

Village of East Dundee
PRESIDENT AND BOARD OF TRUSTEES
Regular Village Board Meeting
Monday, May 18, 2020
6:00 PM

This meeting will be conducted via teleconference call by authorization of Gov. Pritzker waiving a portion of the IL Open Meetings act to allow local governments to hold "remote" meetings to help control the spread of COVID-19

Zoom Meeting Link: <https://us02web.zoom.us/j/89175196519>

If you need to download Zoom, use this link and download "Zoom Client for Meetings": <https://zoom.us/download>

Computer Audio Only

Click on the "Join Audio Conference by Computer" link when you join the meeting.

To join by **PHONE ONLY**, use the following dial in number and Meeting ID.

US Dial in: **312-626-6799**

Meeting ID/Access Code: **891 7519 6519**

Please....

Mute Your Microphone.

Zoom has a "Mute Microphone" option. Please keep your microphone muted to cut down on feedback. Unmute to speak.

Raise your Hand.

A hand icon will appear beside your username and lets the meeting's managers know you have a question, input, or otherwise need some attention when possible. Click on the icon labeled "Participants" at the bottom of your screen. Click the button labeled "Raise Hand".

Refrain from the group chat feature.

AGENDA

Call to Order

Roll Call

Pledge of Allegiance

Public Comment: Agenda items only - Please keep comments to 5 minutes or less

Consent Agenda

[A. Motion to Approve the Regular Village Board Meeting Minutes Dated April 20, 2020](#)

[B. Motion to Approve an Ordinance Waiving Certain Development Regulations with Respect to the Pal Land II, LLC Property](#)

Old Business

New Business

[A. Motion to Approve an Ordinance Amending Various Sections of the Village of East Dundee Village Code Regarding Building on R5 Lots](#)

B. Motion to Approve an Ordinance Approving the Rezoning to the R-5 Multiple Dwelling District for the Property Located at 855 E. Main Street

C. Motion to Approve an Ordinance Approving Variations for Lot Size, Floor Area Ratio, and Building Height for the Property at 855 E. Main Street

D. Motion to Approve an Ordinance Approving a Variation from the Landscaping Chapter of the Village of East Dundee Village Code Requiring Landscape Islands for More than Ten Parking Spaces in a Row for the Property at 855 E. Main Street

[E. Motion to Approve an Ordinance Amending Chapter 37: Fees and Fines, and Chapter 90: Alarm Systems, of the Village of East Dundee Village Code Regarding Alarms](#)

Financial Reports

[A. Warrants List #1 \\$577,204.03](#)

[B. Warrants List #2 \\$120,753.64](#)

Reports: Village President

Reports: Village Trustees

Reports: Village Administrator

Reports: Village Attorney

Reports: Village Engineer

Reports: Chief of Police

Reports: Director of Public Works

Reports: Building Official

Reports: Finance Director

Public Comment - Please keep comments to 5 minutes or less

Executive Session

Closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS, 120/2, (c)(21)

Discussion of Minutes, (c)(11) Pending Litigation, (c)(1) Personnel, (c)(5) Acquisition of Property and (c)(6) Sale of Property.

Adjournment

CALL TO ORDER

President Miller calls to order the Village of East Dundee Regular Village Board Meeting at 6:02 p.m.

ROLL CALL:

Trustees Lynam, Wood, Selep, Mahony, Andresen, Kunze and President Miller.

Also in attendance Administrator Jennifer Johnsen, Assistant Administrator Brad Mitchell, Public Works Director Phil Cotter, Chief of Police George Carpenter, Village Attorney Greg Smith, Building Inspector Chris Ranieri, Finance Director Brandiss Martin, Village Engineer Joe Heinz, Management Analyst Amanda Rafter and Village Clerk Katherine Holt.

PLEDGE OF ALLEGIANCE: None

PUBLIC COMMENT (Agenda items only): None

PUBLIC HEARING

A. Public Hearing for May 1, 2020 through April 30, 2021 Annual Budget for the Village of East Dundee

Motion to open the public hearing by Andresen/Mahony. Motion passes by unanimous vote.

There were no comments or discussion presented.

Motion to close the public hearing by Lynam/Mahony.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze. Nays – 0. Absent – 0. Motion carries.

CONSENT AGENDA-CONSIDERATION OF AN “OMNIBUS VOTE”:

Illinois Municipalities may adopt by a single roll call vote of the Village Board and Village President, a group of assorted ordinances, resolution, motions and orders by an “Omnibus Vote”. The “Omnibus Vote” shall be taken following the unanimous consent by the President and Board as to the items to be included. Any Trustee or the President may request that any item not be included in that vote.

- A. Motion to Approve the Regular Village Board Meeting Minutes Dated March 2, 2020**
- B. Motion to Approve the Regular Village Board Meeting Minutes Dated March 16, 2020**
- C. Motion to Approve the Special Village Board Meeting Minutes Dated March 23, 2020**
- D. Motion to Advise and Consent to the Village President's Reappointment of Don Holliman to the Police Pension Board for a Term Expiring on May 10, 2022**

Motion to approve the Consent Agenda by Andresen/Mahony.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze. Nays – 0. Absent – 0. Motion carries.

OLD BUSINESS: None

NEW BUSINESS:

A. Motion to Approve an Ordinance Adopting the 2020-2021 Annual Budget

Motion to Approve an Ordinance Adopting the 2020-2021 Annual Budget by Kunze/Andresen.

Discussion:

Finance Director Martin went through the revenue projections for the remainder of this current fiscal year. She then gave a summary of the new fiscal year's budget which included revenue reductions due to the impact of the COVID-19 health crisis. She explained that overall, there has been a \$2.5 million (37 percent) reduction in revenues from what was initially proposed in the draft budget on March 16 than what is being proposed tonight. Administrator Johnsen added that the one thing that has not been addressed is property taxes. She said that if there is mortgage relief, and property taxes are a part of that, it won't be known what the impact on property taxes will be to the Village. Businesses have already received sales tax relief and that has had an impact on the Village and is part of the revenue loss. Johnsen explained that the property taxes for the TIF funds are significant as the Village is required to meet its economic development obligations and debt obligations. She then discussed a list of items that are being proposed to be cut from the budget which amount to approximately \$1.3 million.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze. Nays – 0. Absent – 0.
Motion carries.

B. Motion to Approve the Fiscal Year 2021 Compensation Plan

Motion to Approve the Fiscal Year 2021 Compensation Plan Mahony/Wood.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze. Nays – 0. Absent – 0.
Motion carries.

C. Motion to Approve an Ordinance Amending Ordinance 17-40 (Garbage And Refuse Sunset Date Extensions)

Motion to Approve an Ordinance Amending Ordinance 17-40 (Garbage And Refuse Sunset Date Extensions) by Mahony/Wood.

Discussion:

Trustee Lynam asked how much longer this item will be under a sunset clause since this is now the third year extending it. President Miller said that he thinks it is important to reevaluate this every year.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze. Nays – 0. Absent – 0.
Motion carries.

D. Motion to Approve an Illinois Department of Transportation Resolution for Maintenance Under the Illinois Highway Code in Order to Expend \$70,750.00 in Motor Fuel Tax Funds for the Purpose of Maintaining the Village's Local Roadway System

Motion to Approve an Illinois Department of Transportation Resolution for Maintenance Under the Illinois Highway Code in Order to Expend \$70,750.00 in Motor Fuel Tax Funds for the Purpose of Maintaining the Village's Local Roadway System by Andresen/Mahony.

Discussion:

Trustee Lynam asked if the Village needs to get permission from the State through this resolution to spend motor fuel tax funds on road maintenance. Public Works Director Cotter explained that the State wants to know how the Village is spending motor fuel tax dollars and this is procedurally how to start that process. Trustee Lynam asked what happens to any funds not spent. Cotter responded that the unused dollars would remain in the fund and communicated to IDOT accordingly.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze. Nays – 0. Absent – 0.
Motion carries.

E. Arbor Day Proclamation

President Miller proclaimed April 24, 2020 as Arbor Day in the Village of East Dundee

FINANCIAL REPORTS:

A. Warrants List \$148,349.26

B. Warrants List \$177,579.01

The Warrants Lists were noted to the Board.

Reports: VILLAGE TRUSTEES

Lynam: Asked if the opening of Speedway is dependent on the traffic signal installation. Administrator Johnsen advised that that is a corporate decision. They asked if the Village has heard from IDOT but the Village has not. So Speedway needs to make a decision on a corporate level. President Miller added that Speedway declined the Village's offer to install a temporary traffic signal.

Selep: None

Wood: None

Mahony: None

Andresen: Stated that the Village is doing an excellent job getting COVID-19 related state aid information to the businesses.

Kunze: Asked what the status of DC Cobbs is regarding their opening. Building Inspector Ranieri advised that they resubmitted their plans and the plans have been approved. He said they are now waiting on approval from Kane County Health Department.

Reports: VILLAGE ADMINISTRATOR and STAFF

Village President: Miller reported that he and Administrator Johnsen have been on constant calls with State and local representatives but have seen very little action. He will continue to seek out aid information.

Village Administrator: Johnsen thanked President Miller for his leadership during the COVID-19 pandemic. She advised that he has followed and understood the issue from the beginning. She also thanked the department heads with their help and support of helping their staff members understand the seriousness of this issue. She stated that staff is working remotely and getting a lot accomplished. She reported that she was able to settle the terms with Caterpillar, Inc. who will be locating at 55 E. Main Street.

Assistant Village Administrator: None

Village Attorney: None

Village Engineer: None

Police Chief: Carpenter reported that the Police Department has received less than half of the amount of calls for service than it usually receives. He stated that calls for service for Thursday, Friday and Saturday nights are down 75% from this time last year. He advised that officers are responding a little differently to vehicle crashes at this time. Individuals are being asked to complete a crash report online on the Village website for crashes that involve minor damage and personal injury. Additionally, traffic enforcement is being handled differently. Minor violations are being overlooked for the time being.

Public Works Director: Cotter reported that water and waste water operations are operating normally.

Regular Village Board Meeting
Village of East Dundee
Kane County, Illinois
April 20, 2020

4

Building Official: Ranieri reported that construction appears to continue as normal. He said that all projects that have been permitted are continuing to move forward without interruption.

Finance Director: Martin thanked everyone for their assistance with the budget preparation. She stated that monthly financial reports will be provided to Board members so they can see how revenues are coming in and expenditures are going out.

PUBLIC COMMENT (Items not on the Agenda): None

EXECUTIVE SESSION: No

Motion to adjourn the Regular Village Board Meeting at 6:58 p.m. by Mahony/Andresen.
Meeting adjourns by unanimous consent.

Respectfully submitted,

Katherine Holt

By: _____
Village President, Lael Miller

Attest: _____
Village Clerk, Katherine Holt

ORDINANCE NUMBER 20 - ____

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS, WAIVING CERTAIN DEVELOPMENT
REGULATIONS WITH RESPECT TO THE PAL LAND II, LLC PROPERTY**

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, Pal Land II, LLC ("Developer") owns the approximately fifty-nine (59) acres of property in the Village legally described and depicted in **Exhibits A-1** and **A-2**, respectively, attached hereto and made a part hereof ("Property"); and

WHEREAS, the Developer desires to develop some or all of the Property with temporary parking uses ("Temporary Parking"); and

WHEREAS, Section 157.193(A) of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") allows the Village President and Board of Trustees to waive certain development regulations if they determine that a particular development and/or use would not endanger the health, safety and welfare of area residents; and

WHEREAS, the Village President and Board of Trustees have determined that it is advisable, necessary, and in the best interests of the Village to waive certain development regulations for the Property, and that the proposed use of the Property would not endanger the health, safety and welfare of area residents;

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 each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Waivers. That pursuant to Section 157.193(A) of the Zoning Ordinance, the following development regulations are temporarily waived for the Property for the proposed temporary parking use, subject to the conditions set forth below and in the Zoning Ordinance:

- 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 shall be in effect, subject to the duration limitation in Section 4 below, so long as the Developer is (i) 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.

SECTION 3: Temporary Parking Approval. That the Temporary Parking on the Property is approved.

SECTION 4: Duration. That the waivers in Section 2 of this Ordinance, and the Temporary Parking approval in Section 3 of this Ordinance, shall expire on May 18, 2023, unless the Village President and Board of Trustees approve an extension of the waivers, in their sole and absolute discretion.

SECTION 5: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or 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 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 7: Effect. That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

ADOPTED this 18th day of May, 2020 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 18th day of May, 2020.

Lael Miller, Village President

ATTEST:

Katherine Holt, Village Clerk

Published in pamphlet form this ____ day of May, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on May __, 2020.

EXHIBIT A-1

LEGAL DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION – NORTH PARCEL

THAT PART OF THE EAST 1/2 OF SECTION 24 AND ALSO PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 11 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, 192.05 FEET TO THE NORTHEAST CORNER OF LOT 1 IN ROCKY ROAD POWER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1999 AS DOCUMENT 1999K018491; THENCE SOUTH 89 DEGREES 48 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROCKY ROAD POWER SUBDIVISION, 670.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 11 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, 1015.58 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING ON THE NORTH LINE OF ROCK ROAD DRIVE; THENCE NORTH 75 DEGREES 43 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF ROCK ROAD DRIVE, 295.02 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF ROCK ROAD DRIVE, 33.00 FEET TO A POINT ON THE EAST LINE OF PREMISES CONVEYED TO JAMES K. SMITH BY DEED RECORDED FEBRUARY 7, 1881 IN BOOK 200, PAGE 253 AS DOCUMENT 13594; THENCE NORTH 00 DEGREES 13 MINUTES 32 SECONDS WEST ALONG SAID EAST LINE OF PREMISES CONVEYED TO JAMES K. SMITH, 1130.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, SAID POINT BEING 989.3 FEET WESTERLY OF, AS MEASURED ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER, THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 24, 525.4 FEET; THENCE NORTH 2 DEGREES 06 MINUTES 0 SECONDS EAST, 3006.4 FEET TO A POINT 451.1 FEET SOUTHERLY, MEASURED ALONG THE LAST DESCRIBED LINE EXTENDED FROM THE SOUTHERLY LINE OF STATE ROUTE NO. 68; THENCE SOUTH 87 DEGREES 54 MINUTES 4 SECONDS EAST, 234 FEET; THENCE NORTH 2 DEGREES 06 MINUTES 0 SECONDS EAST, 458 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF PENNY ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF PENNY ROAD TO THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID EAST LINE OF SECTION 24 TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 11 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, 192.05 FEET TO THE NORTHEAST CORNER OF LOT 1 IN ROCKY ROAD POWER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1999 AS DOCUMENT 1999K018491; THENCE SOUTH 89 DEGREES 48 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROCKY ROAD POWER SUBDIVISION, 670.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 11 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, 1015.58 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING ON THE NORTH LINE OF ROCK ROAD DRIVE; THENCE NORTH 75 DEGREES 43 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF ROCK ROAD DRIVE, 295.02 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF ROCK ROAD DRIVE, 33.00 FEET TO A POINT ON THE EAST LINE OF PREMISES CONVEYED TO JAMES K. SMITH BY DEED RECORDED FEBRUARY 7, 1881 IN BOOK 200, PAGE 253 AS DOCUMENT 13594; THENCE NORTH 00 DEGREES 13 MINUTES 32 SECONDS WEST ALONG SAID EAST LINE OF PREMISES CONVEYED TO JAMES K. SMITH, 1130.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, SAID POINT BEING 989.3 FEET WESTERLY OF, AS MEASURED ALONG SAID SOUTH LINE OF THE

SOUTHEAST QUARTER, THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 24, 525.4 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 00 SECONDS EAST, 1406.05 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST, 1455.55 FEET TO THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID EAST LINE, 1396.70 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

P.I.Ns.: 03-24-400-005 and 03-24-276-008 located in Kane County, Illinois

General Location: Approximately fifty-nine (59) acres of land south of Penny Road and east of Morning Side lane in East Dundee, Illinois.

EXHIBIT A-2

DEPICTION OF THE PROPERTY

(attached)



Village of East Dundee Memorandum

To: Village President and Board of Trustees
CC: Jennifer Johnsen, Village Administrator
From: Brad Mitchell, Assistant Village Administrator
Chris Ranieri, Building Inspector
Joseph D. Heinz, P.E.
Subject: 855 E. Main Street
Date: May 18, 2020

PROJECT SUMMARY

Billitteri Enterprises has submitted an application for re-zoning and variances (as outlined in this memo) for the property at 855 E. Main Street, the vacant parcel immediately east of 811 E. Main Street. This is the same developer that built the apartments at 811 E. Main Street and the proposed new buildings are to be identical to those at 811 E. Main Street. The intent of the application is to allow for development of two 18-unit apartment buildings each containing three stories. The anticipated start date of construction is September 2020. It should be noted that on March 2, 2020, the Village of East Dundee Village Board approved and executed a development agreement with Billitteri Enterprises for the development of the two 18-unit apartment buildings proposed for 855 E. Main Street.



TEXT AMENDMENT – BUILDING ON LOTS (VILLAGE OF EAST DUNDEE)

- 1. A text amendment amending various sections of Chapter 157 of the Village of East Dundee Village Code regarding building on lots.*

The Village desires to amend the Zoning Ordinance to allow for more than one principal building on a lot zoned R-5 whereby the buildings are maintained under single ownership. It should be noted the previous development at 811 E. Main Street did not require this text amendment as the developer subdivided the property.

Planning and Zoning Commission Recommendation

On May 7, 2020, a public hearing was held and the Planning and Zoning Commission approved a motion in a 7-2 vote to recommend approval a text amendment amending various sections of Chapter 157 of the Village of East Dundee Village Code regarding building on lots.

REZONING REQUEST (PETITIONER)

1. Rezone the property located at 855 E. Main Street from the B-3- Service Business District to the R-5- Multiple Dwelling District.

Per Village Code Section 157.223 and existing case law, for all map amendments, the Planning and Zoning Commission must consider the following factors. For each of these factors, the Village's response has been provided in italics.

1. Existing uses of property within the general area of the property in question.

Village Response: Uses within the general area include retail, restaurant, amusement, automotive, and residential.

2. The zoning classification of property within the general area of the property in question.

Village Response: All incorporated adjacent property is zoned B2 – Community Business District and R2 – Single Family District and R4- General Residence District.. B3 – Service Business District, B4 – Automotive Service District and R5 – Multiple Dwelling District are also within the general area. River Haven is to the north of the subject property and is zoned R5 – Multiple Dwelling District.

3. The suitability of the property in question to the uses permitted under the existing zoning classification.

Village Response: The property is designed for uses permitted within the B3 - Service Business District.

4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.

Village Response: Portion of the River Valley Shopping Center is for sale, which includes the former Dominick's site and the future use of the general area is being reevaluated due to long-term vacancy in area.

5. The extent to which property values are diminished by the particular zoning restrictions.

Village Response: The property value remains low as there is no/little market for commercial development on the property.

6. The extent to which the destruction of property values of promotes the health, safety, morals, and general welfare of the public.

Village Response: N/A

7. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

Village Response: The public will gain residential apartment building in place of a vacant piece of land and will be able to liquidate its assets.

8. The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property

Village Response: The property has always been vacant.

9. The community need for the proposed use.

Village Response: The Village's Comprehensive Plan acknowledges the Village's position to provide for a variety of housing options. The development will add a buffer between residential and commercial. Future land use plan calls for planned residential development in the immediate general area.

10. The care with which the community has undertaken to plan its land use development.

Village Response: The Village updated its Comprehensive Plan in 2002.

Planning and Zoning Commission Recommendation

On May 7, 2020, a public hearing was held and the Planning and Zoning Commission approved a motion in a 9-0 vote to recommend approval of a request to rezone from B-3 Service Business District to the R-5 Multiple Dwelling District. See the attached Findings of Fact.

VARIANCE REQUESTS (PETITIONER) – ZONING CHAPTER

1. *Variance from Section 157.036(A)(1) of the Zoning Chapter of the East Dundee Village Code requiring for the lot size to be a minimum of 3.39 acres.*

The 24 1-bedroom units and 12 2-bedroom units require that the lot size be a minimum of 3.39 acres and the current parcel layout provides about 2.0 acres.

Planning and Zoning Commission Recommendation

On May 7, 2020, a public hearing was held and the Planning and Zoning Commission approved a motion in a 9-0 vote to recommend approval of a variance requiring for the lot size to be a minimum of 3.39 acres. See the attached Findings of Fact.

2. *Variance from Section 157.036(A)(4) of the Zoning Chapter of the East Dundee Village Code requiring the maximum floor area ratio (FAR) is not to exceed 0.4.*

The maximum FAR is not to exceed 0.4 and using the previous development building size, the potential FAR is 0.43.

Planning and Zoning Commission Recommendation

On May 7, 2020, a public hearing was held and the Planning and Zoning Commission approved a motion in a 9-0 vote to recommend approval of a variance requiring the maximum floor area ratio (FAR) is not to exceed 0.4. See the attached Findings of Fact.

3. *Variance from Section 157.036(A)(5) of the Zoning Chapter of the East Dundee Village Code requiring that the maximum building height is not to exceed two and one-half stories or 30 feet, whichever is lower.*

The maximum height is 2.5 stories or 30' and the proposed building is 3 stories or 32.48'.

Planning and Zoning Commission Recommendation

On May 7, 2020, a public hearing was held and the Planning and Zoning Commission approved a motion in a 9-0 vote to recommend approval of a variance requiring that the maximum building height is not to exceed two and one-half stories or 30 feet, whichever is lower. See the attached Findings of Fact.

In order to consider the variances, the Planning and Zoning Commission considered the following standards. The Village's response is on the attached draft Findings of Fact. The attached application includes the petitioner's response to these standards.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.
4. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced.
5. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.
6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
7. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
8. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
9. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

VARIANCE REQUESTS (PETITIONER) – LANDSCAPE CHAPTER

Variance from Section 158.04(D)(2)(d)(2) of the Landscape Chapter of the East Dundee Village Code requiring landscape islands so that there is a maximum of 10 parking spaces in a row.

The current proposed layout for the parking lot has more than 10 parking spaces in a row. This variance is approved or denied by the Village Board and does not require a public hearing held by the Planning and Zoning Commission.

RECOMMENDED CONDITIONS

The Commission may require such conditions and restrictions upon the premises benefitted by a variation as may be necessary to comply with the standards set forth in the Village Code or reduce or minimize the injurious effect of the variation upon other property in the neighborhood. Below are outlined recommended conditions by the Planning and Zoning Commission:

1. Landscape buffering should be included for east and north side, as approved by the Village Administrator.
2. The construction of this development will create a parking deficiency at 811 E. Main Street. The Developer agrees to build out four (4) new parking spaces at 811 E. Main Street
3. Variances apply only if constructed as shown on the attached site plan and with the materials submitted and as described in the Development Agreement Ordinance 20-05.
4. The developer is not in breach of Development Agreement Ordinance 20-05.

Also, it should be noted that Planning and Zoning Commission is an advisory commission that hears and reports findings and recommendations to the President and Board of Trustees on all applications for amendments and special use permits in the manner prescribed by standards and other regulations set forth within the Village of East Dundee Village Code. The final determination for approval or denial of an application is the authority of the President and Board of Trustees.

Village Staff Recommendation: Approval of text amendment to allow for more than one principal building on a lot zoned R-5 whereby the buildings are maintained under single ownership.

Approval of the requested rezoning and variances to allow for development of apartment buildings at 855 E. Main Street.

Action Requested: Motion to approve 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 building on R5 lots.

Motion to approve of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois approving the rezoning to R-5 Multiple Dwelling District for the property located at 855 E. Main Street.

Motion to approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois approving variations for lot size, floor area ratio and building height for the property at 855 E. Main Street.

Motion to approve of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois approving a variation from the Landscape Chapter of the Village of East Dundee Village Code requiring landscape islands for more than ten parking spaces in a row for the property at 855 E. Main Street.

Attachments:

1. Ordinance – Text Amendment
2. Ordinance - Rezoning
3. Ordinance – Lot Size, Floor Area Ratio and Building Height Variances
4. Ordinance – Landscape Islands Variance
5. Developer Application – Rezoning and Variances
6. Concept Plan Review
7. Public Notice
8. Findings of Fact

ORDINANCE NUMBER 20 - __

**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 BUILDING ON R5 LOTS**

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, pursuant to Chapter 157.080 of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance"), in residence districts, every dwelling hereafter erected or structurally altered shall be located on a lot and there shall not be more than one principal building on one lot, except in a planned development; and

WHEREAS, the Village desires to amend the Zoning Ordinance to allow for more than one principal building on a lot zoned R5 whereby the buildings are maintained under single ownership; and

WHEREAS, on May 7, 2020, the Planning & Zoning Commission ("P&Z") held a public hearing on the Proposed Code Amendments pursuant to notice thereof given in the manner required by law; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the P&Z, and all of the materials, facts and circumstances affecting the Proposed Code Amendments; and

WHEREAS, pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.), the President and Board of Trustees of the Village of East Dundee approve the Proposed Code Amendments to the Village Code set forth below, and find the adoption of the Proposed Code Amendments to be in the best interests of the Village.

BE IT ORDAINED by the President and Board of Trustees of the Village of East Dundee, Cook County, Illinois, as follows:

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 each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Amendments. Section 157.080 of the East Dundee Village Code is hereby amended to read as follows, with additions underlined and deletions struck through:

“In ~~residence~~ residential districts, every dwelling hereafter erected or structurally altered shall be located on a lot and there shall not be more than one principal building on one lot, except in a planned development: or in the R-5 Multiple Dwelling Residential District where no more than two principal buildings shall be permitted on one lot as long as the buildings remain under single ownership.”

SECTION 3: All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

SECTION 4: Each section, paragraph, clause and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 5: Except as to the Code Amendments set forth above in this Ordinance, all Chapters and Sections of the Village Code, as amended, shall remain in full force and effect.

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.

ADOPTED this __th day of _____, 2020 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this __th day of _____, 2020.

Lael Miller, Village President

ATTEST:

Katherine Holt, Village Clerk

Published in pamphlet form this _th day of _____, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on _____, 2020.

ORDINANCE NUMBER 20 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS APPROVING THE REZONING TO THE
R-5 MULTIPLE DWELLING DISTRICT FOR THE PROPERTY LOCATED
AT 855 E. MAIN STREET**

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, Billitteri Enterprises ("Applicant") is the contract purchaser of the property located at 855 E. Main Street, East Dundee, Illinois, legally described in Section 2 below ("Subject Property"); and

WHEREAS, the Applicant filed an application with the Village seeking to amend the zoning of the Subject Property from the B-3 Service Business District to the R-5 Multiple Dwelling District ("Application"); and

WHEREAS, the Planning and Zoning Commission of the Village convened and held a public hearing on May 7, 2020 to consider the Application pursuant to notice sent to those persons to whose names appear on the current real estate tax bills of all lots within 250 feet of the Subject Property, published in a newspaper having general circulation within the Village, and posted at the Subject Property, all in accordance with Section 157.233 of the Zoning Ordinance of the Village of East Dundee ("Zoning Ordinance"); and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.223 of the Zoning Ordinance and made a recommendation to approve the Application; and

WHEREAS, the President and Board of Trustees of the Village ("Corporate Authorities") have received and considered the recommendation of the Planning and Zoning Commission and find it to be in the best interests of the health, safety and welfare of its residents to approve the Application and to amend the zoning classification of the Subject Property;

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 each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Rezoning. That the Corporate Authorities hereby grant the Application and approve the change in zoning district classification of the Subject Property, legally described as:

LOT 5 IN RIVER HAVEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2012 AS DOCUMENT NO. 2012K026783, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

with Property Index Number 03-26-227-012 from the B-3 Service Business District to the R-5 Multiple Dwelling District.

SECTION 3: Zoning Map. That the official zoning map of the Village be and is hereby amended to reflect the new zoning district classification of the Subject Property approved in Section 2 above.

SECTION 4: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or 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 herewith shall be and the same are hereby repealed.

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

PASSED this 18th day of May, 2020 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 18th day of May, 2020.

Lael Miller, Village President

ATTEST:

Katherine Holt, Village Clerk

Published in pamphlet form this ____ day of May, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on May ____, 2020.

ORDINANCE NUMBER 20 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS APPROVING VARIATIONS FOR LOT SIZE,
FLOOR AREA RATIO, AND BUILDING HEIGHT FOR THE PROPERTY AT 855 E.
MAIN STREET**

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, Billitteri Enterprises ("Applicant") is the contract purchaser of the property located at 855 E. Main Street, East Dundee, Illinois, legally described in Section 2 below ("Subject Property"); and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 157.036(A)(1) of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") that requires a minimum lot size for the multifamily dwellings proposed by the Applicant of three and thirty-nine hundredths (3.39) acres ("Application"), to allow for the redevelopment of the Subject Property with the Project as depicted and described in the Application, which Subject Property is approximately two (2.0) acres; and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 157.036(A)(4) of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") that requires the maximum floor area ratio (FAR) not to exceed 0.4 proposed by the Applicant ("Application") to allow for the redevelopment of the Subject Property with the Project as depicted and described in the Application, which Subject building development is approximately 0.43; and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 157.036(A)(5) of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") that requires buildings within the R-5 Multiple Dwelling Residential District be no higher than the lower of two and one-half stories or thirty feet (30') with regard to the Subject Property ("Application") to allow for the redevelopment of the Subject Property with multifamily dwellings in three (3) story buildings up to thirty two and forty-eight hundredths feet (32.48'), as depicted and described in the Application ("Project"); and

WHEREAS, pursuant to Section 157.207 of the Zoning Ordinance, and the Village's home rule authority, the President and Board of Trustees of the Village (collectively the "Corporate Authorities") may provide for and allow variances to the requirements of the Zoning Ordinance when there are practical difficulties or a particular hardship with the strict compliance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission of the Village convened and held a public hearing on May 7, 2020 to consider the Application pursuant to notice; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.207 of the Zoning Ordinance and made a recommendation to approve the Application; and

WHEREAS, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission and find it to be in the best interests of the health, safety and welfare of its residents to approve the Application and to allow the requested variation relative to the Project;

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 each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Variations. That the Corporate Authorities hereby grant the Application for the Subject Property, legally described as:

LOT 5 IN RIVER HAVEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2012 AS DOCUMENT NO. 2012K026783, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

with Property Index Number 03-26-227-012,

Variation 1

A variation from Section 157.036(A)(1) of the Zoning Ordinance is approved for the Project on the Subject Property and the lot size on the Subject Property may be 2.0 acres, as depicted in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

Variation 2

A variation from Section 157.036(A)(4) of the Zoning Ordinance is approved for the Project on the Subject Property and the buildings on the Subject Property may have floor area ratio (FAR) that is 0.43, as depicted in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

Variation 3

A variation from Section 157.036(A)(5) of the Zoning Ordinance is approved for the Project on the Subject Property and the buildings on the Subject Property may have a height up to the lower of three (3) stories or thirty two and forty-eight hundredths feet (32.48'), as depicted in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

SECTION 3: Conditions. The variances are herein granted with the following conditions:

1. Landscape buffering should be included for east and north side, as approved by the Village Administrator.
2. The construction of this development will create a parking deficiency at 811 E. Main Street. The Developer agrees to build out four (4) new parking spaces at 811 E. Main Street.
3. Variances apply only if constructed as shown on the attached site plan and with the materials submitted and as described in the Development Agreement Ordinance 20-05.
4. The developer is not in breach of Development Agreement Ordinance 20-05.

SECTION 4: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or 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 herewith shall be and the same are hereby repealed.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED by vote of the Board of Trustees this 18th day of May, 2020 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 18th day of May, 2020.

Lael Miller, Village President

ATTEST:

Katherine Holt, Village Clerk

Published in pamphlet form this ____ day of May, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on May ____, 2020.

ORDINANCE NUMBER 20 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS APPROVING A VARIATION FROM THE
LANDSCAPING CHAPTER OF THE VILLAGE OF EAST DUNDEE VILLAGE CODE
REQUIRING LANDSCAPE ISLANDS FOR MORE THAN TEN PARKING SPACES IN
A ROW FOR THE PROPERTY AT 855 E. MAIN STREET**

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, Billitteri Enterprises ("Applicant") is the contract purchaser of the property located at 855 E. Main Street, East Dundee, Illinois, legally described in Section 2 below ("Subject Property"); and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 158.04(D)(2)(d)(2) of the Village of East Dundee Village Code ("Village Code") that prohibits more than ten (10) parking spaces in a row without a landscape island with regard to the Subject Property ("Application") to allow for the redevelopment of the Subject Property with multifamily dwellings with a parking lot with more than ten (10) parking spaces in a row, as depicted and described in the Application ("Project"); and

WHEREAS, pursuant to Section 158.04 of the Village Code, and the Village's home rule authority, the President and Board of Trustees of the Village (collectively the "Corporate Authorities") may provide for and allow variances to the landscaping requirements of Chapter 158 of the Village Code as long as the intent of specified requirements are met; 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 each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Variation. That the Corporate Authorities hereby grant the Application for the Subject Property, legally described as:

LOT 5 IN RIVER HAVEN SUBDIVISION, BEING A SUBDIVISION OF PART OF
THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST
QUARTER OF SECTION 26 TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

RECORDED APRIL 26, 2012 AS DOCUMENT NO. 2012K026783, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

with Property Index Numbers 03-26-227-012, and a variation from Section 158.04(D)(2)(d)(2) of the Village Code is approved for the Project on the Subject Property and more than ten (10) parking spaces may be in a row on the Subject Property without a landscaping island, as depicted in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

SECTION 3: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or 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 4: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 5: Effect. That this Ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED this 18th day of May, 2020 pursuant to a roll call vote as follows:

AYES:_____

NAYES:_____

ABSENT:_____

APPROVED by me this 18th day of May, 2020.

Lael Miller, Village President

ATTEST:

Katherine Holt, Village Clerk

Published in pamphlet form this ____ day of May, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on May ____, 2020.

VILLAGE OF EAST DUNDEE



**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: 811 Main St. Apts., LLC
2. Project Location: 855 E. Main St., East Dundee, IL 60118
3. Brief Project Description:
The project consists of two (2) multifamily rental apartment buildings with eighteen (18) units each, with thirty-six (36) units in total,
with a mix of twenty-four (24) one (1) bedroom units and twelve (12) two (2) bedroom units amongst the two (2) buildings.
There will be fifty-seven (57) proposed surfaced parking spaces, with an anticipated parking ratio (spaces/units) of 1.58
4. Project Property Legal Description:
Lot 5 in River Haven Subdivision, being a subdivision of part of the southeast quarter of section 23 and the northeast quarter
of section 26 township 42 north, range 8, east of the third principal meridian, according to the plat thereof recorded April 26, 2012
as document No. 2012K026783, in the Village of East Dundee, Kane County, Illinois.
5. Project Property Size in Acres and Square Feet: 2.6 Acres+/- 115,000 sq ft.
6. Current Zoning Status: B-3
7. Current Use Status: Vacant
8. Surrounding Land Use Zoning: Apartments on the West. Residential to the North & Commercial Retail to the East.
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: 03-26-227-012

B. Owner Information

1. Signature: 
2. Name: Joseph Billitteri - managing member (811 Main St Apts, LLC)
3. Address: 1055 Nimco Dr., Ste. E., Crystal Lake, IL 60014
4. Phone Number: 847.833.5004 Fax: _____ Email: JoeB@profit-success.net

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

1. Name/Company: 811 Main St. Apts., LLC
2. Address: 1055 Nimco Dr., Ste. E., Crystal Lake, IL 60014
3. Phone Number: 847.417.9884 Fax: _____ Email: csccommercial@gmail.com

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?

Properties surrounding this parcel will not loose enjoyment. Land is currently vacant; one side is apartments, Residential to the North and commercial to the east. This development will add a buffer between the residential and commercial.

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?

This development does not impede any future development or property improvements.

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

Yes, proposed site plan attached.

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

Access will be through the existing highway 72 access for the 811 E Main St property and a cross access agreement already in place with the retail center to the east.

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?

This project falls within the goals, policies and standards of the Village of East Dundee.

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?

B-3 is existing Zoning - need to change to R-5 multi-family dwelling (Residential District).

3. What is proposed?

R-5

36 Apartments - two (2) - 18 unit buildings consisting of one (1) and two (2) bedroom units.

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

Market conditions are prohibitive for new retail or office development.

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)

This property will fit in with the existing apartments adjacent.

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?

Physical surroundings are good. Market conditions drive to change the use of the land.

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)

Configuration of the property lends itself to the variance requested.

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

Use of land is only viable for apartments at this economic time.

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

No.

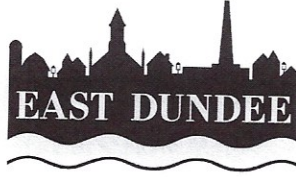
10. Please give an explanation for any questions answered YES .

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

This project will conform to the Village use plan.

VILLAGE OF EAST DUNDEE



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.

VILLAGE OF EAST DUNDEE



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.

Individually and for the Applicant

Date

1055 Nimco Dr., Ste, Crystal Lake, IL 60014

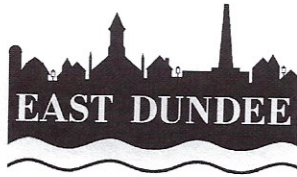
847.833.5004

Address

Phone Number

Project Description:

VILLAGE OF EAST DUNDEE



Affidavit of Ownership & Control

I (We), Joseph Billitteri 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: [Signature]

Owner: managing member

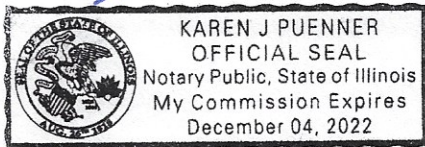
Address: 1055 Nimco Dr., Ste. E

Crystal Lake, IL 60014

Phone: 847.833.5004

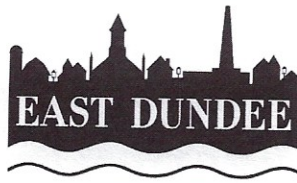
SUBSCRIBED AND SWORN TO before me this
24th day of March, 2020.

[Signature]
(NOTARY SIGNATURE)



(NOTARY STAMP)

VILLAGE OF EAST DUNDEE



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: _____



Gerald L. Heinz & Associates, Inc.

Consulting Engineers and Professional Land Surveyors

MEMORANDUM

DATE: March 18, 2020

TO: Brad Mitchell, Assist. Village Administrator
Chris Ranieri, Building Official

AT: East Dundee

FROM: Joseph D. Heinz, P.E.

SUBJECT: 855 Main Apartment Complex Concept Plan

Job No. ED-2194

We have reviewed the concept plan for the development of the property located at 855 Main Street. The concept plan proposes two (2) 3 Story – 18 unit apartment buildings on a Lot 5 in River Haven Subdivision. The following is a list of variances that would be required to allow this development based on the Concept Site Plan C, prepared by Haeger Engineering dated February 28, 2020 received March 16, 2020:

Zoning

- The development is proposed on a parcel which are currently zoned B-3. The proposed use is multi-family residential. **We would recommend that the residential lot be zoned R-5 to closely match the proposed use. Village code section §157.036.**
- The residential lot as zoned R-5 would still need variances for:
 - a. Lot size. 24 1-bedroom units and 12 2-bedroom units require that the lot size be a minimum 3.39 acres and the current parcel is approximately 2.0 Acres in size. **Village code section §157.036(A)(1)**
 - b. Floor area ratio. The maximum floor area ratio (FAR) is not to exceed 0.4. Using the previous development building size, the potential FAR is 0.43. **Village code section §157.036(A)(4)**
 - c. Building Height. The maximum height is 2.5 stories or 30' and the proposed building is 3 stories. **Village code section §157.036(A)(5)**
 - d. Off-street parking. The proposed driveway extension from the 811 Main Street site will remove four (4) stalls which will result in a parking deficiency for the site. The 36 units require 63 parking stalls and there will be 59 stalls remaining with the proposed driveway extension. **Village code section §157.036(A)(9)**

General Comments

- An off-site ingress/egress easement will be necessary.
- The scale of the Concept Plan should be corrected to indicate 1"=60'.

Utilities

- The parcel can obtain sanitary sewer service from existing sanitary sewers along the westerly and southerly side of the property.
- The parcel can obtain water service from existing mains along the northerly and possibly easterly side of the parcel. Water main extensions necessary for hydrant coverage should not result in a dead end main. The fire hydrants in front of the apartment buildings should be moved at least 30' from the building and within 100' of the building fire service connection.
- The storm sewer detention was provided as part of the River Haven development. The development will still need to comply with the current Kane County Stormwater Management Ordinance.

Street Layout

- The layout should also be tested by the design engineer to confirm that the drives can accommodate the fire district vehicles.
- There should be a connecting sidewalk from the 811 Main Street development to this development and also connect to the public walk along Illinois Route 72.

Landscaping & Lighting

- The parking lots should provide landscaping islands so that there is a maximum of 10 stalls in a row. Given the current layout a variance would be necessary. **Village code section §158.04(D)(2)(d)2**
- A photometric plan will need to be submitted to prove that the proposed lighting will not reflect into adjacent residential districts.
- Parkway trees will be required along Illinois Route 72.

This review is based on a concept site plan. The need for additional variances may be required when subsequent plans or additional information is provided.

Please let me know if you have any questions on my comments.

cc Jennifer Johnsen, Village Administrator
 Phil Cotter, Dir. Of Public Works
 John Curtis, Developer

State of Illinois)
County of Kane) SS
Village of East Dundee)

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of East Dundee will hold a public hearing on May 7, 2020 at 7:00 P.M. via teleconference call by authorization of Gov. Pritzker waiving a portion of the Illinois Open Meetings act to allow local governments to hold "remote" meetings to help control the spread of COVID-19

1. A text amendment amending various sections of Chapter 157 of the Village of East Dundee Village Code regarding building on lots.
2. A request to rezone the following described property from B-3 Service Business to the R-5 Multiple Dwelling.
3. A request for a variance from Section 157.036(A)(1) of the Zoning Chapter of the East Dundee Village Code requiring that the lot size be a minimum of 3.39 acres in the R-5 Multiple Dwelling Residential District.
4. A request for a variance from Section 157.036(A)(4) of the Zoning Chapter of the East Dundee Village Code requiring the maximum floor area ratio (FAR) is not to exceed 0.4.
5. A request for a variance from Section 157.036(A)(5) of the Zoning Chapter of the East Dundee Village Code requiring the maximum building height is 2.5 stories or 30'.
6. A request for a variance from Section 157.036(A)(9) of the Zoning Chapter of the East Dundee Village Code requiring 63 parking stalls with proposed driveway extension.
7. A request for a variance from Section 158.04(D)(2)(d)(2) of the Landscape Chapter of the East Dundee Village Code requiring landscape islands so that there is a maximum of 10 parking spaces in a row.

Property Legal Description:

LOT 5 IN RIVER HAVEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2012 AS DOCUMENT NO. 2012K026783, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

PINS: 03-26-227-012

All interested persons will be given an opportunity to be heard.

VILLAGE OF EAST DUNDEE, ILLINOIS

Findings of Fact – Rezoning

Property Location: 855 E. Main Street

Rezoning requested: Rezone the property located at 855 E. Main Street from B-3 – Service Business District to the R-5- Multiple Dwelling District

Hearing date: May 7, 2020

The Planning and Zoning Commission has made the following findings regarding the variation request:

1. Existing uses of property within the general area of the property in question.

Uses within the general area include retail, restaurant, amusement, automotive, and residential.

2. The zoning classification of property within the general area of the property in question.

All incorporated adjacent property is zoned B2 – Community Business District and R2 – Single Family District and R4- General Residence District.. B3 – Service Business District, B4 – Automotive Service District and R5 – Multiple Dwelling District are also within the general area. River Haven is to the north of the subject property and is zoned R5 – Multiple Dwelling District.

3. The suitability of the property in question to the uses permitted under the existing zoning classification.

The property is designed for uses permitted within the B3 - Service Business District and is vacant.

4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.

Portion of the River Valley Shopping Center is for sale, which includes the former Dominick's site and the future use of the general area is being reevaluated due to long-term vacancy in area.

5. The extent to which property values are diminished by the particular zoning restrictions.

The property value remains low as there is no/little market for commercial development on the property.

- 6. The extent to which the destruction of property values of promotes the health, safety, morals, and general welfare of the public.**

N/A

- 7. The relative gain to the public as compared to the hardship imposed upon the individual property owner.**

The public will gain residential apartment building in place of a vacant piece of land and will be able to liquidate its assets.

- 8. The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property.**

The property has been vacant.

- 9. The community need for the proposed use.**

The Village's Comprehensive Plan acknowledges the Village's position to provide for a variety of housing options. The development will add a buffer between residential and commercial. Future land use plan calls for planned residential development in the immediate general area.

- 10. The care with which the community has undertaken to plan its land use development.**

The Village updated its Comprehensive Plan in 2002.

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

____ayes ____nays ____absent____abstain

Date: _____

Planning and Zoning Commission Chairman

VILLAGE OF EAST DUNDEE, ILLINOIS

Findings of Fact – Variance

Property Location: 855 E. Main Street

Variance(s) requested: A variance from Section 157.036(A)(1) of the Zoning Chapter of the East Dundee Village Code requiring that the lot size be a minimum of 3.39 acres.

A variance from Section 157.036(A)(4) of the Zoning Chapter of the East Dundee Village Code requiring the maximum floor area ratio (FAR) is not to exceed 0.4.

A variance from Section 157.036(A)(5) of the Zoning Chapter of the East Dundee Village Code requiring that the maximum building height is not to exceed two and one-half stories or 30 feet, whichever is lower.

Hearing date: May 7, 2020

The Planning and Zoning Commission has made the following findings regarding the variation request:

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district; Circle one; Yes/No/Not Applicable(N.A.), Explain:**

Yes, without the variances, the property would not allow for the apartment building as proposed.

- 2. The plight of the owner is due to unique circumstances; Yes/No/N.A. and**

Yes, the property's unique circumstances limits the ability to develop the property.

- 3. The variation, if granted, will not alter the essential character of the locality. Yes/No/N.A.**

Yes, the character of the locality would not be affected and would be enhanced due with the apartment buildings instead of a vacant property.

For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making its decision whenever they are practical difficulties or particular hardship, shall also take into consideration the extent to which the following facts favorable to the applicant, have been established by the evidence that:

1. **The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced; Yes/No/N.A.**

Yes, if the regulations are strictly enforced, the apartment buildings could not be built as proposed and, therefore, the project would not be completed.

2. **The conditions upon which the petition for variation is based would be applicable generally to other property within the same zoning classification; Yes/No/N.A.**

Yes, should these conditions reoccur on a development with the same zoning classification, the basis for the variation would be applicable.

3. **The purpose of the variation is not based exclusively upon a desire to make more money out of the property; Yes/No/N.A.**

Yes. Without the variations, the overall use of the property would be affected and not viable for apartments and remain vacant.

4. **The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Yes/No/N.A.**

Yes.

5. **The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; Yes/No/N.A.**

Yes, the granting of the variances would not be detrimental or injurious to the surrounding properties.

6. **The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. Yes/No/N.A.**

Yes, the proposed variation would not have any of the above negative effects.

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

____ayes ____nays ____absent ____abstain

Date: _____

Planning and Zoning Commission Chairman



MEMORANDUM

To: Jennifer Johnsen, Village Administrator
From: George Carpenter, Chief of Police
Subject: Alarm Ordinance
Date: March 5, 2020

Proposal

That the East Dundee Village Board of Trustees adopt an amended Village Ordinance for Chapter 90, Alarm Systems.

Background

In December we had occasion to examine the current Alarm System ordinance pursuant to a resident's application for a new alarm system. At that time it was learned that the existing ordinance was created in 1981 and substantially amended in 1996. We saw that it was in need of updating in general, but also specifically for:

- The required permit to install an alarms system never has to be renewed. Therefore our records, which go back to 2007, do not tell us how many systems are currently active. I cannot tell you how many of the 173 alarms, that we have records for, are active today in the Village.
- The cost for an alarm permit has been based on the number of alarm contacts that were installed in the house or business. This provision discourages a robust system, when we want to encourage permit holders to install as many contacts as the owner desires.

Discussion

The amended ordinance corrects the above problems by assigning just one fee to everyone, regardless of the number of alarm contacts on the premises, and by requiring the permit to be renewed every two years. The cost of a new alarm permit is \$15, and the cost to renew every two years is \$10. The updates to our alarm ordinance are consistent with best practices in the region.

ORDINANCE NUMBER 20 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS, AMENDING CHAPTER 37: FEES AND FINES,
AND CHAPTER 90: ALARM SYSTEMS, OF THE VILLAGE OF EAST DUNDEE
VILLAGE CODE REGARDING ALARMS**

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 regulates and controls alarms and alarm responses within the Village; and

WHEREAS, the Village desires to amend the Village Code to update its alarm system ordinance; and

WHEREAS, the President and Board of Trustees of the Village have determined that granting of said amendments to the Village of East Dundee Village Code ("Village Code") is in the best interest of the Village;

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 each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Village Code Amendment. That the Village Code is hereby amended, as follows:

Amendment #1:

Chapter 90, Alarm Systems, of the Village Code is hereby deleted in its entirety and the following inserted in its place:

Chapter 90, Alarm Systems

Section

90.01 Definitions

90.02 Purpose

90.03 Servicing of alarm systems

- 90.04 Central stations
- 90.05 Automatic Voice Dialing Alarm
- 90.06 Alarm user permit required.
- 90.07 Alarm user permit.
- 90.08 Revocation/suspension of alarm user permit.
- 90.09 On-premises alarm; outside ringers
- 90.10 Alarm activation when alarm user permit not issued.
- 90.11 Updating alarm user permit application.
- 90.12 Transfer of alarm user permit prohibited.
- 90.13 Enforcement
- 90.14 False alarms
- 90.15 Noncompliance
- 90.16 Liability of Village and P.S.A.P.

§ 90.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ALARM ADMINISTRATOR. A person or persons, designated by the chief of police, to administer, control and review applications, permits and alarm dispatch requests.

ALARM BUSINESS. Any business operated by a person who engages in the activity of altering, installing, leasing, maintaining, moving, repairing, replacing, selling, servicing or responding to an alarm system or which causes any of these activities to take place.

ALARM SITE. Premises protected by an alarm system.

ALARM SYSTEM. An assembly of equipment, mechanical or electrical, arranged to signal the presence of a hazard requiring urgent attention and to which the Police Department or Fire Department are expected to respond, other than alarm systems on motor vehicles. The definition of “alarm system” shall be interpreted broadly to include any type of alarm system that is based on any type of technology and includes each of the alarm systems defined in this chapter: “automatic digital dialing alarm system,” “automatic voice dialing alarm system,” “central station system,” “emergency answering service,” and “wireless alarm system.”

ALARM USER. Any person or business in control of premises where an alarm system is maintained.

ALARM USER PERMIT. A permit issued by the Village that allows an alarm user to use, own or lease an alarm system or to be in control of an alarm site where an alarm system is operated or maintained.

AUTOMATIC DIGITAL DIALING ALARM SYSTEM. An alarm system that has the capability of transmitting digital code signals to an alarm receiving board at the (P.S.A.P.) Public Safety Answering Point Center, using regular or dedicated telephone lines.

AUTOMATIC VOICE DIALING ALARM SYSTEM. An alarm system, which automatically sends over regular telephone lines or by wireless technology, a prerecorded voice message indicating the existence of an emergency situation that the alarm system is designed to detect.

CENTRAL STATION SYSTEM. A system in which the operation of electrical protection circuits and devices are signaled automatically to, recorded in, maintained and supervised from a place of business having trained operators in attendance at all times.

CHIEF OF POLICE. The duly appointed chief of police of the Village of East Dundee.

COMMUNICATION SWINGER SUPPRESSION. A programming feature of an alarm system's alarm panel that prevents continuous alarm signals from being received at the alarm business, which monitors the alarm system.

EMERGENCY ANSWERING SERVICE. A telephone answering service providing, among its services, the function of receiving on a continuous basis through trained employees, emergency signals from alarm systems and thereafter immediately relaying the message by live voice to the Public Safety Answering Point.

FALSE ALARM. The activation of an alarm system through mechanical or electronic failure, malfunction, improper installation or the negligence of the alarm business or user or their employees or agents, except that the following shall not be considered false alarms:

- (1) Alarms caused by the failure or malfunction of the equipment located at the P.S.A.P.;
- (2) Alarms occurring on a repeated basis without apparent cause within the first 60 days after installation of the alarm system, and where continuous effort, in the sole opinion of the Alarm Administrator, is being made jointly by the alarm user, Village Inspection Department and any other concerned person to correct the malfunction expeditiously;
- (3) Alarms caused by an attempted or actual illegal entry of which there is visible evidence;
- (4) Alarms caused by an on-premises fire;
- (5) Alarms intentionally caused by a person acting under a reasonable belief that a need exists to call the Police Department or Fire Department; and
- (6) Alarms caused by hurricanes, tornados, earthquakes, major floods or other natural disasters.

ON-PREMISES ALARM. An alarm system that audibly announces an emergency condition at a residence or business establishment, and may or may not be connected to any central alarm system, emergency answering service or the Public Safety Answering Point.

P.S.A.P.; PUBLIC SAFETY ANSWERING POINT. A call center operated by, or for, the Village to answer telephone calls and alarms for police, firefighting and ambulance services and to dispatch these emergency services.

PUBLIC SAFETY PERSONNEL. Police, firefighting and ambulance personnel.

REVOKE ALARM USER PERMIT; REVOCATION. As the result of revocation of an alarm user permit, police, firefighting and ambulance services may no longer respond to an alarm. This condition may remain permanently in effect unless the requirements for reinstatement are met.

SUSPEND ALARM USER PERMIT; SUSPENSION. As the result of suspension of an alarm user permit, police, firefighting and ambulance services may no longer respond to an alarm during the period of suspension,

VILLAGE. The Village of East Dundee.

WIRELESS ALARM SYSTEM. Any assembly of equipment, mechanical and/or electrical, that utilizes wireless technology to signal and/or receive the presence of a hazard requiring urgent attention and to which the Police Department or Fire Department are expected to respond.

§ 90.02 PURPOSE

- A. The primary purpose of this chapter is to reduce the number of unnecessary responses by public safety personnel to mechanically or electronically activated burglar, hold-up, fire and medical emergency alarms and to charge the cost of such responses to that portion of the Village's resident and business population wishing to use or required to use such alarms.
- B. False or unnecessary alarms severely impact and endanger the safety and general welfare of the residents of the Village. In addition to the significant cost involved in responding to such alarms and the concurrent loss of manpower and ineffective utilization of equipment, such alarms require emergency responses which may contribute to a high accident rate.
- C. False alarms will be reduced by imposing certain regulations on alarm systems and charging the cost of alarm responses to that portion of the Village resident and business population that use such alarms. Therefore, the Village adopts these regulations and imposes, among other things, a gradually increasing service charge on the occurrence of more than four (4) alarms for an alarm system in one (1) calendar year. In addition, the failure to pay service charges or permit fees, the occurrence of eleven (11) or more alarm occurrences in one (1) calendar year, and the failure to otherwise comply with this chapter, may constitute grounds for

suspension or revocation of an alarm user permit, which may result in public safety personnel not responding to additional alarm occurrences.

- D. Nothing in this chapter, however, shall be deemed to require or obligate public safety personnel to respond to an alarm. Nothing herein shall preclude public safety personnel from responding to any call or request for assistance that is other than an alarm occurrence (i.e. notification of the public safety personnel by means other than activation of an alarm system).

§ 90.03 SERVICING OF ALARM SYSTEMS. An alarm business or user shall not perform any service on any alarm system in the Village without first notifying the Public Safety Answering Point and disconnecting the alarm at the alarm user's end and again notifying the Public Safety Answering Point upon completion of the work.

§ 90.04 CENTRAL STATIONS. No one shall operate a central station or emergency answering service in the Village unless licensed as an alarm business.

§ 90.05 AUTOMATIC VOICE DIALING ALARMS. No person shall use, cause, permit to be used, or engage in the business of providing any telephone device and/or telephone attachment that automatically dials any Village telephone line, or 911 lines connected to the Public Safety Answering Point and then reproduces any voice message to report any robbery, burglary, fire or other emergency.

§ 90.06 ALARM USER PERMIT REQUIRED.

- A. It shall be unlawful for any alarm user to use, own or lease an alarm system or to be in control of an alarm site wherein an alarm system is operated or maintained without having first obtained a permit for that system.
- B. It shall be unlawful for any alarm user to use, own or lease an alarm system or to be in control of an alarm site wherein an alarm system is operated or maintained when a permit therefore has been suspended, revoked or expired.
- C. The following bi-annual fees shall be charged to obtain an alarm user permit:
1. An initial alarm user permit shall be \$15.00.
 2. Renewal of an alarm user permit shall be \$10.00.
- D. All permits issued are valid for two (2) calendar years unless the permit is revoked or suspended.

§ 90.07 ALARM USER PERMIT.

- A. Any person who desires to install, maintain or use an alarm system, including on-premises alarm systems, shall first make application to the Alarm Administrator on a form to be provided and secure an alarm user permit for the alarm system. Each application shall be signed by the applicant and shall include, among other things, the following:

- (1) Date of application;
- (2) The full legal name, address and telephone number of the applicant;
- (3) The full legal name, address and telephone number of the alarm user who is in control of the alarm site where the alarm systems are located;
- (4) The full legal name, address and telephone number of the owner or manager of the alarm site;
- (5) The name, address and telephone number of the alarm site where the alarm systems are located;
- (6) The type location: business or residence;
- (7) The type of alarm: fire, burglary, medical, other;
- (8) Business hours, if applicable;
- (9) List of persons authorized access to the establishment during non-business hours, including mobile/work phone numbers;
- (10) Procedure to be followed in the event of an alarm;
- (11) Emergency call list of personnel to notify in the event of an alarm;
- (12) Description and location of the alarm on the premises;
- (13) The name and address of the alarm business that installed the alarm.
- (14) The name and address of the alarm business responsible for monitoring or maintaining the alarm.
- (15) The following statement:

By signing this application, the alarm user agrees that he/she has read and understood the following release, indemnification and hold harmless provisions: The alarm user agrees to release and not hold liable the Village of East Dundee, its Public Safety Answering Point (P.S.A.P)., and their appointed and elected officials, officers, employees, contract employees, volunteers and agents (the "Affiliates") for any claims, causes of actions, losses, damages or liabilities of any kind brought by any person, including, but not limited to, any property damage and any death, injury or illness that arises from or relates to any actual or claimed failure of service or any consequential damages claimed to result from such failure, or the installation, inspection, surveillance or operation of the user's alarm system or the Village's or P.S.A.P.'s alarm system, or their receiving

panels or of any other component part of such alarm systems, whether or not due to the negligent, willful or reckless acts or omission of the Village, the P.S.A.P., or any of the Affiliates. The alarm user further agrees to defend, indemnify and hold harmless the Village of East Dundee, the P.S.A.P. and the Affiliates, from any claims, causes of actions, losses, damages or liabilities of any kind brought by any person, including but not limited to any property damage and any death, injury or illness, arising out of or relating to this application or any permit or license issued by the Village, any act or omission by the Village or the Village's Affiliates in regard to this application, the alarm user's connection to the Village or P.S.A.P.'s alarm system, the alarm user's decision not to connect to the Village or P.S.A.P.'s alarm system (where not mandated by another code provision), the operation of the alarm user's alarm system, the operation of the Village or P.S.A.P. alarm system, or the response or non-response of any Village or P.S.A.P. Affiliates to the alarm user's property.

(16) *Signature of applicant.*

- B. Incomplete applications shall be returned to the applicant. A permit will not be issued until the completed application is received and the Alarm Administrator has granted approval of the permit.
- C. An application for an Alarm User Permit shall be denied if:
 - 1. The applicant has failed to pay required false alarm fees for the alarm site or for a different alarm site under the applicant's ownership or control.
 - 2. The applicant has failed to comply with any provisions of this chapter or other sections of this Code.
- D. The Alarm Administrator shall be responsible for processing and issuing alarm user permits.

§ 90.08 REVOCATION/SUSPENSION OF ALARM USER PERMIT.

- A. An alarm user permit may be revoked by the Alarm Administrator under the following circumstances:
 - 1. More than ten (10) false alarms are recorded in a calendar year from any alarm system for which a permit has been issued;
 - 2. Failure to pay false alarm or user permit fees; or
 - 3. Failure to comply with any of the provisions of this chapter within ten (10) days after receiving notification of a violation, in writing, from the Alarm Administrator.
- B. The Alarm Administrator shall notify the alarm user by certified mail, return receipt requested, or personal delivery that the Village intends to revoke its alarm user permit within fifteen (15) days from the date of receipt of the notice. Said notice shall further advise that the alarm user may submit, within ten (10) days of the date of

receipt, a written request for review to the Village Administrator, setting forth the reasons that the alarm user permit should not be revoked or other action taken. The submission of the request shall suspend revocation of the alarm user permit.

- C. If the alarm user fails to submit a request for review within the stated time period, the Village Administrator shall review the record of the permit and the grounds for revocation and make a determination regarding revocation based upon those records. If revocation is ordered, the Village Administrator shall then issue a written order of revocation, which shall include an explanation of the consequences of revocation. The written order shall be sent to the alarm user by certified mail, return receipt requested, or personal delivery. Revocation shall be effective on the date following review or the original revocation date, whichever is later. If revocation is not ordered, notice to that effect shall be sent in the same manner.
- D. If a request for review is submitted within the stated time period, a written notice of the time and place of the review shall be served on the alarm user by the Village Administrator by first class mail or personal delivery at least ten (10) days prior to the date set for the review.
- E. At the requested review before the Village Administrator, the Alarm Administrator and the alarm user, or his or her authorized representative, shall have the right to present evidence. Upon completion of the review, the Village Administrator may either enter an order of revocation, withdraw the notice of revocation, suspend the permit until such time that he or she is satisfied that the cause or causes of the false alarms have been eliminated, or take such other action as may be appropriate. The alarm user, who was present or represented at the review, will receive no further notice of revocation. An alarm user having no representation at the review shall be notified by certified mail, return receipt requested, or personal delivery, of the action of the Village Administrator. Revocation shall be effective on the first business day following completion of the review.
- F. Any alarm user, whose alarm user permit has been revoked pursuant to this section, shall have the right, within ten (10) days of the determination of revocation, to file a written appeal with the Village Board. No alarm user shall be required to discontinue use of its alarm system prior to the expiration of the ten-day period. The appeal shall set forth the specific grounds on which it is based. The Village Board shall hold a hearing on the appeal within thirty (30) days after its receipt. At the hearing, the appellant or a designated representative shall have the right to present written or oral argument in support of the appeal. The Village Board shall issue its decision within ten (10) days after the hearing, which decision shall be effective upon alarm user's receipt of notice by certified mail, receipt requested, or personal delivery.
- G. Reinstatement of revoked user permit: The alarm user must submit to the Alarm Administrator a new alarm user permit application, payment of past due fees, fines and a reinstatement fee in the amount set forth in Chapter 37, Fees and Fines, along with a written explanation of the action that the alarm user has taken to substantially

reduce the likelihood of false alarms. Upon the Alarm Administrator's determination that the aforementioned conditions have been met, the alarm user permit may be reinstated; provided, however, that no revoked alarm user permit may be reinstated within the six (6) month period following the effective date of the revocation, unless the Alarm Administrator, in his or her sole and absolute discretion, approves a shorter period. Upon reinstatement, the alarm user shall be in the same position, for purposes of calculating alarm occurrences and services charges, as an alarm user that has received an alarm user permit for the first time.

§ 90.09 ON-PREMISES ALARM; OUTSIDE RINGERS.

- A. No person shall use, allow or cause to exist an outside ringer which emits an audible sound in any manner similar to the Village's emergency vehicles. In addition, the sound shall be distinguishable from any and all Village alert systems broadcast in an audible manner.
- B.
 - 1. All outside ringers shall be equipped with an automatic shut-off which will deactivate within five (5) minutes of the initial alarm.
 - 2. Failure to provide the shut-off shall result in the immediate suspension of the alarm user permit and shall be in violation of this chapter.
- C. In addition to any other remedies provided by this chapter, the Alarm Administrator may order the immediate suspension of an alarm user permit and removal or deactivation of an alarm system based upon knowledge of the misuse or improper maintenance of an outside ringer.
- D. This Section shall not apply to water flow alarms required by the Fire Prevention Code for automatic fire suppression equipment installed in any structure, which are programmed either to:
 - 1. Activate the communication swinger suppression after three (3) activations or
 - 2. Allow only single alarming per alarm zone per armed period.

§ 90.10 ALARM ACTIVATION WHEN ALARM USER PERMIT NOT ISSUED. Any alarm user, who does not have a valid alarm user permit, shall be assessed a user fee in the amount of \$300.00 for each notice to the Public Safety Answering Point of an activation of the alarm system at the alarm site.

§ 90.11 UPDATING ALARM USER PERMIT APPLICATION. It is unlawful for any alarm user to fail or refuse to amend its alarm user permit application within fourteen (14) days after any of the information required and contained therein becomes outdated or inaccurate.

§ 90.12 TRANSFER OF ALARM USER PERMIT PROHIBITED. An alarm user permit cannot be transferred to another alarm site or another alarm user or person.

§ 90.13 ENFORCEMENT.

- A. For the purpose of enforcing the provisions of this chapter, a Fire Inspector or Village Building Official on official business shall have the authority, at reasonable times and upon reasonable oral notice, to enter any premises in the Village in, or upon which, alarm systems are located to inspect the installation or operation of alarm systems.
- B. If the inspection reveals any violations of the provisions of this chapter, a written report detailing the violation shall be promptly sent to the alarm user or business by certified mail, receipt requested, or personal delivery. The report shall require correction within thirty (30) days after receipt of the notice and shall state that a failure to comply may result in the revocation of the alarm business license or the alarm user's permit, in accordance with provisions of this chapter. The alarm user or business shall be granted a reasonable extension of time to correct the violation upon good cause shown.

§ 90.14 FALSE ALARMS.

- A. It shall be unlawful for any person to intentionally generate, transmit or issue a false alarm.
- B. It shall be unlawful for any alarm user to control, operate or possess an alarm system which generates, transmits or issues a false alarm.
- C. Each alarm user shall be responsible for any false alarms transmitted by its alarm system.
- D. The Alarm Administrator shall maintain a record of all false alarms and may revoke or suspend an alarm user permit upon occurrence of more than ten (10) false alarms in any one (1) calendar year.
- E. The Alarm Administrator shall charge the alarm user a fee as provided in Chapter 37: Fees and Fines, for each false alarm in excess of four (4) in any one (1) calendar year. Payment of the charges shall be remitted to the Police Department by the alarm user within fifteen (15) days of the date of mailing of the statement of the charges.
- F. Alarm users may, within fifteen (15) days of the date of mailing of a statement for false alarm fees, submit a written report to the Alarm Administrator or request to meet with the Alarm Administrator to show cause for voiding a recorded false alarm. The Alarm Administrator shall review the alarm user's report and/or meet with the alarm user and issue a written finding as to whether or not the false alarm record will be voided. The finding of the Alarm Administrator shall be final and a copy of the findings shall be provided to the alarm user by first class mail.

G. If an alarm user has submitted a report or requested a meeting pursuant to subsection F, any fees due shall be payable to the Village within seven (7) days from the date of the Alarm Administrator's written findings on the false alarms.

§ 90.15 NONCOMPLIANCE. Any person or business that violates any of the provisions of this chapter or refuses to remedy a violation of this chapter shall be subject to the fees and fines set forth in Chapter 37: Fees and Fines, and Section 10.99 of the Village Code.

§ 90.16 LIABILITY OF VILLAGE AND P.S.A.P. The Village and P.S.A.P. assume no liability for any defects or failure in the operation of any alarm system because of the actions or inaction of any person associated with the installation, operation, monitoring or maintenance thereof, or for the transmission of alarm signals or messages or the relaying of such signals and messages. In the event that the Village finds it necessary to suspend or revoke an alarm business license or user permit, or to otherwise require the disconnection of any alarm system, the Village shall have no liability for such action. No special duty or any other duty, other than that owed to the general public, shall be created by virtue of this chapter or by virtue of the issuance of any alarm user permit or as a result of the transmission to, or receipt of, an alarm signal by the Village's Police or Fire Departments, or its P.S.A.P.

Amendment #2:

Chapter 37: Fees and Fines, is hereby amended, as follows:

FEE SCHEDULE (minimum amounts)

Section 37.01 (K) is deleted in its entirety and the following inserted in its place:

(K) Alarm Systems (Chapter 90)

(1) Alarm User Permit

- a. Initial 2-year user-permit: \$15.
- b. 2-year renewal user permit: \$10.

(2) Alarm activation when alarm user permit not issued: \$300.

(3) Alarm reinstatement fee: \$75.

(4) False Alarms in a calendar year:

- a. For each false alarm in excess of four (five through eight): \$150 each;
- b. For each false alarm in excess of eight (nine and ten): \$200 each;
- c. For more than ten false alarms: \$250 each.

FINE SCHEDULE (minimum amounts)

Section 90.15 and its minimum fine is inserted numerically, to be and read as follows:

90.15	Alarm-related violations	\$50
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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 or 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 and the same are 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.

ADOPTED this ____ day of _____, 2020 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2020.

Lael Miller, Village President

ATTEST:

Katherine Holt, Village Clerk

Published in pamphlet form this ____ day of _____, 2020, under the authority of the Village President and Board of Trustees.

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2020-2021

List #237

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
AMALGAMATED BANK OF CHICAGO					
	Invoice: 16	DRINKING WATER PROJECT 60-33-5801 DRINKING WATER PR	04/20/20 \$98,932.50	05/18/20	\$98,932.50
	Invoice: 26	WASTEWATER PROJECT 60-33-5800 WASTEWATER PROJEC	04/20/20 \$234,530.07	05/18/20	\$234,530.07
	Invoice: FY21- 5829-1	FY21- BOND SERIES 2015 - 1 39-01-5810 FY21- 2015BOND -	04/20/20 \$80,800.00	05/18/20	\$80,800.00
	Invoice: FY21-4834-1	FY21- BOND SERIES 2012B - 1 38-01-5810 FY21- 2012B- 1ST	04/20/20 \$32,502.72	05/18/20	\$32,502.72
	Invoice: FY21-6161-1	FY21- BOND SERIES 2016 - 1 39-01-5810 FY21- 2016BOND 1S	04/20/20 \$42,975.00	05/18/20	\$42,975.00
	Invoice: FY4833-1	FY21- BOND SERIES 2012A - 1 48-01-5810 FY21 2012A- 1ST P	04/20/20 \$52,078.13	05/18/20	\$52,078.13
Vendor Total for: AMALGAMATED BANK OF CHICAGO			(Fiscal YTD Payments: \$.00)		\$541,818.42
AMERICAN LEGAL PUBLISHING CORPORATION					
	Invoice: 582	VILLAGE CODE INTERNET RENEWAL 01-12-5260 VILLAGE CODE INTE	05/14/20 \$495.00	05/18/20	\$495.00
Vendor Total for: AMERICAN LEGAL PUBLISHING CORPORATION			(Fiscal YTD Payments: \$.00)		\$495.00
CENTURY SPRINGS					
	Invoice: 2472931	EDPD WATER 01-21-5630 EDPD WATER	05/11/20 \$61.00	05/18/20	\$61.00
Vendor Total for: CENTURY SPRINGS			(Fiscal YTD Payments: \$61.00)		\$61.00
CINTAS FIRST AID & SAFETY					
	Invoice: 4050347484	VH MAT CLEANING 01-35-5260 VH MAT CLEANING	05/13/20 \$16.20	05/18/20	\$16.20
Vendor Total for: CINTAS FIRST AID & SAFETY			(Fiscal YTD Payments: \$.00)		\$16.20
COMCAST BUSINESS					
	Invoice: 042620	APRIL 26 - MAY 25 SERVICE 01-39-5530 APRIL 26 - MAY 25 01-31-5320 APRIL 26 - MAY 25	04/26/20 \$195.20 \$74.01	05/18/20	\$269.21
Vendor Total for: COMCAST BUSINESS			(Fiscal YTD Payments: \$1,005.39)		\$269.21
EASTERN ILLINOIS UNIVERSITY					
	Invoice: 050120	B. MARTIN IMTA MEMBER 2021	05/01/20	05/18/20	\$70.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2020-2021

List #237

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
		01-14-5410 B MARTING MEMBERS	\$70.00		
Vendor Total for: EASTERN ILLINOIS UNIVERSITY		(Fiscal YTD Payments: \$.00)			\$70.00
ILLINOIS CITY/COUNTY MANAGEMENT					
	Invoice: 050120	20/21 MEMBERSHIP DUES 01-14-5410 B MARTIN ICCMA MB	05/01/20 \$231.25	05/18/20	\$231.25
Vendor Total for: ILLINOIS CITY/COUNTY MANAGEMENT		(Fiscal YTD Payments: \$.00)			\$231.25
KANE COUNTY TREASURER					
	Invoice: 0325301002 2019	PROPERTY TAXES - AMERICAN TOWER 01-01-1124 2019PROPERTY TAXE	05/01/20 \$4,849.16	05/18/20	\$4,849.16
Vendor Total for: KANE COUNTY TREASURER		(Fiscal YTD Payments: \$.00)			\$4,849.16
LEADSONLINE					
	Invoice: 254915	LEADS MAY 20-21 MEMBERSHIP 01-21-5410 LEADS MAY 20-21 M	03/15/20 \$1,758.00	05/18/20	\$1,758.00
Vendor Total for: LEADSONLINE		(Fiscal YTD Payments: \$.00)			\$1,758.00
MCGINTY BROS., INC					
	Invoice: 207108	VILLAGE CHRISTMAS TREE 01-31-5110 VILLAGE CHRISTMAS	05/08/20 \$129.00	05/18/20	\$129.00
Vendor Total for: MCGINTY BROS., INC		(Fiscal YTD Payments: \$.00)			\$129.00
NORTHEASTERN IL REGIONAL CRIME LAB					
	Invoice: 69	FY21 MEMBERSHIP & AGREEMENT 01-21-5290 FY21 MEMBERSHIP &	05/01/20 \$7,423.00	05/18/20	\$7,423.00
Vendor Total for: NORTHEASTERN IL REGIONAL CRIME LAB		(Fiscal YTD Payments: \$.00)			\$7,423.00
POWER DMS					
	Invoice: Q-74791	POLICY MANAGEMENT SOFTWARE 20-21 01-21-5290 POLICY MANAGEMENT	05/01/20 \$2,677.30	05/18/20	\$2,677.30
Vendor Total for: POWER DMS		(Fiscal YTD Payments: \$.00)			\$2,677.30
PRI MANAGEMENT GROUP					
	Invoice: 8268	WEBINAR - STAFFING RECORDS	05/08/20	05/18/20	\$79.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2020-2021

List #237

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
		01-21-5430 WEBINAR - STAFFIN	\$79.00		
Vendor Total for: PRI MANAGEMENT GROUP		(Fiscal YTD Payments: \$.00)			\$79.00
QUAD COM 9-1-1					
	Invoice: 20 EDPD 5	RADIO DISPATCH MAY 2020 01-21-5360 RADIO DISPATCH MA	05/01/20 \$15,697.92	05/18/20	\$15,697.92
Vendor Total for: QUAD COM 9-1-1		(Fiscal YTD Payments: \$.00)			\$15,697.92
RALPH HELM, INC					
	Invoice: 324560	REPAIR LAWN MOWER 01-31-5130 REPAIR LAWN MOWER	05/04/20 \$455.08	05/18/20	\$455.08
	Invoice: 324796	NEW MOWER BELT 01-31-5130 NEW MOWER BELT	05/07/20 \$136.99	05/18/20	\$136.99
Vendor Total for: RALPH HELM, INC		(Fiscal YTD Payments: \$.00)			\$592.07
XYLEM WATER SOLUTIONS USA					
	Invoice: 401005715	SERVICE GODWIN PUMP 01-31-5130 SERVICE GODWIN PU 60-33-5140.1 SERVICE GODWIN PU	05/04/20 \$518.75 \$518.75	05/18/20	\$1,037.50
Vendor Total for: XYLEM WATER SOLUTIONS USA		(Fiscal YTD Payments: \$.00)			\$1,037.50

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2020-2021

List #237

Amount

GENERAL FUND	\$34,866.86
DUNDEE CROSSINGS TIF FUND	\$32,502.72
DOWNTOWN REDEVELOPMENT TIF	\$123,775.00
2012 GO BOND ISSUE DEBT SERVICE	\$52,078.13
WATER OPERATING FUND	\$333,981.32
Grand Total:	\$577,204.03
Total Vendors:	16
 TOTAL FOR REGULAR CHECKS:	 19131.69
TOTAL FOR DIRECT PAY VENDORS:	558072.34

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2019-2020

List #238

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
ACE HARDWARE					
	Invoice: 64094	CABOOSE OPENING WATER LEAK REPAIR 01-35-5110 CABOOSE OPENING W	04/23/20 \$26.98	05/18/20	\$26.98
	Invoice: 64099	CABOOSE OPENING WATER LEAK REPAIR 01-35-5110 CABOOSE OPENING W	04/23/20 \$17.99	05/18/20	\$17.99
	Invoice: 64102	CABOOSE 01-35-5110 CABOOSE	04/24/20 \$35.06	05/18/20	\$35.06
Vendor Total for: ACE HARDWARE		(Fiscal YTD Payments: \$.00)			\$80.03
AMERICAN LEGAL PUBLISHING CORPORATION					
	Invoice: 114	FOLIO PAGES 01-12-5260 FOLIO PAGES	04/17/20 \$195.00	05/18/20	\$195.00
	Invoice: 138	ORD NOTFICATIONS LINKS 01-12-5260 ORD NOTFICATIONS	04/20/20 \$40.00	05/18/20	\$40.00
Vendor Total for: AMERICAN LEGAL PUBLISHING CORPORATION		(Fiscal YTD Payments: \$.00)			\$235.00
AMS MECHANICAL SYSTEMS, INC.					
	Invoice: 9229-1A	SERVICE 01-21-5121 SERVICE	04/30/20 \$328.00	05/18/20	\$328.00
	Invoice: 9229-4	EDPD QTRLY MAINTENANCE 01-21-5121 EDPD QTRLY MAINTENANCE	04/23/20 \$2,187.50	05/18/20	\$2,187.50
Vendor Total for: AMS MECHANICAL SYSTEMS, INC.		(Fiscal YTD Payments: \$.00)			\$2,515.50
AT&T					
	Invoice: 847426168604	MONTHLY SERVICE 01-39-5530 MONTHLY SERVICE	05/08/20 \$200.93	05/18/20	\$200.93
Vendor Total for: AT&T		(Fiscal YTD Payments: \$48.61)			\$200.93
B & F CONSTRUCTION CODE SERVICES, INC.					
	Invoice: 12717	APRIL 2020 INSPECTIONS 01-25-5290 APRIL 2020 INSPECTIONS	05/08/20 \$135.00	05/18/20	\$135.00
	Invoice: 53541	PLUMBING PLAN REVIEW - 304 N RIVER 01-25-5290 PLUMBING PLAN REVIEW	04/14/20 \$200.00	05/18/20	\$200.00
Vendor Total for: B & F CONSTRUCTION CODE SERVICES, INC.		(Fiscal YTD Payments: \$.00)			\$335.00
BAXTER AND WOODMAN CONSULTING ENGINEERS					
	Invoice: 0212941	WELL #6 START UP	04/24/20	05/18/20	\$5,357.61

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2019-2020

List #238

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
		60-33-5220 WELL #6 START UP	\$5,357.61		
Vendor Total for: BAXTER AND WOODMAN CONSULTING ENGINEERS(Fiscal YTD Payments: \$.00)					\$5,357.61
CENTURY SPRINGS					
	Invoice: 229533	EDPD WATER 01-21-5630 EDPD WATER	03/02/20 \$45.00	05/18/20	\$45.00
	Invoice: 2418959	EDPD WATER 01-21-5630 EDPD WATER	02/18/20 \$25.00	05/18/20	\$25.00
	Invoice: 2439310	EDPD WATER 01-21-5630 EDPD WATER	03/16/20 \$61.00	05/18/20	\$61.00
Vendor Total for: CENTURY SPRINGS (Fiscal YTD Payments: \$61.00)					\$131.00
COMED					
	Invoice: 042920	MONTHLY SERVICE 28-01-5510 MONTHLY SERVICE	04/29/20 \$1,055.52	05/18/20	\$1,055.52
Vendor Total for: COMED (Fiscal YTD Payments: \$204.60)					\$1,055.52
COMPASS MINERALS AMERICA INC					
	Invoice: 628230	WATER SOFTNER SALT 60-33-5650 WATER SOFTNER SAL	04/28/20 \$2,450.65	05/18/20	\$2,450.65
Vendor Total for: COMPASS MINERALS AMERICA INC (Fiscal YTD Payments: \$.00)					\$2,450.65
CURRIE MOTORS					
	Invoice: E7621	2020 FORD POLICE INTERCEPTOR 32-21-5942 2020 FORD POLICE	01/14/20 \$33,751.00	05/18/20	\$33,751.00
Vendor Total for: CURRIE MOTORS (Fiscal YTD Payments: \$.00)					\$33,751.00
DAILY HERALD					
	Invoice: 47248	PUBLIC HEARING NOTICE 01-16-5450 PUBLIC HEARING NO	04/25/20 \$105.80	05/18/20	\$105.80
Vendor Total for: DAILY HERALD (Fiscal YTD Payments: \$.00)					\$105.80
DOBBS ENTERPRISES INC					
	Invoice: 050420	APRIL VH CLEANING SERV 01-35-5260 APRIL VH CLEANING	05/04/20 \$404.00	05/18/20	\$404.00

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2019-2020

List #238

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
Vendor Total for: DOBBS ENTERPRISES INC		(Fiscal YTD Payments: \$.00)			\$404.00
DUNDEE FORD					
	Invoice: 825059	FORD UTILITY 01-21-5120 FORD UTILITY	03/04/20 \$845.40	05/18/20	\$845.40
	Invoice: 825135	FORD UTILITY 01-21-5120 FORD UTILITY	03/06/20 \$999.35	05/18/20	\$999.35
	Invoice: 825199	FORD TAURUS 01-21-5120 FORD TAURUS	03/07/20 \$64.79	05/18/20	\$64.79
Vendor Total for: DUNDEE FORD		(Fiscal YTD Payments: \$.00)			\$1,909.54
DUNDEE NAPA AUTO PARTS					
	Invoice: 344081	FUEL FILTER - ZERO TURN MOWER 01-31-5130 FUEL FILTER - ZER	04/21/20 \$3.46	05/18/20	\$3.46
Vendor Total for: DUNDEE NAPA AUTO PARTS		(Fiscal YTD Payments: \$.00)			\$3.46
DW - SERVANT FUND (EAST DUNDEE), LLC					
	Invoice: # 1 042720	BDD REV - DUNDEE CROSSINGS - APRIL 33-01-5876 BDD REV-DUNDEE CR	04/27/20 \$4,166.67	05/18/20	\$4,166.67
Vendor Total for: DW - SERVANT FUND (EAST DUNDEE), LLC		(Fiscal YTD Payments: \$.00)			\$4,166.67
EDER, CASELLA & CO.					
	Invoice: 35223	APRIL 2020 PAYROLL SERVICES 01-39-6010 APRIL 2020 PAYROL	04/30/20 \$1,700.00	05/18/20	\$1,700.00
Vendor Total for: EDER, CASELLA & CO.		(Fiscal YTD Payments: \$.00)			\$1,700.00
FAST MRO SUPPLIES, INC					
	Invoice: 4992	ISINFECTANT CLEANER - COVID 19 01-39-6010 COVID 19 - ISINFE	04/13/20 \$65.62	05/18/20	\$65.62
Vendor Total for: FAST MRO SUPPLIES, INC		(Fiscal YTD Payments: \$.00)			\$65.62
GARDINER KOCH WEISBERG & WRONA					
	Invoice: 147103	APRIL 2020 SERVICES 01-12-5230 APRIL 2020 SERVIC	05/01/20 \$702.40	05/18/20	\$702.40
Vendor Total for: GARDINER KOCH WEISBERG & WRONA		(Fiscal YTD Payments: \$.00)			\$702.40

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2019-2020

List #238

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
HAWKINS, INC.					
	Invoice: 4703316	WW CHEMICALS 61-34-5650 WW CHEMICALS	04/23/20 \$1,305.36	05/18/20	\$1,305.36
	Invoice: 4705231	WWTP CHEMICALS 61-34-5650 WWTP CHEMICALS	04/23/20 \$705.47	05/18/20	\$705.47
Vendor Total for: HAWKINS, INC.		(Fiscal YTD Payments: \$.00)			\$2,010.83
HEINZ, GERALD & ASSOC.					
	Invoice: 19339	GENERAL CHARGES 01-12-5220 GENERAL CHARGES	05/04/20 \$375.00	05/18/20	\$375.00
	Invoice: 19340	THORNTON SUBDIVISION 85-01-2391 THORNTON SUBDIVIS	05/04/20 \$75.00	05/18/20	\$75.00
	Invoice: 19341	HEALY ROAD DEV 85-01-2395 HEALY ROAD DEV	05/04/20 \$2,887.50	05/18/20	\$2,887.50
	Invoice: 19342	PLOTE APTS E MAIN STREET 85-01-2388 PLOTE APTS E MAIN	05/04/20 \$150.00	05/18/20	\$150.00
	Invoice: 19343	401 CHRISTINA DRIVE 01-01-1124 401 CHRISTINA DRI	05/04/20 \$225.00	05/18/20	\$225.00
	Invoice: 19344	IL RT 72 DETOUR PROJECT 01-01-1124 IL RT 72 DETOUR P	05/04/20 \$75.00	05/18/20	\$75.00
	Invoice: 19345	250 PATRICIA LANE 85-01-2393 250 PATRICIA LANE	05/04/20 \$1,950.00	05/18/20	\$1,950.00
	Invoice: 19346	CATERPILLAR DEV PROJ 85-01-2394 CATERPILLAR DEV P	05/04/20 \$12,024.00	05/18/20	\$12,024.00
	Invoice: 19347	513 WENDT AVE 01-25-5290 513 WENDT AVE	05/04/20 \$300.00	05/18/20	\$300.00
Vendor Total for: HEINZ, GERALD & ASSOC.		(Fiscal YTD Payments: \$.00)			\$18,061.50
HUGHES ENVIRONMENTAL CONSULTING					
	Invoice: 1017	CLASS 1 WW OPERATOR 61-34-5290 CLASS 1 WW OPERAT	04/30/20 \$5,025.00	05/18/20	\$5,025.00
Vendor Total for: HUGHES ENVIRONMENTAL CONSULTING		(Fiscal YTD Payments: \$.00)			\$5,025.00
ILLINOIS DEPT. OF TRANSPORTATION					
	Invoice: 58956	TRAFFIC SIGNAL MAINTENANCE 01-31-5150 50 % 72/MAIN @ RI 01-31-5150 50% 72/MAIN @ VAN 01-31-5150 33.33% 72/MAIN @	05/01/20 \$683.25 \$683.25 \$455.49	05/18/20	\$1,821.99
Vendor Total for: ILLINOIS DEPT. OF TRANSPORTATION		(Fiscal YTD Payments: \$.00)			\$1,821.99

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2019-2020

List #238

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
KLEIN, THORPE AND JENKINS, LTD					
	Invoice: 208234-208236	JANUARY 2020 SERVICES	02/19/20	05/18/20	\$9,924.20
		01-12-5230 GENERAL SERVICES	\$3,808.20		
		38-01-5230 TIF #2 DUNDEE CRO	\$1,298.00		
		01-21-5230 POLICE	\$4,532.00		
		85-01-2381 SPEEDWAY	\$286.00		
	Invoice: 209010-209011	FEBRUARY 2020 SERVICES	03/20/20	05/18/20	\$8,848.00
		01-12-5230 GENERAL SERVICES	\$3,546.00		
		38-01-5230 TIF #2 DUNDEE CRO	\$726.00		
		01-21-5230 POLICE	\$4,444.00		
		85-01-2381 SPEEDWAY	\$132.00		
	Invoice: 209437-209440	MARCH 2020 SERVICES	04/10/20	05/18/20	\$9,313.23
		01-12-5230 GENERAL	\$2,826.80		
		38-01-5230 TIF #2 - DUNDEE C	\$2,612.00		
		01-21-5230 POLICE	\$2,532.43		
		01-39-6010 COVID 19	\$1,342.00		
Vendor Total for: KLEIN, THORPE AND JENKINS, LTD			(Fiscal YTD Payments: \$.00)		\$28,085.43
MARTELLE WATER TREATMENT INC					
	Invoice: 19836	WP CHEMICALS	04/24/20	05/18/20	\$627.50
		60-33-5630 WP CHEMICALS	\$627.50		
Vendor Total for: MARTELLE WATER TREATMENT INC			(Fiscal YTD Payments: \$.00)		\$627.50
MCGINTY BROS., INC					
	Invoice: 207895	TREE TRIMMING	04/27/20	04/27/20	\$400.00
		01-31-5190 TREE TRIMMING	\$400.00		
Vendor Total for: MCGINTY BROS., INC			(Fiscal YTD Payments: \$.00)		\$400.00
MENARDS - CARPENTERSVILLE					
	Invoice: 56214	WATERING SUPPLIES - HANGING BASKETS	04/24/20	05/18/20	\$78.95
		01-31-5630 WATERING SUPPLIES	\$78.95		
Vendor Total for: MENARDS - CARPENTERSVILLE			(Fiscal YTD Payments: \$.00)		\$78.95
MIDWEST MATERIAL MANAGEMENT					
	Invoice: MM-75940	STREET SWEEPINGS	04/30/20	05/18/20	\$1,453.40
		01-31-5570 STREET SWEEPINGS	\$726.70		
		01-36-5570 STREET SWEEPINGS	\$726.70		
Vendor Total for: MIDWEST MATERIAL MANAGEMENT			(Fiscal YTD Payments: \$.00)		\$1,453.40

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2019-2020

List #238

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
NICOR GAS					
	Invoice: 042820	MONTHLY SERVICE 01-35-5510 MONTHLY SERVICE 60-33-5510 MONTHLY SERVICE 61-34-5510 MONTHLY SERVICE	04/28/20 \$381.55 \$533.75 \$442.85	05/18/20	\$1,358.15
Vendor Total for: NICOR GAS		(Fiscal YTD Payments: \$483.84)			\$1,358.15
PDC LABORATORIES, INC					
	Invoice: I9414175	WATER LAB ANALYSIS 60-33-5290 WATER LAB ANALYSI	04/30/20 \$126.00	05/18/20	\$126.00
	Invoice: I9414176	WATER LAB ANALYSIS 61-34-5290 WATER LAB ANALYSI	04/30/20 \$1,514.25	05/18/20	\$1,514.25
Vendor Total for: PDC LABORATORIES, INC		(Fiscal YTD Payments: \$.00)			\$1,640.25
QUADIENT FINANCE USA, INC					
	Invoice: 6594 042320	POSTAGE 01-14-5680 POSTAGE	04/23/20 \$198.80	05/18/20	\$198.80
Vendor Total for: QUADIENT FINANCE USA, INC		(Fiscal YTD Payments: \$.00)			\$198.80
RED WING SHOE STORE					
	Invoice: 20200510020118	CLOTHING ALLOWENCE - PETE P 01-31-5080 CLOTHING ALLOWENC	05/10/20 \$159.38	05/18/20	\$159.38
Vendor Total for: RED WING SHOE STORE		(Fiscal YTD Payments: \$.00)			\$159.38
STAPLES ADVANTAGE					
	Invoice: 8058245114	EDPD OFFICE SUPPLIES 01-21-5610 OFFICE SUPPLIES	04/25/20 \$19.66	05/18/20	\$19.66
	Invoice: 8058316219	REDISHARP MARKERS 01-21-5610 REDISHARP MARKERS	05/02/20 \$9.25	05/18/20	\$9.25
Vendor Total for: STAPLES ADVANTAGE		(Fiscal YTD Payments: \$47.67)			\$28.91
SYNAGRO TECHNOLOGIES					
	Invoice: 14424	LAND APPLICATION OF BIO SOLIDS 61-34-5290 LAND APPLICATION	04/30/20 \$2,405.60	05/18/20	\$2,405.60
Vendor Total for: SYNAGRO TECHNOLOGIES		(Fiscal YTD Payments: \$.00)			\$2,405.60

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2019-2020

List #238

Vendor	Invoice	Description	Inv. Date	Due Date	Amount
TLO LLC					
	Invoice: 412020	MEMBERSHIP APRIL 2020 01-21-5410 MEMBERSHIP APRIL	04/30/20 \$50.00	05/18/20	\$50.00
Vendor Total for: TLO LLC		(Fiscal YTD Payments: \$.00)			\$50.00
US BANK					
	Invoice: 0382 MG 042720	COVID 19 SPRAY BOTTLES 01-39-6010 COVID 19 SPRAY BO	04/27/20 \$9.97	05/18/20	\$9.97
	Invoice: 2665 GC 0427	EDPD - PURIFIED PATROL DETOX KIT 01-21-5630 EDPD - PURIFIED P	04/27/20 \$74.52	05/18/20	\$74.52
	Invoice: 4356 BRM 042720	MONTHLY CHARGES 01-12-5410 AMAZON PRIME 01-12-5410 SIRIUS XM	04/27/20 \$12.99 \$13.34	05/18/20	\$26.33
	Invoice: 4372 PC 042720	MONHTLY CHARGES 01-31-5320 APPLE CLOUD STORA 01-39-6010 COVID 19 - HAND S 01-35-5110 HANGING FLOWER BA	04/27/20 \$.99 \$740.00 \$1,044.05	05/18/20	\$1,785.04
	Invoice: 5082 AR 042720	OPERATING SUPPLIES 01-21-5630 COVID 19 SPIT SOC 01-39-6010 COVID 19 - LATEX 01-39-6010 COVID 19 DISP HAN	04/27/20 \$46.82 \$104.15 \$95.55	05/18/20	\$246.52
	Invoice: 5486 BM 042720	FED EX PACKAGE 01-14-5680 FED EX PACKAGE	04/27/20 \$9.50	05/18/20	\$9.50
	Invoice: 5824 GG 042720	IL AWWA CONF CANCELLED 60-33-5430 IL AWWA CONF CANC	04/27/20 -\$300.00	05/18/20	-\$300.00
	Invoice: 5824GG042720 2	MONTHLY CHARGE 01-31-5320 APPLE CLOUD STORA	04/27/20 \$.99	05/18/20	\$.99
	Invoice: 8646 JJ 042720	MONTHLY CHARGES 01-12-5410 CHI TRIB SUB 01-39-6010 COVID 19 - SANITZ 01-37-5410 MAILCHIMP 01-39-6010 COVID 19 - ZOOM M 01-39-6010 COVID 19 DESK SAN	04/27/20 \$27.72 \$24.42 \$37.18 \$14.99 \$137.54	05/18/20	\$241.85
Vendor Total for: US BANK		(Fiscal YTD Payments: \$2,984.93)			\$2,094.72
WINZER FRANCHISE COMPANY					
	Invoice: 6617238	COVID 19 - GLOVES 01-39-6010 COVID 19 - GLOVES	04/24/20 \$83.50	05/18/20	\$83.50
Vendor Total for: WINZER FRANCHISE COMPANY		(Fiscal YTD Payments: \$102.10)			\$83.50

VILLAGE OF EAST DUNDEE BOARD LISTING

For Meeting Dated 05-18-20 FY2019-2020

List #238

Amount

GENERAL FUND	\$39,445.91
MOTOR FUEL TAX FUND	\$1,055.52
CAPITAL IMPROVEMENT PROJECTS	\$33,751.00
DUNDEE GATEWAY BDD	\$4,166.67
DUNDEE CROSSINGS TIF FUND	\$4,636.00
WATER OPERATING FUND	\$8,795.51
SEWER OPERATING FUND	\$11,398.53
ESCROW/DEPOSIT FUND	\$17,504.50
Grand Total:	\$120,753.64
Total Vendors:	36
 TOTAL FOR REGULAR CHECKS:	 54529.92
TOTAL FOR DIRECT PAY VENDORS:	66223.72