
Findings of Fact
Certification of Publication in Daily Herald



P&Z File # _____

10/5/23
Public Hearing

**APPLICATION FOR DEVELOPMENT APPROVAL:
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

This form is to be used for all special use applications (except Planned Developments) 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: JEFF LAUBERT
2. Project Location: _____
3. Brief Project Description:

4. Project Property Legal Description:

5. Project Property Size in Acres and Square Feet: _____
6. Current Zoning Status: _____
7. Current Use Status: _____
8. Surrounding Land Use Zoning: _____
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: _____

B. Owner Information

1. Signature: JEFF LAUBERT
2. _____

Email: _____

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

1. Name/Company: _____
2. Address: _____
3. Phone Number: _____ Fax: _____ Email: _____

PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

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. Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.

IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING

FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

NP

2. Will the establishment of the Special Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

NP

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

YES

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

NP

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

LIVE MUSIC ENTERTAINMENT, WILL ABIDE BY THE LPISE
ORDINANCE



Affidavit of Ownership & Control

I (We), _____ 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: SPZL

Owner: JEFF LANDRETT

Address: _____

Phone: _____

SUBSCRIBED AND SWORN TO before me this _____ day of _____, _____.

(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: _____

Project Address: _____

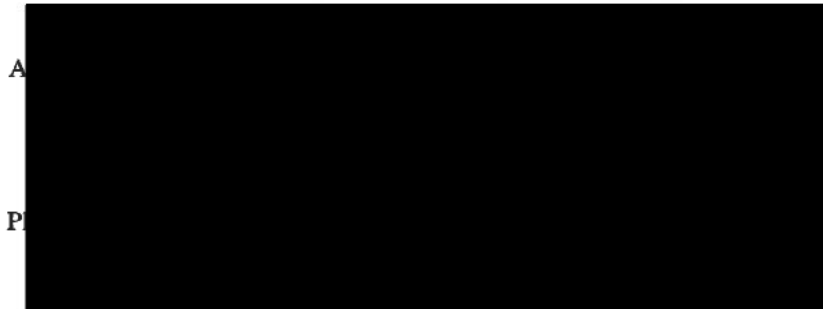


Affidavit of Ownership & Control

I (We), _____ 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: Jeff Lambert

Owner: Jeff Lambert



SUBSCRIBED AND SWORN TO before me this
7 day of Aug, 2023.

[Signature]
(NOTARY SIGNATURE)

(NOTARY STAMP)







**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.

JEFF LAUREN

Individually and for the Applicant

8/7/23

Date

Project Description:



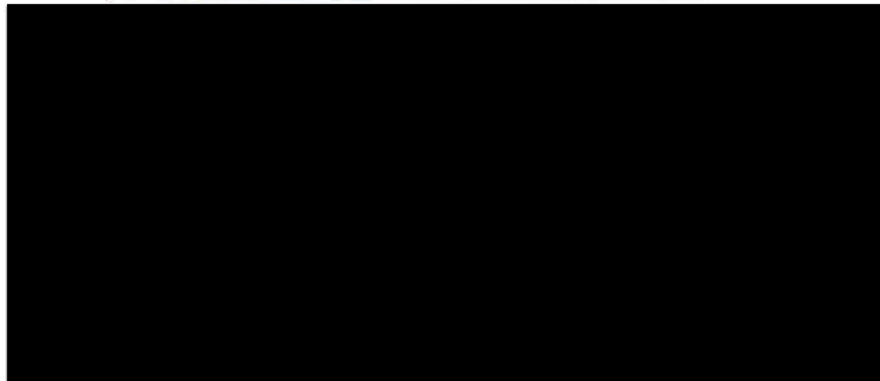
PZHC File # _____

Affidavit of Property Ownership & Control

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

Signature: Carl Mizak

Owner: PROP OWNER



SUBSCRIBED AND SWORN TO before me this
5 day of Oct., 2023.

[Signature]

(NOTARY SIGNATURE)



(NOTARY STAMP)



Planning and Zoning & Historic Commission Meeting

Findings of Fact – Special Use

Property Location: 325 Meier Ave. (Diamond Jim's) PIN 03-23-308-002

Hearing Date: November 2, 2023

Special Use

Requested: Live Entertainment

Staff has determined the below findings of fact for the PZHHC's consideration and review:

- 1. The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**
Yes.
- 2. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**
Yes
- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
Yes
- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**
Yes
- 5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?** The 2002 Commercial Development comp. plan goal states: "To provide for an adequate and attractive commercial base to serve the needs of Village residents". This aligns with the proposed special use.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

____ ayes ____ nays ____ absent ____ abstain

Date: _____

Signature: _____
Chair, Planning and Zoning & Historic Commission

Memorandum



To: Planning and Zoning & Historic Commission
From: Franco Bottalico, Assistant to the Village Administrator
Subject: 311 Barrington Ave. (DC Cobb's) – Special Use Request for Live Entertainment
Date: November 2, 2023

Action Requested:

Staff recommends the Planning and Zoning & Historic Commission ("PZHC") motion a recommendation to the Village Board to approve a request for a special use permit ordinance to allow for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 311 Barrington Avenue East Dundee, IL, 60118 (PIN 03-23-304-016) in the B-1 Downtown Business District.

Background and Summary:

At the May 15, 2023 Village Board meeting, the Board passed Ordinance #23-23 at the recommendation of the PZHC. This ordinance created a definition for live entertainment and also further specifies where restaurants, taverns, or brew pubs with live entertainment can be permitted by special use by zoning district. At the direction of the Board, staff has been tasked with ensuring existing businesses that meet this criteria come into compliance with the Village Code.

Note: Some of the existing businesses required a special use prior to their inception years ago, however were never issued one. The Board asks the PZHC to remain business friendly due to this being no fault of the business. A copy of the executed ordinance is attached.

The applicant will be present to discuss their business' current business model with regards to live entertainment. Also, the Village Attorney and a representative from the police department will be present to help guide the PZHC, if needed.

Attachments:

Application
Findings of Fact
Certification of Publication in Daily Herald



P&Z File # _____

**APPLICATION FOR DEVELOPMENT APPROVAL:
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**


This form is to be used for all special use applications (except Planned Developments) 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: DUNDEE COBB'S INC / DC COBB'S MCHENRY
2. Project Location: 311 BARRINGTON AVE, EAST DUNDEE, IL 60118
3. Brief Project Description:
SPECIAL USE PERMIT FOR LIVE MUSIC
4. Project Property Legal Description:
RESTAURANT/BAR
5. Project Property Size in Acres and Square Feet: _____
6. Current Zoning Status: _____
7. Current Use Status: _____
8. Surrounding Land Use Zoning: _____
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: _____

B. Owner Information

1. Signature: 
2. Name: DANIEL HART
3. Address: [REDACTED]
4. Phone Number: [REDACTED]

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

1. Name/Company: DC COBBS EAST DUNDEE
2. Address: 222 MAIN ST, WOODSTOCK, IL 60098
3. Phone Number: [REDACTED]

PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

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. Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.

IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING

FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

NO

2. Will the establishment of the Special Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

NO

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

YES

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

YES

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

TO PROVIDE LOCAL ENTERTAINMENT & EVENTS TO AND FOR THE COMMUNITY.

IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

2. For this site, what does the Code require?

3. What is proposed?

4. What unique circumstances have caused the need for a variance?

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

7. Specifically, what conditions are present on the property that would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

8. Other than financial return, what other purposes is the variance request based on?

9. Has the alleged difficulty been created by any person presently having an interest in the property?

10. Please give an explanation for any questions answered YES .

- a. Will the granting of the variation be detrimental to the public welfare? (Circle)
- b. Injurious to surround properties? (Circle)
- c. Impair an adequate supply of light and air to adjacent property? (Circle)
- d. Endanger public health and safety? (Circle)
- e. Substantially diminish property values within the neighborhood? (Circle)
- f. Conformance to the Land Use Plan? (Circle)

<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO



PLANNING AND ZONING & HISTORIC COMMISSION MEETING SCHEDULE
MEETING TIME 7:00PM
***THURSDAY EVENING UNLESS DENOTED**

Planning & Zoning petitions must be received 35 days prior to meeting date for petitions requiring Public hearings. 15 days prior when no Public hearing is required.

Historic Commission Meetings (as needed)

Applications submittals must be received & approved by the Building official for presentation to the Commission minimum of 15 days prior to meeting date.

Per ordinance, the Historic Commission must meet within 15 days of application submittal acceptance date and be fully considered by the Commission or a Certificate of Appropriateness would be deemed issued for failure to meet in the designated time.



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

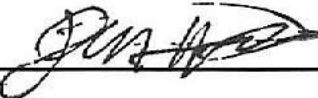
The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as 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.

Daniel Hart 

8/8/2023

Individually and for the Applicant


Date

Project Description:
SPECIAL USE PERMIT FOR LIVE MUSIC



Affidavit of Ownership & Control

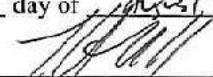
I (We), DUNDEE COBB'S INC / DANIEL HART do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: 

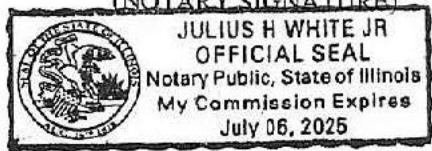
Owner: DANIEL HART



SUBSCRIBED AND SWORN TO before me this
8th day of August, 23.



(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: _____

DANIEL HART

Project Address: _____

311 BARRINGTON AVE, EAST DUNDEE, IL 60118



PZHC File # _____

Affidavit of Property Ownership & Control

I (We), 311 Barrington Ave LLC do hereby certify or affirm that I am the legal property owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: _____

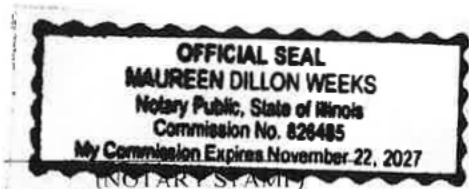
Owner: Ian C. Lamp, Member



SUBSCRIBED AND SWORN TO before me this

3rd day of October, 2023

Maureen Dillon Weeks
(NOTARY SIGNATURE)





Planning and Zoning & Historic Commission Meeting

Findings of Fact – Special Use

Property Location: 311 Barrington Ave. (DC Cobbs) PIN 03-23-304-016

Hearing Date: November 2, 2023

Special Use

Requested: Live Entertainment

Staff has determined the below findings of fact for the PZHHC's consideration and review:

1. **The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**
Yes.
2. **The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**
Yes
3. **Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
Yes
4. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**
Yes
5. **How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?** The 2002 Commercial Development comp. plan goal states: "To provide for an adequate and attractive commercial base to serve the needs of Village residents". This aligns with the proposed special use.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

____ ayes ____ nays ____ absent ____ abstain

Date: _____

Signature: _____
Chair, Planning and Zoning & Historic Commission

Memorandum



To: Planning and Zoning & Historic Commission

From: Franco Bottalico, Assistant to the Village Administrator

Subject: 314 N. River St. (The Distance Social) – Special Use Request for Live Entertainment

Date: November 2, 2023

Action Requested:

Staff recommends the Planning and Zoning & Historic Commission ("PZHC") motion a recommendation to the Village Board to approve a request for a special use permit ordinance to allow for a tavern with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 314 N. River St. East Dundee, IL, 60118 (PIN 03-23-310-015) in the B-1 Downtown Business District.

Background and Summary:

At the May 15, 2023 Village Board meeting, the Board passed Ordinance #23-23 at the recommendation of the PZHC. This ordinance created a definition for live entertainment and also further specifies where restaurants, taverns, or brew pubs with live entertainment can be permitted by special use by zoning district. At the direction of the Board, staff has been tasked with ensuring existing businesses that meet this criteria come into compliance with the Village Code.

Note: Some of the existing businesses required a special use prior to their inception years ago, however were never issued one. The Board asks the PZHC to remain business friendly due to this being no fault of the business. A copy of the executed ordinance is attached.

The applicant will be present to discuss their business' current business model with regards to live entertainment. Also, the Village Attorney and a representative from the police department will be present to help guide the PZHC, if needed.

Attachments:

Application
Findings of Fact
Certification of Publication in Daily Herald

SUN - THURS 10:30
FRI - SAT 11:00



P&Z File # _____

Live Entertainment
157,050(F)(1)

**APPLICATION FOR DEVELOPMENT APPROVAL:
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

This form is to be used for all special use applications (except Planned Developments) 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: Joe Zeller
2. Project Location: The Distance Social - 314 N. River Street
3. Brief Project Description:

4. Project Property Legal Description:

5. Project Property Size in Acres and Square Feet: _____
6. Current Zoning Status: _____
7. Current Use Status: _____
8. Surrounding Land Use Zoning: _____
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: _____

B. Owner Information

1. Signature: _____
2. Name: Joe Zeller
3. _____
4. _____ Email: _____

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

1. Name/Company: The Distance Social
2. Address: 314 N. River Street East Dundee IL 60118
3. Phone Number: _____ Fax: _____ Email: _____

PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

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. **Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.**

IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING

FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

2. Will the establishment of the Special Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

2. For this site, what does the Code require?

3. What is proposed?

NA

4. What unique circumstances have caused the need for a variance?

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

7. Specifically, what conditions are present on the property that would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

8. Other than financial return, what other purposes is the variance request based on?

9. Has the alleged difficulty been created by any person presently having an interest in the property?

10. Please give an explanation for any questions answered YES.

- a. Will the granting of the variation be detrimental to the public welfare? (Circle)
- b. Injurious to surround properties? (Circle)
- c. Impair an adequate supply of light and air to adjacent property? (Circle)
- d. Endanger public health and safety? (Circle)
- e. Substantially diminish property values within the neighborhood? (Circle)
- f. Conformance to the Land Use Plan? (Circle)

<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	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.

08/31/2023

Individually and for the Applicant

Date

314 N. River Street

Address

Project Description:

Live music at our establishment



Affidavit of Ownership & Control

I (We), The Distance Social / Joe Zeller do hereby certify or affirm that I am the owner(s), contract purchaser, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: [Signature]

Owner: JOE ZELLER

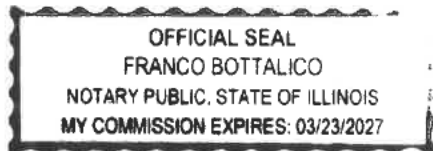
Address: 314 N. RIVER ST.
EAST DUNDEE, IL 60118

Phone

SUBSCRIBED AND SWORN TO before me this
31 day of August, 2023.

[Signature]

(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: _____

Project Address: _____



Planning and Zoning & Historic Commission Meeting

Findings of Fact – Special Use

Property Location: 314 N. River St. (The Distance Social) PIN 03-23-310-015

Hearing Date: November 2, 2023

Special Use

Requested: Live Entertainment

Staff has determined the below findings of fact for the PZHHC's consideration and review:

- 1. The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**
Yes.
- 2. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**
Yes
- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
Yes
- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**
Yes
- 5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?** The 2002 Commercial Development comp. plan goal states: "To provide for an adequate and attractive commercial base to serve the needs of Village residents". This aligns with the proposed special use.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

____ ayes ____ nays ____ absent ____ abstain

Date: _____

Signature: _____
Chair, Planning and Zoning & Historic Commission

Memorandum



To: Planning and Zoning & Historic Commission

From: Franco Bottalico, Assistant to the Village Administrator

Subject: 501-503 Dundee Ave. (La Mariskera) – Special Use Request for Live Entertainment

Date: November 2, 2023

Action Requested:

Staff recommends the Planning and Zoning & Historic Commission (“PZHC”) motion a recommendation to the Village Board to approve a request for a special use permit ordinance to allow for a restaurant with live entertainment, as described in Section 157.050(F)(1)(d)(2) of the Zoning Ordinance, located at 501-503 Dundee Ave. East Dundee, IL, 60118 (partial of PIN 03-23-479-007) in the B-3 Service Business District.

Background and Summary:

At the May 15, 2023 Village Board meeting, the Board passed Ordinance #23-23 at the recommendation of the PZHC. This ordinance created a definition for live entertainment and also further specifies where restaurants, taverns, or brew pubs with live entertainment can be permitted by special use by zoning district. At the direction of the Board, staff has been tasked with ensuring existing businesses that meet this criteria come into compliance with the Village Code.

Note: Unlike the previous public hearings at the October 5, 2023 PZHC meeting, this application is a new application for live entertainment to be included in their existing restaurant only.

The applicant will be present to discuss their business’ current business model and future plans in regards to live entertainment, if approved. Also, the Village Attorney and a representative from the police department will be present to help guide the PZHC, if needed.

Attachments:

Application
Findings of Fact
Certification of Publication in Daily Herald



PZ 23-09-09

P&Z File # _____

**APPLICATION FOR DEVELOPMENT APPROVAL:
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

This form is to be used for all special use applications (except Planned Developments) 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: Sonia Carranza La Mariskera Kitchen & Bar
2. Project Location: 501-503 Dundee Ave
3. Brief Project Description:

4. Project Property Legal Description:

5. Project Property Size in Acres and Square Feet: _____
6. Current Zoning Status: B-3
7. Current Use Status: RESTAURANT
8. Surrounding Land Use Zoning: _____
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: _____

B. Owner Information

1. Signature: SONIA CARRANZA, ALMA CARRANZA Sonia Carranza
2. Name: SONIA CARRANZA, ALMA CARRANZA
3. Address: [REDACTED]
4. Phone: [REDACTED]

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

1. Name/Company: BRAVADO ENTERPRISES LLC, DIBIA LA MARISKERA
2. Address: 501-503 DUNDEE AVE, EAST DUNDEE IL 60118
3. Phone: [REDACTED]

PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

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. **Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.**

IF YOU ARE APPLYING FOR A REZONING PLEASE WRITE A PARAGRAPH ON WHAT THE CURRENT ZONING IS AND WHY YOU ARE REQUESTING A REZONING

FOR A SPECIAL USE COMPLETE THE FOLLOWING, FOR VARIANCES ONLY SKIP TO PAGE #4:

1. Will the Special Use be injurious to the enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will the special use substantially diminish and impair property values within the neighborhood?

NO, there will be noise cancellation within walls.

2. Will the establishment of the Special Use impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

NO, the area is fully developed.

3. Have or will adequate utilities, access roads, drainage or necessary facilities be provided for?

Yes, the area is fully developed.

4. Have or will adequate measures be taken to provide ingress and egress to minimize traffic congestion in the public streets?

Yes, the area is fully improved.

5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?

The comprehensive plan will not be impacted because we have an existing restaurant and are requesting a special use for live entertainment.

IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

2. For this site, what does the Code require?

3. What is proposed?

4. What unique circumstances have caused the need for a variance?

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

7. Specifically, what conditions are present on the property that would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

8. Other than financial return, what other purposes is the variance request based on?

9. Has the alleged difficulty been created by any person presently having an interest in the property?

10. Please give an explanation for any questions answered YES .

- a. Will the granting of the variation be detrimental to the public welfare? (Circle)
- b. Injurious to surround properties? (Circle)
- c. Impair an adequate supply of light and air to adjacent property? (Circle)
- d. Endanger public health and safety? (Circle)
- e. Substantially diminish property values within the neighborhood? (Circle)
- f. Conformance to the Land Use Plan? (Circle)

<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/>	YES	<input type="checkbox"/>	NO



PLANNING AND ZONING & HISTORIC COMMISSION MEETING SCHEDULE
MEETING TIME 7:00PM

***THURSDAY EVENING UNLESS DENOTED**

Planning & Zoning petitions must be received 35 days prior to meeting date for petitions requiring Public hearings. 15 days prior when no Public hearing is required.

Historic Commission Meetings (as needed)

Applications submittals must be received & approved by the Building official for presentation to the Commission minimum of 15 days prior to meeting date.

Per ordinance, the Historic Commission must meet within 15 days of application submittal acceptance date and be dully considered by the Commission or a Certificate of Appropriateness would be deemed issued for failure to meet in the designated time.



**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.

La Mankera Kitchen & Bar 09/13/2023
Individually and for the Applicant Date
501-503 Dundee Ave East Dundee IL [REDACTED]
Address Phone Number

Project Description:

SPECIAL PERMIT for live Entertainment



Affidavit of Ownership & Control

I (We), East Dundee Properties, L.L.C 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: _____

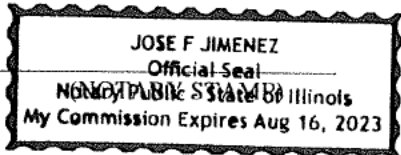
Owner: East Dundee Properties, L.L.C

Address: 501-505 Dundee Ave
East Dundee, IL 60118

Phone: _____

SUBSCRIBED AND SWORN TO before me this
12th day of July, _____.

(NOTARY SIGNATURE)





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: Sonia Carranza

Print Name: SONIA CARRANZA

Project Address: 501-503 Dundee Ave



Planning and Zoning & Historic Commission Meeting

Findings of Fact – Special Use

Property Location: 501-503 Dundee Ave. (La Mariskera) Partial of PIN 03-23-479-007

Hearing Date: November 2, 2023

Special Use

Requested: Live Entertainment

Staff has determined the below findings of fact for the PZHHC's consideration and review:

- 1. The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable (N.A.), Explain:**
Yes.
- 2. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**
Yes
- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
Yes
- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**
Yes
- 5. How is the proposed special use in harmony with the purposes, goals, objectives, policies and standards of the Village of East Dundee Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice, by the Village?** The 2002 Commercial Development comp. plan goal states: "To provide for an adequate and attractive commercial base to serve the needs of Village residents". This aligns with the proposed special use.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested special use(s) resulting in the following vote:

____ ayes ____ nays ____ absent ____ abstain

Date: _____

Signature: _____
Chair, Planning and Zoning & Historic Commission

Memorandum



To: Planning and Zoning & Historic Commission
From: Franco Bottalico, Assistant to the Village Administrator
Subject: Riverfront Master Plan
Date: November 2, 2023

Summary:

Late 2022, staff has entered into an agreement with Hitch Design Group ("HDG"), of Naperville, to develop a Riverfront Master Plan ("Plan"). Some of the goals and objectives of this Plan that are relevant to the PZHC's future comprehensive land use plan update are as follows: build upon natural beauty of the Fox River; improve connectivity along the River and the Downtown; evaluate opportunities for vehicular/pedestrian calming and circulation; and consider future acquisition of key sites along the Fox River.

At the September 18, 2023 Village Board meeting HDG presented its Plan to the Board in which HDG discussed the status of the first three phases of the total five phases in the study. A copy of the presentation is attached. The phases are as follows:

- 1) *Analyze* - Inventory and Analysis Phase (Completed)
- 2) *Connect* – Public Engagement (Completed)
 - a) Online Survey
 - b) Stakeholder Meetings
- 3) *Envision* - Alternative Strategies (2/3 Complete)
- 4) *Prioritize* – Preferred Strategies
- 5) *Implement* – Action Plan, Develop Report

[Click here](#) for a link to HDG's website to a page dedicated to East Dundee for you to familiarize yourself with as we hope to embark on a comprehensive plan update in 2024, pending Board approval in the budget. HDG anticipates to complete their report by the end of 2023.

Attachments:

Hitchcock Design Group strategies memo
Presentation from 9/18/2023 Village Board Meeting



Memorandum

Date: September 11, 2023
To: Philip Cotter, Village of East Dundee
From: Hitchcock Design Group

RE: East Dundee Riverfront Master Plan

Goals and Objectives

- Build upon natural beauty of the Fox River
- Enhance environmental aspects of the river and watershed
- Expand recreation opportunities, active/passive, land/water-based
- Improve connectivity along the river and to Downtown
- Consider future acquisition of key sites along the river
- Evaluate opportunities for vehicular/pedestrian calming and circulation
- Establish a riverfront identity/brand that is unique to East Dundee
- Host more special events along the river (small and large scale)

Strategies

- Sustainable (environment, economy, culture)
- Multi-dimensional (appealing to residents and visitors, flexible, high return on investment)
- Healthy (active, comfortable, clean, safe)
- Attractive (engaging, stimulating, clean)
- Distinctive (differentiated from other riverfronts)
- Respectful (of resources and diverse stakeholders)
- Barrier-free (accessible by all)

Desired Program Elements

- Native landscaping/shoreline stabilization
- Removal of invasive and non-native vegetation Ornamental landscaping/beautification
- Seating available along the riverfront
- Gathering spaces/picnic shelters
- Site furnishings: benches, picnic tables, trash cans, bike racks
- Better riverbank access and river (water) access
- Improved walking path
- Pathway lighting
- Improved pedestrian safety
 - Wider paths
 - Additional buffer from Water Street
 - Safe pedestrian crossing of Water Street
- Pedestrian bridge crossing the Fox River south of Main Street
- Activation of Haeger Property
- Consider additional land acquisition

22 E. Chicago Avenue
Suite 200A
Naperville, Illinois 60540
630.961.1787
hitchcockdesigngroup.com



Optional Program Elements:

- Public restrooms
- Accessible/assisted canoe/kayak launch
- Kayak/canoe/paddleboard rentals
- Wildlife/nature viewing and protection
- ADA accessible site amenities
- Gathering spaces/picnic shelters
- Signage
 - Wayfinding
 - Environmental education
- Riverfront dining/restaurants/food trucks
- Special events along the riverfront
 - Music, festivals, farmers market, art/craft fairs
- Public art/sculpture
- More parks and open space
- Parking

cc: File – HDG



EAST DUNDEE

Riverfront Master Plan



ANALYZE



ENVISION



CONNECT

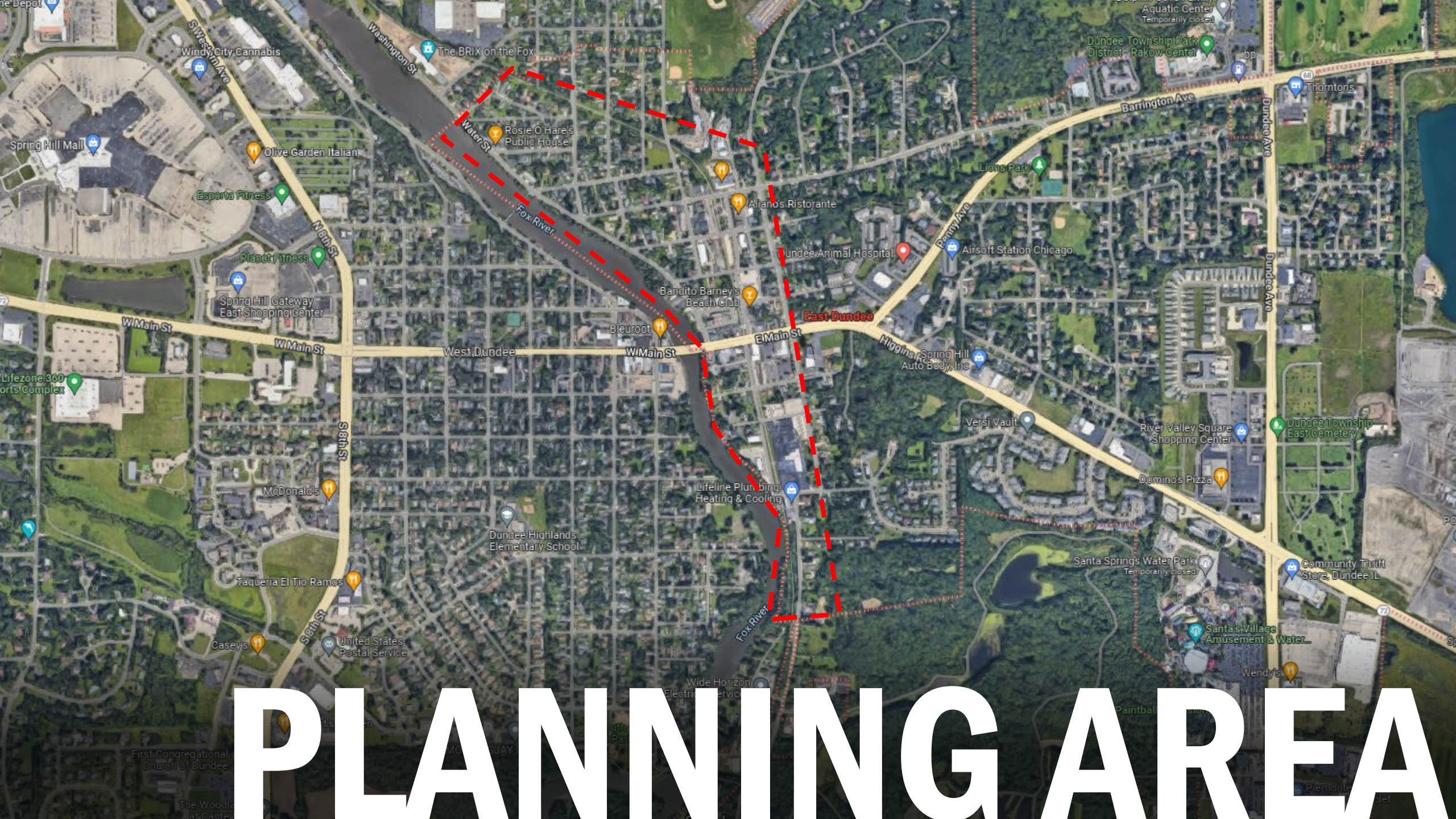


PRIORITIZE



IMPLEMENT

AGENDA



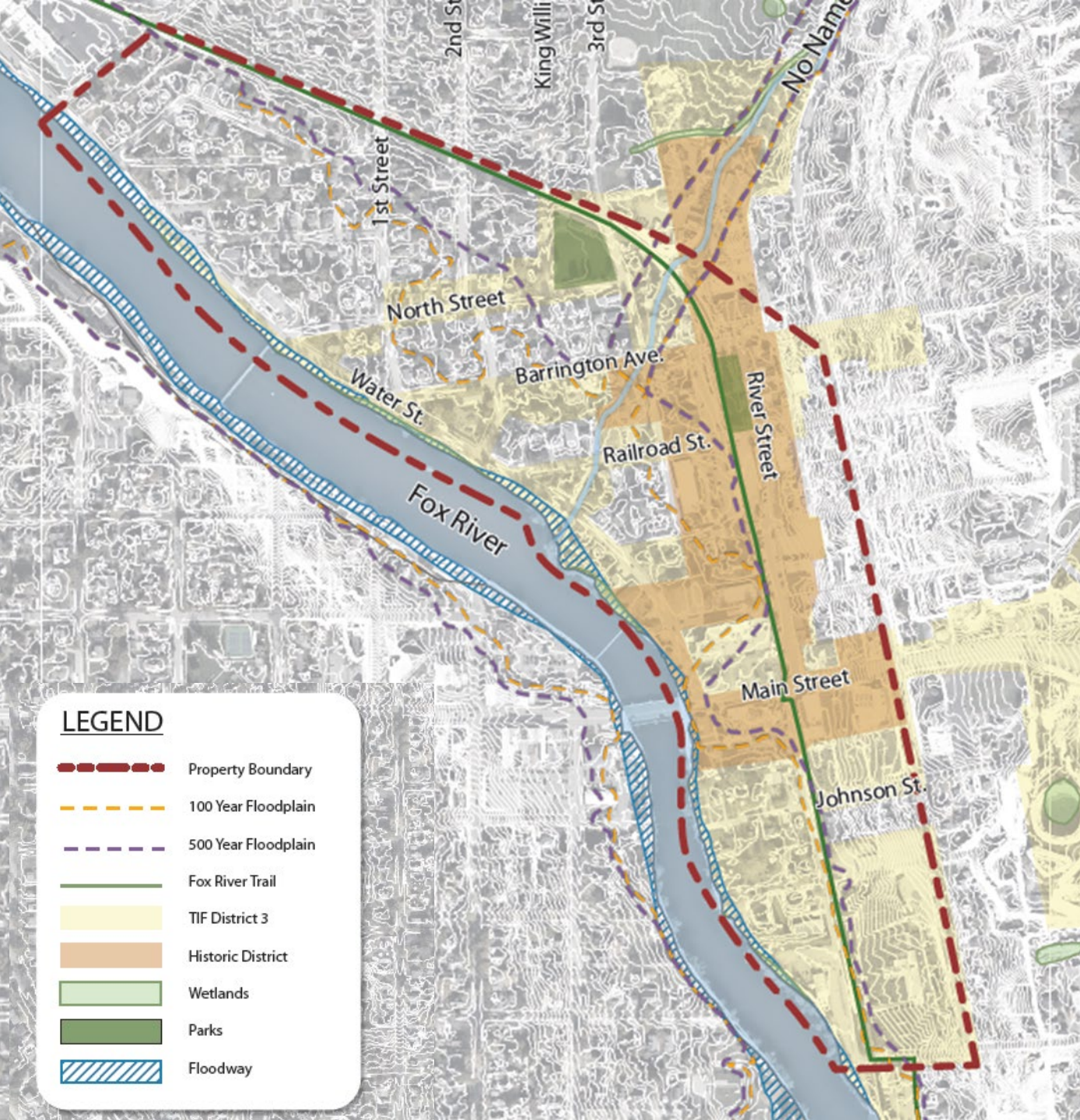
PLANNING AREA



ANALYZE:

Inventory & Analysis

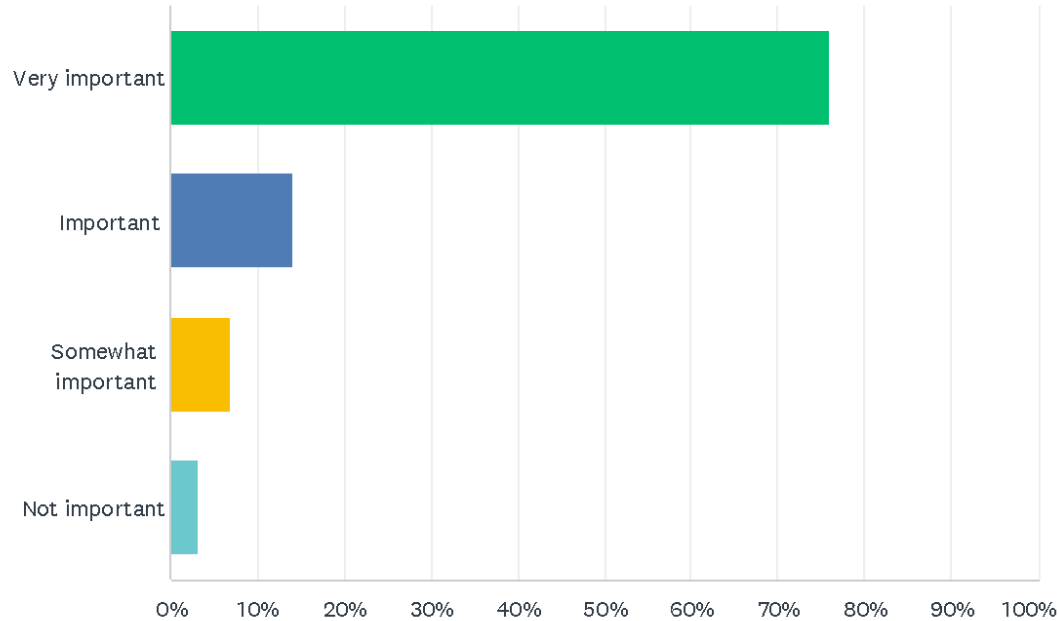
- Corridor Inventory
- Jurisdictional Constrains
- Site Analysis Mapping
- Establish Goals and Objectives



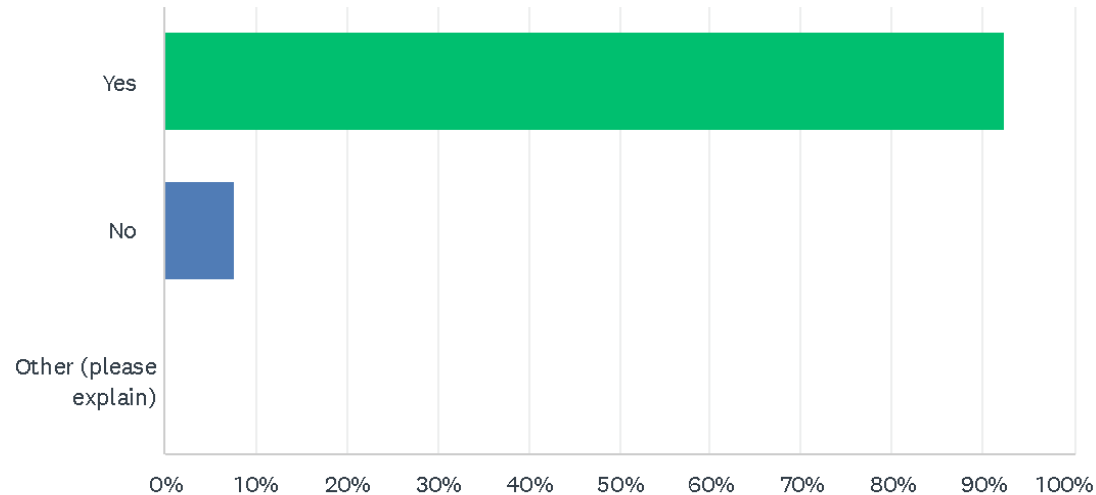
LEGEND

- Property Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Fox River Trail
- TIF District 3
- Historic District
- Wetlands
- Parks
- Floodway

Q10 How important is the river to East Dundee's identity?



Q11 Should the Village of East Dundee improve and enhance the river and/or the riverfront experience through East Dundee?



CONNECT: Public Engagement

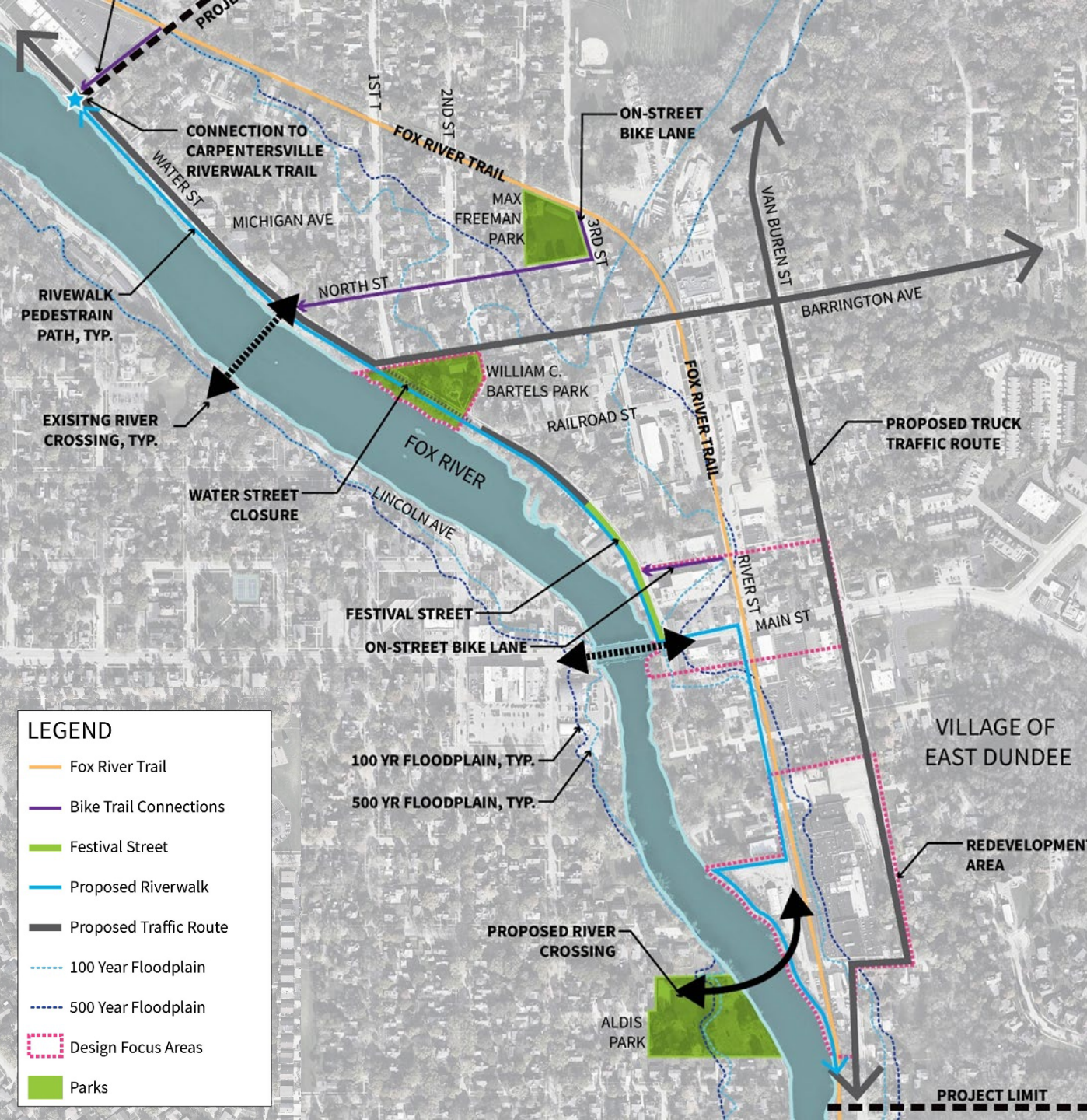
- Online Survey
- Stakeholder Focus Groups
- Community Open House (following Envision Phase)



ENVISION:

Alternative Framework Plans

- Strategy Development
- Collaborative Process
- Visioning Exploration





EAST DUNDEE

Riverfront Master Plan