

Village of East Dundee
PRESIDENT AND BOARD OF TRUSTEES
Regular Village Board Meeting
Monday, November 16, 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/89577223141>

Meeting ID: 895 7722 3141

Passcode: 906978

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:**

Dial: 312-626-6799

Meeting ID/Access Code: 895 7722 3141

Passcode: 906978

Please....

Mute Your Microphone.

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

IF BY PHONE ONLY, press *6 to mute/unmute

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 "RaiseHand".

IF BY PHONE ONLY, press *9 to raise hand

Refrain from the group chat feature.



Village of East Dundee

PRESIDENT AND BOARD OF TRUSTEES

Regular Meeting

Monday, November 16, 2020

6:00 PM

1. Call to Order Roll Call
2. Pledge of Allegiance
3. Public Comment
Agenda items only – Please keep comments to 5 minutes or less
4. Consent Agenda
 - a. [Motion to Approve the Village Board Meeting Minutes Dated October 19, 2020](#)
 - b. [Motion to Approve the Village Board Meeting Minutes Dated November 2, 2020](#)
 - c. [Motion to Approve an Ordinance Approving the Final Plat of Altorfer Subdivision](#)
5. Agenda
 - a. [Motion to Approve an Ordinance Approving the Rezoning to the M-1 Limited Manufacturing District for Lot 6 in the Gateway Crossing](#)
6. Financial Reports
 - a. [Warrants List \\$ 500,799.93](#)
7. Village President and Board Reports
8. Staff Reports
9. Public Comment – Please keep comments to 5 minutes or less
10. 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.
 - a. Discussion of Minutes
 - b. Personnel

11. Adjournment

CALL TO ORDER

President Miller calls to order the Village of East Dundee Regular Village Board Meeting at 6:00 p.m.

ROLL CALL:

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

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

PLEDGE OF ALLEGIANCE: None

PUBLIC COMMENT (Agenda items only): None

Trustee Mahony joined the meeting at 6:03 p.m.

CONSENT AGENDA:

- A.** Motion to Approve the Regular Village Board Meeting Minutes Dated September 14, 2020
- B.** Motion to Approve a Resolution Authorizing the Village President and Designated Village Staff to Execute an Intergovernmental Agreement Authorizing Participation in the Kane County Coronavirus Relief Fund COVID-19 Reimbursement Program
- C.** Motion to Waive Formal Bids and Approve the Purchase of Rock Salt from Cargill Incorporated and Open a Purchase Order in the Amount of \$33,750.00
- D.** Motion to Approve a Resolution Approving an Insurance Proposal from Alliant Mesirow Insurance Services Insurance Renewal

Motion to approve the consent agenda by Kunze/Andresen.

Trustee Lynam commented that even though the Village budgeted for \$33,750.00 but is only spending \$20,000.00 on this purchase order, he would like the waiver for the amount that is being spent, not the amount that was budgeted. Trustee Mahony suggested the waiver include language of “authorizing the purchase for up to \$33,750.00”. There was consensus of the Board to include this language.

Trustee Kunze amended his motion to include the agreed upon language. Trustee Andresen seconded the amended motion.

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

AGENDA:

- A. Motion to Approve an Ordinance approving Variations for a Rear Yard Setback and Off-Street Parking Spaces for a Proposed Office Building Accessory Structure in the M-1 Limited Manufacturing District at 110 Prairie Lake Road, East Dundee, IL 60118**

Motion to Approve an Ordinance approving Variations for a Rear Yard Setback and Off-Street Parking Spaces for a Proposed Office Building Accessory Structure in the M-1 Limited Manufacturing District at 110 Prairie Lake Road, East Dundee, IL 60118 by Mahony/Andresen

Discussion:

Trustee Lynam asked if the landowner has requested TIF funding assistance. Administrator Johnsen stated that they have not. She advised that they have an aggressive timeline and that the development was incentivized in the beginning for infrastructure and other things that were put in place. Trustee Lynam questioned if the Village's accessibility to the land around the water tower will pose future issues due to the reduced setback. Engineer Heinz explained that the set back is only on the petitioner's property. He said the Village's property is unaffected by the setback and there are not easements in place that are being encroached.

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

B. Motion to Waive Formal Bids and Approve a Street Improvement Project to Arrow Road Construction in the Amount of \$119,809.28

Motion to Approve an Ordinance Approving the South Il Route 72 Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project by Andresen/Mahony.

Discussion:

Trustee Kunze asked if there are future plans for additional road segment improvements beyond those listed in the current street project plan. Administrator Johnsen advised that the Village tries to have a road improvement project every year. Kunze then asked what the reasoning is behind the decision to waive bids on this project. Public Works Director Cotter explained that this came up late September and there was not enough time to put a full competitive bid out and complete the project before the end of the season. He added that Arrow Road Construction recently bid projects in Sleepy Hollow and Elgin and that pricing was compared with East Dundee's proposal. Administrator Johnsen added that with the COVID pandemic, it was uncertain if funding would be available for the project. She stated that once it was found out that funding was available, there was not enough time to competitively bid for the project.

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

FINANCIAL REPORTS:

A. Warrants List \$125,807.85

REPORTS: VILLAGE PRESIDENT and BOARD

Village President Miller: gave an update on the number of COVID cases reported in Kane County. He shared a chart with numbers increasing over the past 3 months. He advised that he was on a call today with the Kane County Health Department and local municipalities were encouraged to do whatever possible to contain the spread of the virus.

Lynam: Requested that a future discussion be had to consider implementing a 4-way stop at Railroad and River Streets. Administrator Johnsen advised that this was discussed internally. She said a couple of items are needed, such as a history of traffic accidents, because engineering support is necessary to incorporate a new stop sign. She said this will be looked into from an engineering standpoint in order to make a recommendation one way or another. He also suggested that the dumpster along the bike path across from Max Freeman park either be moved or shielded from passersby view. Next, he asked if the Dickens in Dundee event has officially been cancelled. President Miller replied that he is holding off on a decision until it gets a little closer. He stated that it may happen but be more of a scaled down event. Administrator Johnsen advised that on her call with Kane County today, they reminded to not have social gatherings of 50 people or

more. She said that businesses will be encouraged to participate by doing something festive with their windows. Additional holiday lighting will be purchased and lights will be hung much earlier this season. She does not recommend having Santa at the Depot. President Miller suggested having a house decorating contest. Next, Lynam asked if the Depot roof work will be done this year. Administrator Johnsen advised that this item will be brought back on a November meeting agenda. She also stated that staff is working on obtaining estimates for the Depot signage to bring before the Board. Lastly, he thanked Public Works for helping him with some of the Depot building repairs.

Selep: Thanked Management Analyst Rafter for helping set up his new email account due to the IT transition.

Wood: Also thanked Management Analyst Rafter for helping set up her new email account due to the IT transition.

Mahony: Reported that she witnessed material trucks driving on Bonnie Dundee Road. She said she thought this road was a no truck route even though it is not posted as such. She stated that the road is too narrow to have a center line, has a soft shoulder and no curbs or gutters. She asked if signs could be posted if it is in fact a no truck route.

Andresen: None

Kunze: Reported that as a QuadCom representative for the Village, he went on a tour of their facility recently. He said the team is understaffed and currently have only two dispatchers and one supervisor manning incoming calls each shift. He said they are looking to hire but are having a hard time recruiting and keeping people because of the stress of the job. He said positions are available for one supervisor and three dispatchers. Trustee Wood suggested that QuadCom host recruiting events at Community Colleges to get qualified candidates. President Miller asked Trustee Kunze to keep the Board informed on any developments or requests of support of the Village Board.

REPORTS: STAFF

Village Administrator: Johnsen thanked everyone involved in the IT transition for their efforts. She also thanked Trustee Lynam for all his work on the Depot building. She stated that Clerk Diehl will be reaching out to the Board members to see if there is interest in purchasing shirts with the new Village logo. Next she advised that the Uncommon Palate will be appearing before the Historic Commission next month with a request for a new awning with their new name of East Side Café Coffee and Wine Bar. She also advised that the owners of 1 E. Main Street will appear as well for a request for a proposed second story addition.

Assistant Village Administrator: None

Village Attorney: None

Village Engineer: None

Police Chief: Carpenter reported that Sergeant Ritter is celebrating the end of his 11th year of employment with the East Dundee Police Department, with seven of those years in his role as Sergeant. Carpenter stated that Ritter will be receiving a department commendation tomorrow. He reported that on June 5, 2020 at 11 p.m. Ritter was observing conditions at Bandito Barney's bar as there was a long line outside to enter as other patrons were exiting. He observed a man that appeared to be loitering and later saw the same individual running with an armload of clothing. He chased and arrested the man for felony burglary to the building next to Bandito's bar. He stated that the commendation recognizes Ritter's alert patrol, self-initiated action, and safe arrest of a fleeing burglar.

Public Works Director: None

Building Official: In response to Trustee Wood's question on the status of DC Cobbs, Ranieri reported that he did an inspection today at the building and they are approximately 30-40 days away from opening. He also reported that the Caterpillar project is moving along. The curb and gutter are in and the outside concrete is being poured. He said they also received IDOT approval for their intersection which will be a 4-way interchange.

Finance Director: None

PUBLIC COMMENT (Items not on the Agenda): None

EXECUTIVE SESSION: No

Motion to adjourn the Regular Village Board Meeting at 7:05 p.m. by Andresen/Selep.

Roll: Ayes – 7 – Trustees Lynam, Wood, Selep, Mahony, Andresen, Kunze and President Miller. Nays – 0.

Motion carries, meeting adjourns.

Respectfully submitted,

Katherine Diehl

By: _____
Village President, Lael Miller

Attest: _____
Village Clerk, Katherine Diehl

CALL TO ORDER

President Miller calls to order the Village of East Dundee Regular Village Board Meeting at 6:00 p.m.

ROLL CALL:

Trustees Lynam, Selepe, Andresen, Kunze and President Miller. Trustees Wood and Mahony were absent.

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

PLEDGE OF ALLEGIANCE: None

PUBLIC COMMENT (Agenda items only): None

CONSENT AGENDA:

- A. Motion to Approve the Regular Village Board Meeting Minutes Dated September 28, 2020
- B. Motion to Approve an Ordinance Approving the Plat of Easement, Vacation and Abrogation for the Property Commonly Known as 401 Christina Drive

Motion to approve the consent agenda by Andresen/Kunze.

Roll: Ayes – 4 – Trustees Lynam, Selepe, Andresen and Kunze. Nays – 0. Absent – 2 – Trustees Wood and Mahony. Motion carries.

Trustees Wood and Mahony joined the meeting at 6:02 p.m.

AGENDA:

- A. Motion to Approve an Ordinance Granting Temporary Relief from Certain Signage Requirements in Chapter 156 of the Village of East Dundee Village Code Regarding the Use of Banner Signs and Flags by Businesses**

Motion to Approve an Ordinance Granting Temporary Relief from Certain Signage Requirements in Chapter 156 of the Village of East Dundee Village Code Regarding the Use of Banner Signs and Flags by Businesses by Kunze/Andresen.

Discussion:

Trustee Lynam asked if this temporary relief automatically sunsets or if the Board will need to move to readdress this. Attorney Smith stated that the relief is in affect so long as the Governor has a disaster proclamation active regarding COVID-19, which means it will automatically sunset.

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

B. Discussion and Consideration Regarding the Purchase of Branded Depot Signs

Administrator Johnsen advised that staff contacted Meyer Signs for a proposal for four new signs. She stated that staff is recommending that the “EAST DUNDEE” signs on the North and South sides of the building be kept and repainted. It is also recommended that the sign on the East side be kept as it is still fairly new and

closely matches the branding. Trustee Kunze asked if the OTTO donation could be used towards this purchase. Johnsen advised that it could. The Board was split in its decision to purchase all new signs versus going with staff's recommendation. President Miller suggested going with staff's recommendation for the time being and revisit purchasing new signage at a later date.

Motion to Purchase a new sign from Meyer Signs for the West side of the Depot and keeping the existing signs for the East, North and South sides by Andresen/Mahony.

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

C. Motion to Approve a Roof Replacement Project at the Depot to NIR Roof Care in the Amount of \$14,210.00

Motion to Approve a Roof Replacement Project at the Depot to NIR Roof Care in the Amount of \$14,210.00 by Andresen/Mahony.

Discussion:

Trustee Lynam suggested using a neutral color such as black or weathered wood. Administrator Johnsen stated that she felt the black may fade over time and that the weathered wood would appear less faded over time. Trustee Kunze asked why this project can not wait until the next budget year. Johnsen advised that she was very aware that the Depot needed a maintenance. She said she has heard many demands from business owners and downtown folks that would like to see the roof replaced. She said it is being discussed now because it was brought up by the Village Board during the Depot painting discussion. She said that the financial situation in May will be similar to what it is now.

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

FINANCIAL REPORTS:

- A. Warrants List \$358,164.72
- B. August 2020 Monthly Report

REPORTS: VILLAGE PRESIDENT and BOARD

Village President Miller: Reported that there was a Depot Plaque Dedication Ceremony last Friday. The plaque recognizes the volunteers that were involved with building the Depot. He thanked Clerk Holt for working with DeLoris Doederlein to finalize the wording that appeared on the plaque. Miller went on to say that there was another plaque fixed to the East side of the Depot that named military veterans in town and it was taken down and stored during the painting of the Depot. He said it was not in good condition. He asked the Board to think of ideas on what to replace it with. He is concerned that the plaque was not a complete list and may have only recognized veterans of World War II and the Korean War. He would like the list to include all military veterans in the area. Trustee Mahony commented that Depot Park has a sign that names it as Veterans Memorial Park. She asked what will be done with this sign regarding the rebranding initiative. Miller said he would like to know the history behind the sign. But would also like to keep within the branding of the Village. Trustee Andresen suggested offering dedication bricks or benches for purchase in the park if it is to remain Veterans Memorial Park. Miller recommended that this be discussed at a future committee meeting.

Lynam: Asked if there is any feedback on his request for a stop sign to be placed at the intersection of River and Railroad Streets and also on his request to remove the dumpster across from Max Freeman park. Building Inspector Ranieri contacted the Fire District and was told the dumpster is used for their events. It

was agreed to remove the dumpster and replace with regular garbage and recycling totes that could be stored in the garage.

Selep: None

Wood: Thanked Trustee Lynam for all his work on the Depot building

Mahony: Also thanked Trustee Lynam for all his work on the Depot building. She also asked if a new window box will be built and fixed on the Depot building to announce community events. President Miller said he would like to have a video screen posted to announce the events similar to the scrolling screen inside of the depot. He asked staff to research this and to consider it for the next budget. Next, Mahony questioned the entry on the warrants list for Bill Zelsdorf. President Miller explained that the public is expecting the Depot restrooms to be open. The Village has agreed to give Bill a stipend to man the Depot and public restrooms for the months of October and November. Lastly, she asked if there was an update on her concern with large work trucks using Bonnie Dundee Road as a truck route. Johnsen advised that this still needs to be discussed.

Andresen: None

Kunze: Asked about the situation that occurred involving the Trunk-or-Treat event at Santa's Village. Chief Carpenter explained that there was an enormous traffic back up on Route 25 resulting with the Sergeant on duty having to shut the event down. He reported that Santa's Village staff told the Officer that arrived on the scene that they did not want to inform the Village of this event in fear that the Village would not allow the event to happen. Administrator Johnsen added that the East Dundee Police Department did end up supporting the event for an hour and a half and shut the event down a half hour early. She said the event was by reservation to control the number of cars. But any reservation in that last half hour ended up not being able to enter the event. She said if the Village would have been informed ahead of time of the event, it could have solicited help from Hanover Township volunteers to help facilitate the traffic flow. Next Kunze reported that he saw an information sheet from Flood Brothers about their leaf collection program and it stated if anyone rakes leaves into the street, they will receive a \$500 fine. Public Works Cotter said no citations will be issued.

REPORTS: STAFF

Village Administrator: Johnsen addressed Trustees Lynam's question regarding his request for a new stop sign at River and Railroad Streets. She advised that Chief Carpenter will work with QuadCom to obtain any accident reports for that intersection. This is necessary from an engineering standpoint to determine if a stop sign is warranted. Next, she reported that the Corona virus is spiking. She advised that East Dundee has some non-compliant businesses with the Governor's orders. The Kane County Health department has instructed the Village to report these businesses. She was also advised that the State and County levels will not be using law enforcement and are not asking for such. They believe talking with the businesses will bring compliance.

Assistant Village Administrator: None

Village Attorney: None

Village Engineer: None

Police Chief: Carpenter reported that several local, county, state and federal agencies have formed the Fox Valley Metropolitan Area Command and are housed at the Aurora Emergency Operations Center to assist with election security in regard to any demonstrations or opposition. It will remain open for at least a week to continue monitoring and collecting any intelligence information. He added that if West Dundee or Carpentersville has a need for assistance at their polling places, East Dundee is prepared to dispatch an officer. Lastly, Carpenter reported that not a single piece of equipment in one of the 2 squad cars that were totaled in an accident by a drunk driver was salvageable. An order has been placed for 2 new squad cars and there is a wait of 4-6 months. He stated that the cost for a new car is approximately \$32,000 and \$7000-\$8000 for the equipment inside. Assistant Administrator Mitchell advised that the claim has been submitted to the Village's insurance carrier and there are \$1000 deductibles. The Village is receiving \$15,375 for one squad and just over \$31,000 for the other. Administrator Johnsen said that she wanted to make sure the

Board knew what the out of pocket costs would be as this was questioned at a previous meeting. Mitchell advised that the Village is working with its insurance carrier to recoup costs through subrogation.

Public Works Director: Cotter gave an update on the street resurfacing and patching program. The 300 block of River Street will be closed on Thursday and Friday for resurfacing and he has given the businesses notice of this work. The other streets slated for resurfacing will be completed this week as well.

Building Official: None

Finance Director: Martin reported on the highlights of the August 2020 Monthly Report

PUBLIC COMMENT (Items not on the Agenda): None

EXECUTIVE SESSION: No

Motion to adjourn the Regular Village Board Meeting at 7:04 p.m. by Andresen/Mahony.

Roll: Ayes – 7 – Trustees Lynam, Wood, Selep, Mahony, Andresen, Kunze and President Miller. Nays – 0.

Motion carries, meeting adjourns.

Respectfully submitted,

Katherine Diehl

By: _____
Village President, Lael Miller

Attest: _____
Village Clerk, Katherine Diehl



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: Altorfer CAT Development – Final Plat
Date: November 16, 2020

The CAT Development Project requires the approval of the final plat for the Altorfer Subdivision. The Plat has been reviewed by Gerald L Heinz & Associates Inc. and substantially complies with the Village Code. Staff has further reviewed the Plat and recommends approval.

Action Requested: Discussion and consideration of an Ordinance Approving the Final Plat of Altorfer Subdivision.

Attachment: Ordinance Approving Final Plat of Altorfer Subdivision

Ordinance No. _____

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTIES,
ILLINOIS, APPROVING THE FINAL PLAT OF ALTORFER SUBDIVISION.**

WHEREAS, the Village of East Dundee (the “Village”) is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, ALTORFER INC, and CHICAGO TITLE LAND TRUST CO TRUST # 8002350431, (the “*OWNERS*”) has filed an application for approval of a final plat of subdivision of the property legally described on said plat FINAL PLAT OF ALTORFER SUBDIVISION, East Dundee, Illinois, (the “Subject Property”) zoned in the M-1 LIMITED MANUFACTURING DISTRICT; and,

WHEREAS, the Village President and Board of Trustees have reviewed the standards set forth in Section 155.029 of the Subdivision Chapter for approval of the final plat of subdivision and find that said subdivision meet those standards.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois, as follows:

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the President and Board of Trustees hereby approve and authorize the execution of the *FINAL PLAT OF ALTORFER SUBDIVISION* prepared by SPACECO INC. dated last revised 9/29/20, attached hereto and made a part hereof by reference as Exhibit A, for the resubdivision of the Subject Property, with Property Index Numbers of 03-25-300-027, 03-25-300-026, 03-25-300-022 and 03-25-300-021.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

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

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2020

Village President

Attest:

Village Clerk

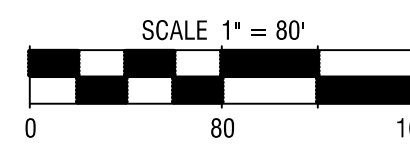
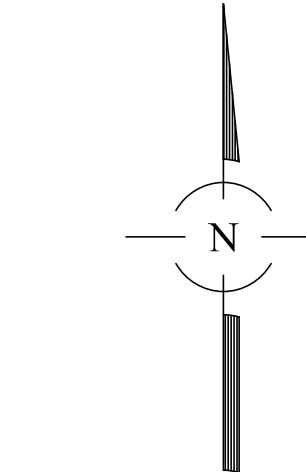
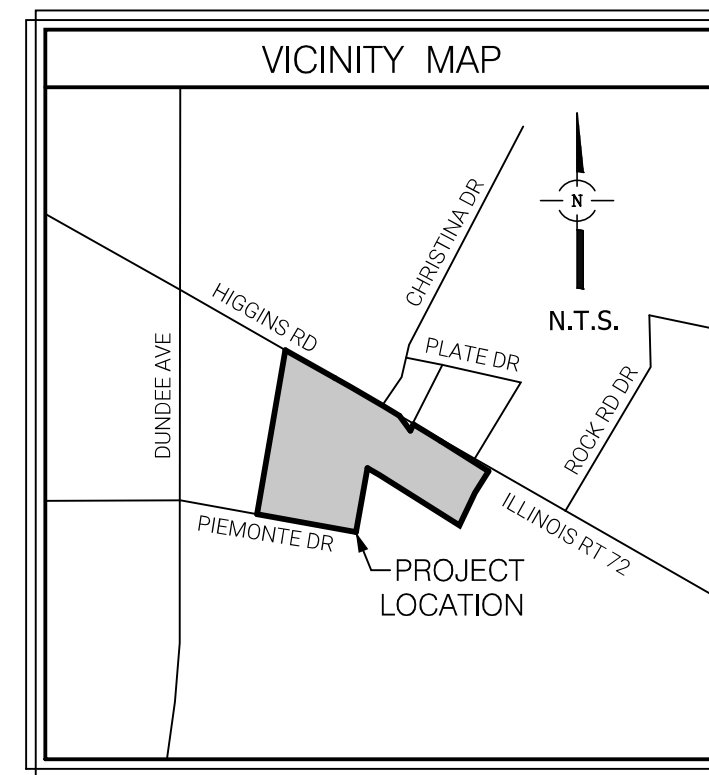
Published in pamphlet form:

_____, 2020

FINAL PLAT OF ALTORFER SUBDIVISION

A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

EXISTING AND PROPOSED BOUNDARY INFORMATION



ASSUMED BEARING SYSTEM
ALL BEARINGS AND DISTANCES ARE
MEASURED UNLESS OTHERWISE NOTED

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

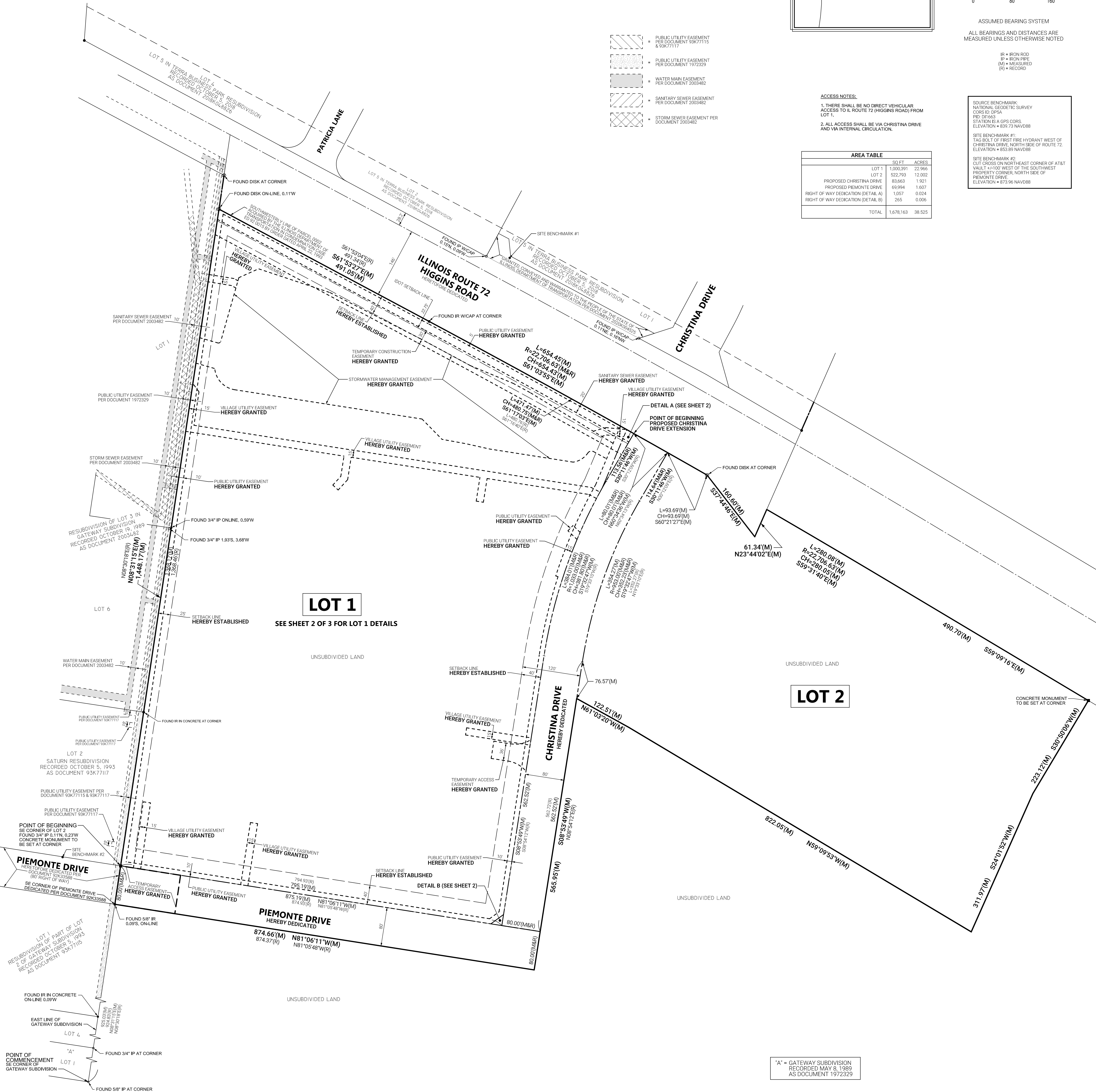
ACCESS NOTES:

- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO IL ROUTE 72 (HIGGINS ROAD) FROM LOT 1.
- ALL ACCESS SHALL BE VIA CHRISTINA DRIVE AND VIA INTERNAL CIRCULATION.

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
CORS ID: 0554
PID: D11643
STATION IS A GPS CORS
ELEVATION = 839.73 NAVD88

SITE BENCHMARK #1:
TAG BOLT OF FIRST FIRE HYDRANT WEST OF
CHRISTINA DRIVE NORTH SIDE OF ROUTE 72
ELEVATION = 833.89 NAVD88
SITE BENCHMARK #2:
OUT CROSS ON NORTHEAST CORNER OF AT&T
VAULT +1100 WEST OF THE SOUTHWEST
PROPERTY CORNER, NORTH SIDE OF
PIEMONTE DRIVE
ELEVATION = 873.96 NAVD88

| AREA TABLE | | |
|------------------------------------|-----------|--------|
| | SQ. FT. | ACRES |
| LOT 1 | 1,000,391 | 22.966 |
| LOT 2 | 522,793 | 12.002 |
| PROPOSED CHRISTINA DRIVE | 83,663 | 1.921 |
| PROPOSED PIEMONTE DRIVE | 69,994 | 1.607 |
| RIGHT OF WAY DEDICATION (DETAIL A) | 1,057 | 0.024 |
| RIGHT OF WAY DEDICATION (DETAIL B) | 255 | 0.005 |
| TOTAL | 1,678,163 | 38.525 |



A = GATEWAY SUBDIVISION
RECORDED MAY 8, 1989
AS DOCUMENT 1972329

PREPARED FOR:
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

FOR REVIEW
PURPOSES ONLY

| REVISIONS: | |
|------------|------|
| 08/22/2020 | G.P. |
| 08/29/2020 | G.P. |
| | |
| | |
| | |



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

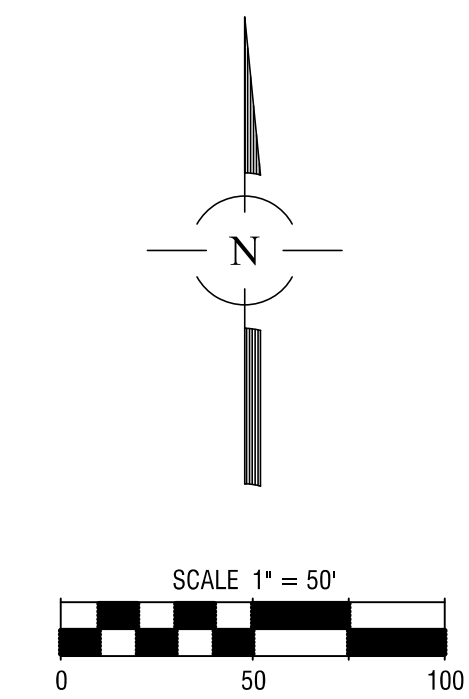
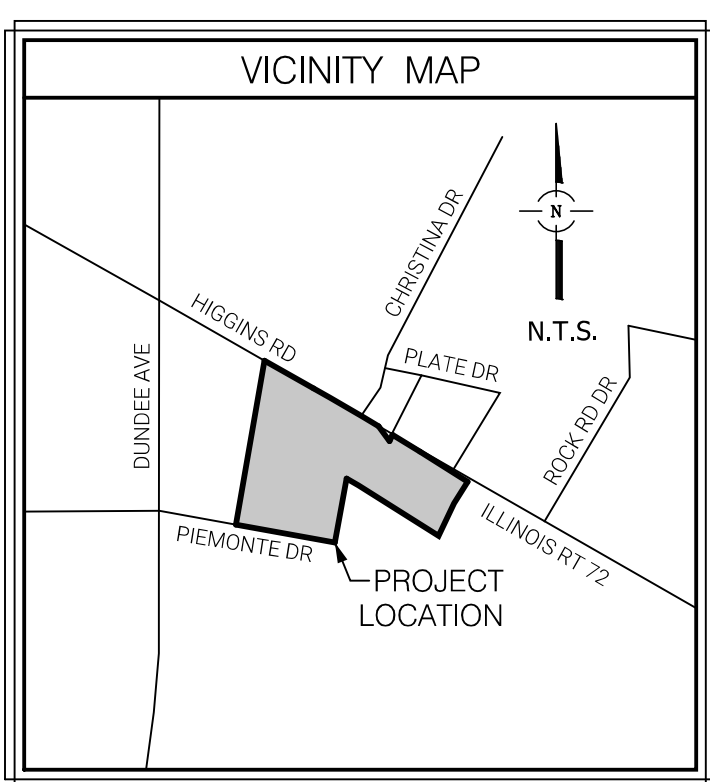
| |
|-----------------------|
| DATE: 05/05/2020 |
| JOB NO: 10774 |
| FILENAME: 10774SUB-01 |
| SHEET 1 OF 3 |

FINAL PLAT OF ALTORFER SUBDIVISION

A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

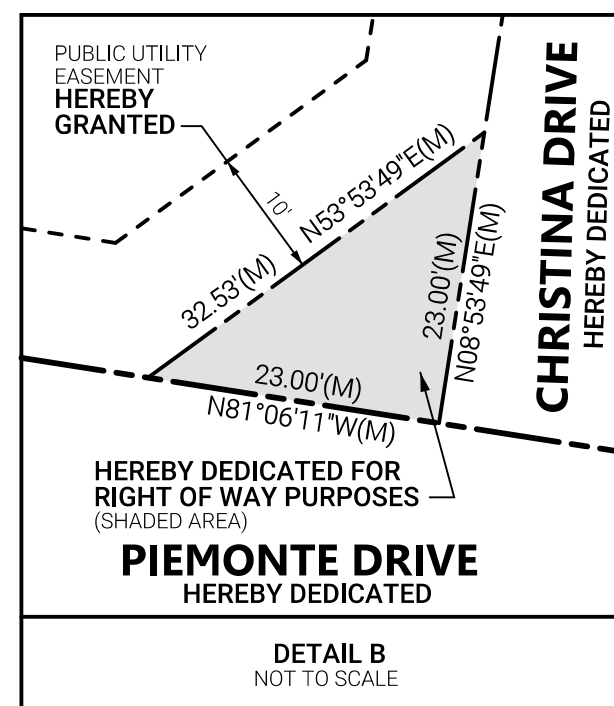
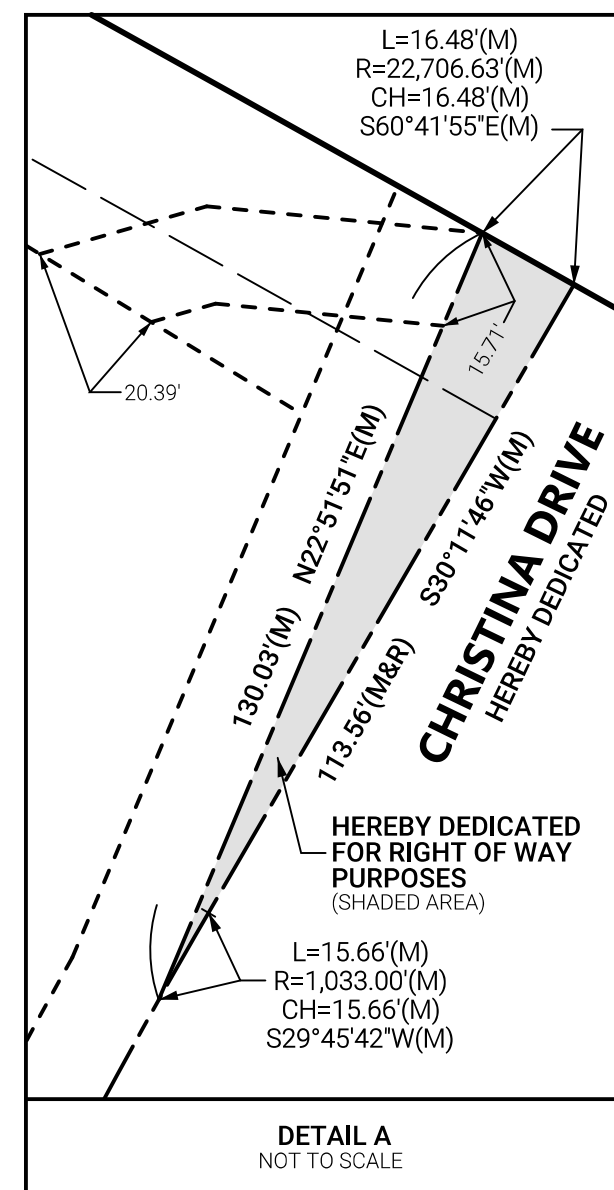
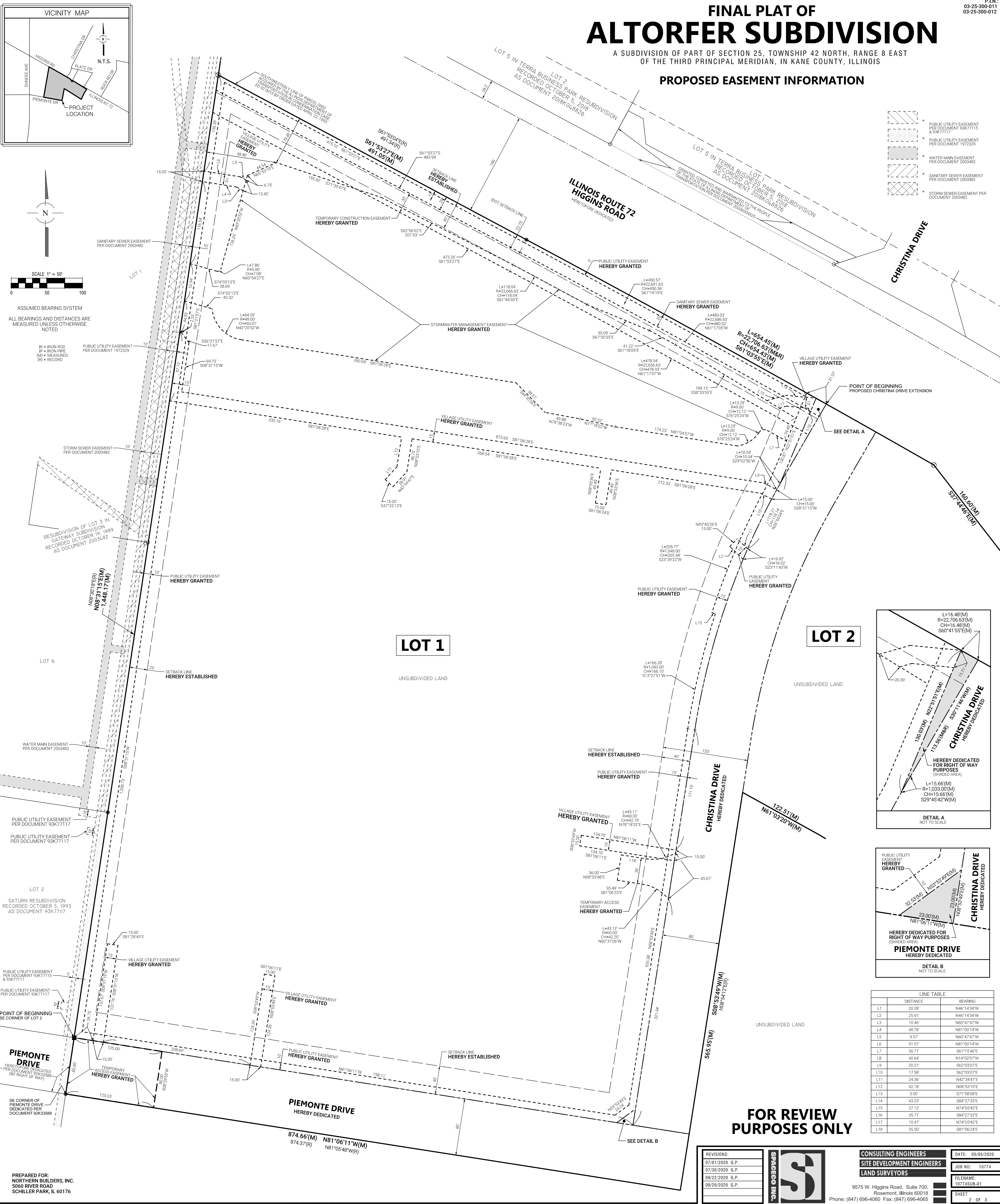
PROPOSED EASEMENT INFORMATION

- PUBLIC UTILITY EASEMENT
PER DOCUMENT 93K77115
& 93K77117
- PUBLIC UTILITY EASEMENT
PER DOCUMENT 1972329
- WATER MAIN EASEMENT
PER DOCUMENT 2003482
- SANITARY SEWER EASEMENT
PER DOCUMENT 2003482
- STORM SEWER EASEMENT
PER DOCUMENT 2003482



ASSUMED BEARING SYSTEM
ALL BEARINGS AND DISTANCES ARE
MEASURED UNLESS OTHERWISE
NOTED

IS = IRON ROD
IP = IRON PIPE
M = MEASURED
R = RECORD



| LINE TABLE | | |
|------------|----------|--------------|
| | DISTANCE | BEARING |
| L1 | 20.28' | N46°14'34\"W |
| L2 | 25.91' | N46°14'34\"W |
| L3 | 10.46' | N60°47'47\"W |
| L4 | 48.78' | N81°00'14\"W |
| L5 | 9.57' | N60°47'47\"W |
| L6 | 51.57' | N81°00'14\"W |
| L7 | 30.71' | N81°15'46\"E |
| L8 | 40.64' | N14°02'07\"W |
| L9 | 20.21' | S62°03'07\"E |
| L10 | 17.58' | S62°03'07\"E |
| L11 | 24.36' | N42°34'47\"E |
| L12 | 42.18' | N08°53'10\"E |
| L13 | 5.00' | S71°58'08\"E |
| L14 | 43.23' | S84°27'33\"E |
| L15 | 27.12' | N74°03'42\"E |
| L16 | 35.71' | S84°27'33\"E |
| L17 | 10.47' | N74°03'42\"E |
| L18 | 35.50' | S81°06'24\"E |

| REVISIONS: | |
|------------|------|
| 07/01/2020 | G.P. |
| 07/30/2020 | G.P. |
| 09/22/2020 | G.P. |
| 09/29/2020 | G.P. |



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

| |
|-----------------------|
| DATE: 05/05/2020 |
| JOB NO: 10774 |
| FILENAME: 10774SUB-01 |
| SHEET 2 OF 3 |

FINAL PLAT OF ALTORFER SUBDIVISION

A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

CERTIFICATES AND NOTES

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS OWNER OF THE PROPERTY DESCRIBED
HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN
HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT
THE SAME UNDER THE TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT FOR
THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY RESERVES FOR THE PUBLIC OR
APPLICABLE GOVERNMENTAL BODY, AS THE CASE MAY BE, ALL NON-UTILITY EASEMENTS, TO THE EXTENT
INDICATED ON THIS PLAT, AND ALSO HEREBY RESERVES TO THE VILLAGE OF EAST DUNDEE AND THE UTILITY
COMPANIES OPERATING THEREIN, ALL UTILITY EASEMENT RIGHTS SPECIFIED HEREIN.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE
DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING
LOTS LIE

SCHOOL DISTRICTS

HIGH SCHOOL DISTRICT NO. 300

JUNIOR COLLEGE DISTRICT NO. 509

DATED THIS _____ DAY OF _____ A.D. 20____

SIGNED:

PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ TITLE

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS OWNER OF THE PROPERTY DESCRIBED
HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN
HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT
THE SAME UNDER THE TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT FOR
THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY RESERVES FOR THE PUBLIC OR
APPLICABLE GOVERNMENTAL BODY, AS THE CASE MAY BE, ALL NON-UTILITY EASEMENTS, TO THE EXTENT
INDICATED ON THIS PLAT, AND ALSO HEREBY RESERVES TO THE VILLAGE OF EAST DUNDEE AND THE UTILITY
COMPANIES OPERATING THEREIN, ALL UTILITY EASEMENT RIGHTS SPECIFIED HEREIN.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE
DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING
LOTS LIE

SCHOOL DISTRICTS

HIGH SCHOOL DISTRICT NO. 300

JUNIOR COLLEGE DISTRICT NO. 509

DATED THIS _____ DAY OF _____ A.D. 20____

SIGNED:

PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ TITLE

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS OWNER OF THE PROPERTY DESCRIBED
HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN
HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT
THE SAME UNDER THE TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT FOR
THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY RESERVES FOR THE PUBLIC OR
APPLICABLE GOVERNMENTAL BODY, AS THE CASE MAY BE, ALL NON-UTILITY EASEMENTS, TO THE EXTENT
INDICATED ON THIS PLAT, AND ALSO HEREBY RESERVES TO THE VILLAGE OF EAST DUNDEE AND THE UTILITY
COMPANIES OPERATING THEREIN, ALL UTILITY EASEMENT RIGHTS SPECIFIED HEREIN.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE
DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING
LOTS LIE

SCHOOL DISTRICTS

HIGH SCHOOL DISTRICT NO. 300

JUNIOR COLLEGE DISTRICT NO. 509

DATED THIS _____ DAY OF _____ A.D. 20____

SIGNED:

PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ TITLE

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC

PUBLIC UTILITY EASEMENT PROVISIONS

PUBLIC UTILITY EASEMENTS ELECTRIC AND COMMUNICATIONS, COMED, AMERITECH, COMCAST
CABLE SERVICES, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS
SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY
GIVEN EXCLUSIVE EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED PUBLIC UTILITY
EASEMENT OR "P.U.E." AND JOINT EASEMENT RIGHTS WITH THE VILLAGE OF EAST DUNDEE TO ALL
PLATTED EASEMENTS DESIGNATED UTILITY EASEMENT OR "U.E." AND EASEMENT RIGHTS IN ALL
PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO
TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF
ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED
SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN
AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR
THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT, THE LOCATION OF
FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS
AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE
PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND
OTHER PURPOSES THAT SO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE
RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO
OVERALL LINES WILL BE PERMITTED.

VILLAGE UTILITY EASEMENT PROVISION

AN EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC
WATER, SANITARY SEWERS, STORM WATER DRAINAGE AND OTHER VILLAGE UTILITIES IS HEREBY
RESERVED AND GRANTED TO THE VILLAGE OF EAST DUNDEE, ILLINOIS, IT'S SUCCESSORS AND ASSIGNS,
TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION
WITH SEWERS, WATER MAINS, AND OTHER VILLAGE UTILITIES IN UNDER, ACROSS, ALONG AND UPON
THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "VILLAGE UTILITY EASEMENT".
V.U.E. (OR SIMILAR DESIGNATION) AND THOSE PARTS DESIGNATED ON THE PLAT AS DESIGNATED FOR
PUBLIC STREETS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS
AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO
ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUCH AS THE INSTALLATION OF
TREES, SHRUBS, HEDGES, BUSHES, PLAYGROUND EQUIPMENT, FENCES, SHEDS OR OTHER BUILDINGS.
SAID EASEMENTS MAY BE USED FOR LANDSCAPING, DRIVEWAYS, AND PARKING, HOWEVER, THE GRADE
OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE
PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH THE SURFACE DRAINAGE HEREON.

SANITARY SEWER EASEMENT

AN EASEMENT IS HERE BY GRANTED TO THE VILLAGE OF EAST DUNDEE AND THEIR SUCCESSORS
AND ASSIGNS, ITS EMPLOYEES, CONTRACTORS, REPRESENTATIVES AND DESIGNERS, OVER, UNDER, ACROSS, ALONG
AND THROUGH THE AREAS MARKED "SANITARY SEWER EASEMENT" ON THE PLAT FOR THE
PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY FOR LAYING DOWN, CONSTRUCTING,
MAINTAINING, RENEWING, RELOCATING AND REMOVING PUBLIC UTILITIES, AND CONNECTIONS
RELATED THERETO, TOGETHER WITH ACCESS THERETO OVER THE REAL ESTATE AFTER THE
COMPLETION OF ANY WORK PERFORMED IN CONNECTION THEREWITH, THE VILLAGE OF EAST
DUNDEE OR ITS CONTRACTORS SHALL LEAVE THE REAL ESTATE IN CLEAN AND ORDERLY
CONDITION, CLEAR OF ALL RUBBISH AND DEBRIS, FREE FROM ALL EXCAVATIONS AND WORK
COVER RESTORED TO ITS CONDITION PRIOR TO THE COMMENCEMENT OF WORK PROVIDED NO
PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHARGES TO THE
TOPOGRAPHY OR OBSTRUCTIONS TO CLEAR PASSAGE WITHIN THE EASEMENT AREA SHALL BE
MADE WITHOUT THE WRITTEN CONSENT OF THE VILLAGE OF EAST DUNDEE.

TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY CONSTRUCTION EASEMENT, IS HEREBY GRANTED TO _____
THE VILLAGE OF EAST DUNDEE, THEIR SUCCESSOR AND ASSIGNS, OVER, UNDER, ACROSS, ALONG
AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN AND MARKED
TEMPORARY CONSTRUCTION EASEMENT TO CONSTRUCT SANITARY SEWER WITH ALL NECESSARY
MANHOLES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE HEREON CAPTIONED
PROPERTY AND OTHER PROPERTIES WITH SEWER SERVICE. DISTURBED AREA WILL BE RESTORED TO
ITS ORIGINAL GRADE AND SHALL BE SEEDED AND BLANKETED UPON COMPLETION OF
CONSTRUCTION ACTIVITIES.

THIS TEMPORARY CONSTRUCTION EASEMENT SHALL AUTOMATICALLY TERMINATE AND BE OF NO
FURTHER FORCE AND EFFECT SIX MONTHS FOLLOWING _____ NOTICE
TO THE OWNER OF THE START OF CONSTRUCTION.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC
AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
ILLINOIS BELL TELEPHONE COMPANY DBA AT&T, GRANTEEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO
CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN
CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF
ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND
UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR
SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC
UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE
DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS"; AND THE
PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER
WITH THE RIGHTS TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF
EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT
LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS
AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE
REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE
SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER
GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED
LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY
EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE
DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" OR TO THE
GRANTEEES'. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED
PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER
OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE
"CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY,
THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN
APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED
DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS
"OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", "POND",
"COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL
PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL
PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES
SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER,
UPON WRITTEN REQUEST.

NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN
ILLINOIS CORPORATION, LONG BEACH GAS COMPANY, ITS SUCCESSORS AND ASSIGNS
("NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN
CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER,
ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC
UTILITY EASEMENT", TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO AND THE RIGHT TO
INSTALL, REQUIRED SERVICE CONNECTIONS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT
LOTS AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE
OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE
REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE
PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES
OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE
PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF
THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER
OPERATION AND MAINTENANCE THEREOF.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR STORMWATER MANAGEMENT IS HEREBY RESERVED FOR AND
GRANTED TO THE VILLAGE OF EAST DUNDEE, ITS SUCCESSORS AND ASSIGNS, TO INSTALL,
OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH
STORMWATER MANAGEMENT IN AND UNDER THE SURFACE OF THE PROPERTY HERETO
DESCRIBED ON THE PLAT AND MARKED "STORMWATER MANAGEMENT EASEMENT" TOGETHER
WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY
REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE
PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES'
FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED
"STORMWATER MANAGEMENT EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF
GRANTEEES'. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL
NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND
MAINTENANCE THEREOF.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO
ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS",
AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON
PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS, WILL BE REQUIRED BY THE DEPARTMENT.

BY: _____ DATE: _____ 20____
ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

CERTIFICATE OF APPROVAL

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

UNDER THE AUTHORITY PROVIDED BY ORDINANCE NO. _____ ADOPTED BY THE
VILLAGE BOARD OF THE VILLAGE OF EAST DUNDEE, ILLINOIS, THIS PLAT WAS APPROVED BY THE VILLAGE OF
EAST DUNDEE AND MUST BE RECORDED WITHIN SIXTY (60) DAYS OF THE DATE OF APPROVAL BY THE VILLAGE
BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD ON:

THIS _____ DAY OF _____ A.D. 20____

PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE ENGINEER

VILLAGE ENGINEER

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ VILLAGE TREASURER OF THE VILLAGE OF EAST DUNDEE, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL
ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE
TRACT OF LAND INCLUDED IN THE PLAT.

DATED THIS _____ DAY OF _____ A.D. 20____

VILLAGE TREASURER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT
THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND
NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS.

THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDERS'

OFFICE OF KANE COUNTY, ILLINOIS, ON THE _____ DAY OF _____

A.D. 20____ AT _____ O'CLOCK _____ M, AND WAS RECORDED IN PLAT ENVELOPE NO _____

COUNTY RECORDER

PROPERTY DESCRIPTION:

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SE CORNER OF GATEWAY SUBDIVISION PER DOCUMENT NO. 1972329; THENCE NORTH 08 DEGREES
30 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID GATEWAY SUBDIVISION, 904.85 FEET TO THE SOUTH EAST
CORNER OF LOT 2 IN SATURN RESUBDIVISION PER DOCUMENT NO. 93K77117 BEING THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 30 MINUTES 18 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 1368.46 FEET TO THE
SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN
CONDEMNATION CASE 92 02 015 BY ORDER DATED APRIL 22, 1993; THENCE SOUTH 41 DEGREES 53 MINUTES 04
SECONDS EAST ALONG SAID SOUTHERLY LINE, 491.34 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE
BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 22,706.63 FEET, AN ARC DISTANCE OF 480.76 FEET,
THE CHORD OF SAID ARC HAS A LENGTH OF 480.75 FEET AND A BEARING OF SOUTH 61 DEGREES 16 MINUTES 40
SECONDS EAST; THENCE SOUTH 30 DEGREES 12 MINUTES 00 SECONDS WEST, 113.56 FEET; THENCE ALONG A CURVE
CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1033.00 FEET, AN ARC DISTANCE OF 384.01 FEET, THE CHORD OF
SAID ARC HAS A LENGTH OF 381.80 FEET AND BEARING OF SOUTH 19 DEGREES 33 MINUTES 10 SECONDS WEST; THENCE
SOUTH 08 DEGREES 54 MINUTES 12 SECONDS WEST, 562.72 FEET; THENCE NORTH 81 DEGREES 05 MINUTES 48
SECONDS WEST, 794.93 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

TOGETHER WITH THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF GATEWAY SUBDIVISION PER DOCUMENT NO. 1972329; THENCE NORTH 08 DEGREES
30 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID GATEWAY SUBDIVISION, 904.85 FEET TO THE SOUTH EAST
CORNER OF LOT 2 IN SATURN RESUBDIVISION PER DOCUMENT NO. 93K77117; THENCE NORTH 08 DEGREES 30 MINUTES
18 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 1368.46 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 0002
ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE 92 02 015 BY ORDER DATED
APRIL 22, 1993; THENCE SOUTH 41 DEGREES 53 MINUTES 04 SECONDS EAST ALONG SAID SOUTHERLY LINE, 491.34 FEET;
THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A
RADIUS OF 22,704.25 FEET, AN ARC DISTANCE OF 480.76 FEET, THE CHORD OF SAID ARC HAS A LENGTH OF 480.75 FEET
AND A BEARING OF SOUTH 61 DEGREES 16 MINUTES 40 SECONDS EAST TO THE POINT OF BEGINNING.

THENCE SOUTH 30 DEGREES 12 MINUTES 00 SECONDS WEST, 113.56 FEET; THENCE ALONG A CURVE CONCAVE TO THE
SOUTHEAST HAVING A RADIUS OF 1033.00 FEET, AN ARC DISTANCE OF 384.01 FEET, THE CHORD OF SAID ARC HAS A
LENGTH OF 381.80 FEET AND BEARING OF SOUTH 19 DEGREES 33 MINUTES 10 SECONDS WEST; THENCE SOUTH 08
DEGREES 54 MINUTES 12 SECONDS WEST, 562.72 FEET; THENCE SOUTH 81 DEGREES 05 MINUTES 48 SECONDS EAST,
80.00 FEET; THENCE NORTH 08 DEGREES 54 MINUTES 12 SECONDS EAST, 562.72 FEET; THENCE NORTHERLY ALONG A
CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 953.00 FEET, AN ARC DISTANCE OF 352.27 FEET, THE CHORD
OF SAID ARC HAS A LENGTH OF 352.23 FEET AND BEARING OF NORTH 19 DEGREES 33 MINUTES 10 SECONDS EAST;
THENCE NORTH 30 DEGREES 12 MINUTES 00 SECONDS EAST, 114.46 FEET TO SAID LINE OF PARCEL 0002;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A
RADIUS OF 22,704.25 FEET, AN ARC DISTANCE OF 480.76 FEET, THE CHORD OF SAID ARC HAS A LENGTH OF 480.75 FEET
AND A BEARING OF SOUTH 61 DEGREES 16 MINUTES 40 SECONDS WEST TO THE POINT OF BEGINNING, IN KANE COUNTY,
ILLINOIS, ALSO TO BE KNOWN AS CHRISTINA DRIVE EXTENSION.

TOGETHER WITH THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF GATEWAY SUBDIVISION PER DOCUMENT NO. 1972329; THENCE NORTH 08 DEGREES
30 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID GATEWAY SUBDIVISION, 904.85 FEET TO THE SOUTH EAST
CORNER OF LOT 2 IN SATURN RESUBDIVISION PER DOCUMENT NO. 93K77117 BEING THE POINT OF BEGINNING;

THENCE SOUTH 81 DEGREES 05 MINUTES 48 SECONDS EAST, A DISTANCE OF 874.93 FEET; THENCE SOUTH 08 DEGREES
12 MINUTES 12 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 81 DEGREES 05 MINUTES 48 SECONDS
WEST, A DISTANCE OF 874.97 FEET TO THE SOUTHEAST CORNER OF PLYMOUTH DRIVE AS DESIGNATED PER DOCUMENT
92K33588; THENCE NORTH 08 DEGREES 30 MINUTES 18 SECONDS EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF
BEGINNING, IN KANE COUNTY, ILLINOIS, ALSO TO BE KNOWN AS EASTERLY PLYMOUTH DRIVE EXTENSION.

TOGETHER WITH THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF
SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS
DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF
TRANSPORTATION IN CONDEMNATION CASE 92 02 015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT
93K69967 AS ILLINOIS ROUTE 72, BEING SOUTH 61 DEGREES 16 MINUTES 40 SECONDS EAST ALONG
SAID SOUTHWESTERLY LINE, 401.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 560.77 FEET ALONG
SAID SOUTHWESTERLY LINE BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE
CHORD BEARS OF SOUTH 61 DEGREES 16 MINUTES 40 SECONDS EAST 560.75 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY 93.69 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A CURVE TO THE RIGHT,
HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 60 DEGREES 21 MINUTES 27 SECONDS EAST
93.69 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 36 SECONDS
EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN
SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY
LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.98 FEET ALONG SAID SOUTHWESTERLY LINE,
NON TANGENT TO THE LAST DESCRIBED COURSE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET
AND WHOSE CHORD BEARS OF SOUTH 50 DEGREES 51 MINUTES 40 SECONDS EAST 280.98 FEET TO A BEND POINT;
THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE
LAST DESCRIBED CURVE, 400.76 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES 00 SECONDS WEST, 113.56 FEET, DEPARTING FROM
SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET;
THENCE NORTH 59 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 05 MINUTES 20
SECONDS WEST 122.81 FEET; THENCE NORTH 08 DEGREES 53 MINUTES 49 SECONDS EAST 122.51 FEET TO POINT OF
CURVATURE; THENCE NORTHEASTERLY 354.27 FEET ALONG A LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A
RADIUS OF 953.00 FEET, AN ARC DISTANCE OF 352.23 FEET, THE CHORD OF SAID ARC HAS A LENGTH OF 352.23 FEET
TO A POINT OF TANGENCY; THENCE NORTH 30 DEGREES 11 MINUTES 46 SECONDS EAST 114.64 FEET TO THE POINT OF
BEGIN

EAST DUNDEE

Village Board Meeting Memorandum

To: Village President and Board of Trustees
CC: Jennifer Johnsen, Village Administrator
From: Brad Mitchell, Assistant Village Administrator
Chris Ranieri, Building Inspector
Subject: Lot 6 – Gateway Crossing - Rezoning
Date: November 16, 2020

The Village has received an application from David Plote owner of Tramlaw LLC for Lot 6 in the Gateway Crossing to rezone the 6.5 acres of vacant land from B-3 Service Business District to M-1, Limited Manufacturing District. The property requesting to be rezoned is located near the southeast quadrant of Route 25 and Route 72. The parcel is screened from Route 25 by the Wendy's, from Route 72 by the former Walmart building, and from the east by the new Altofer CAT facility.



The property has been marketed for retail purposes for many years. Being set-back from Route 25 with such poor visibility, the market has indicated that the property is unfit for retail purposes. Also, a report done for the area in 2017 reinforces the notion that there are no real opportunities for retail development on the site. Included with this submittal is a concept plan which illustrates a trucking facility with outdoor storage. The concept plan is for illustrative purposes only, as the property is not under contract to a user, nor is there a written proposal from a potential user. Tramlaw LLC does receive many inquiries about this site but without the proper zoning marketing the property is a challenge. The property will be redeveloped based upon the market demand, and the design and needs of an actual user, but at this point, the only request before the Village Board is to rezone the property from B-3, Service Business District to M-1, Limited Manufacturing District, for the purposes of properly marketing the site for potential redevelopment.

It should be noted that the adjacent property and former Walmart site was also acquired by Plote and rezoned to M-1 – Limited Manufacturing District back in 2016. The parking lot of the former Walmart property, as well as the subject property are planned redevelopment sites. Furthermore, the new Altorfer CAT site was recently annexed and rezoned to M-1 – Limited Manufacturing District. As such, the subject property is bordered by M-1 – Limited Manufacturing District properties.

REZONING REQUEST (PETITIONER)

1. Rezone the property from the B-3- Service Business District to the M-1- Limited Manufacturing 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 manufacturing, 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 M1 – Limited Manufacturing, B3 – Service Business District, and B4 – Automotive Service Business District.

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

Village Response: The market has indicated that the property is unfit for retail purposes. The property is designed for uses permitted within the M1 – Limited Manufacturing 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: If the property stayed B-3 – Service Business District, there is not demand for development.

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

Village Response: If the property stayed B-3 – Service Business District, there is not demand for development.

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 an increase in the property tax base and sales tax revenue for the Village if the property can be developed.

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 been marketed for retail purposes for many years but has remained vacant due to such poor visibility and being unfit for retail.

9. The community need for the proposed use.

Village Response: The Village's Comprehensive Plan acknowledges future land use to be developed for general business / industrial.

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

A public hearing was held on November 5, 2020 by the Planning and Zoning Commission to consider the requested rezoning. The Planning and Zoning Commission approved a motion in a vote of 7 – 0 (2 absent) to recommend approval of:

- Rezoning the above described property from B-3 – Service Business District to the M-1 – Limited Manufacturing District.
- A Findings of Fact to rezone the above described property from B-3 – Service Business District to the M-1- Limited Manufacturing District.

ACTION REQUESTED

1. Motion to approve of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois approving the rezoning to the M-1 Limited Manufacturing District for Lot 6 in the Gateway Crossing

ATTACHMENTS

1. Ordinance
2. Rezoning Application
2. ALTA / NSPS Land Title Survey
3. Preliminary Site Plan
4. Property aerial/photographs
5. Public Notice
6. Findings of Fact

ORDINANCE NUMBER 20 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS APPROVING THE REZONING TO THE
M-1 LIMITED MANUFACTURING DISTRICT FOR LOT 6 IN THE GATEWAY
CROSSING**

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, Tramlaw, LLC ("Applicant") is the property owner of Lot 6 of the Gateway Crossing located near the southeast quadrant of Route 25 and Route 72, 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 M-1 Limited Manufacturing District ("Application"); and

WHEREAS, the Planning and Zoning Commission of the Village convened and held a public hearing on November 5, 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 157.223 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 Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission and the attached Findings of Fact (attached hereto as Exhibit A) 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 6 OF THE RESUBDIVISION OF LOT 3 IN GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1989 AS DOCUMENT NUMBER 1972329, IN THE VILLAGE OF EAST DUNDEE, SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.

with Property Index Number 03-25-151-007 from the B-3- Service Business District to the M-1 Limited Manufacturing District.

Commonly known as Lot 6 in the Gateway Crossing, East Dundee, IL 60118.

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 16th day of November, 2020 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 16th day of November, 2020.

Lael Miller, Village President

ATTEST:

Katherine Holt, Village Clerk

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

Recorded in the Village records on November ____, 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: Tramlaw LLC
2. Project Location: Rt. 25, East Dundee, IL (Lot 6, Gateway Crossing)
3. Brief Project Description:
Rezone the Property from B3 (Service Business) to M1 (Limited Manufacturing). The Project Narrative, attached, provides additional details
4. Project Property Legal Description:
Lot 6 of the resubdivision of Lot 3 in Gateway Subdivision, being a subdivision of part of Section 25, Township 42 North, Range 8, East of the Third Principal Meridian according to the Plat thereof recorded May 8, 1989 as Document Number 1972329, in the Village of East Dundee, Kane County, Illinois.
5. Project Property Size in Acres and Square Feet: 6.5402 acres (284,889 square feet)
6. Current Zoning Status: B3
7. Current Use Status: vacant land
8. Surrounding Land Use Zoning: M1 to the north & east; B4 to the south; B3 to the west
9. Parcel Index Numbers of Property: 03-25-151-007

B. Owner Information

1. Signature: 
2. Name: David R. Plote, Manager - Tramlaw LLC
3. Address: 1141 E. Main St., Suite 100, East Dundee, IL 60118
4. Phone Number: 847-428-1000 Fax: 847-428-1062 Email: kseay@ploteproperties.com

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

1. Name/Company: Kevin Seay c/o Tramlaw LLC
2. Address: 1141 E. Main St., Suite 100, East Dundee, IL 60118
3. Phone Number: 847-428-1000 Fax: 847-428-1062 Email: kseay@ploteproperties.com

PROJECT NARRATIVE

LOT 6 – GATEWAY CROSSING

The subject property is located near the southeast quadrant of RT-25 and RT-72. It consists of approximately 6.5 acres of vacant land, and is currently zoned B3 (Service Business). The parcel is screened from RT-25 by the Wendy's, from RT-72 by the former Walmart building, and from the east by the new Altorfer facility. The businesses to the south, along RT-25, are predominantly automobile dealerships. The property has been marketed for retail purposes for many years. However, being set back from RT-25 with such poor visibility, the market has spoken – the site is unfit for retail purposes. Included as Exhibit A to this narrative, is a retail report for the area from Gruen Gruen + Associates, dated March 2017. This report was utilized when the former Walmart was rezoned to M1, and while somewhat dated, it reinforces the notion that there are no real opportunities for retail development on the site.

Our proposal is to re-zone the property to M-1 (Limited Manufacturing). A concept plan is attached to this submittal, which illustrates a trucking facility with outdoor storage. The concept plan is for illustrative purposes only, as the property is not under contract to a user, nor do we have a written proposal from a potential user. However, we get numerous calls per month inquiring about this type of use for this site. It seems to be what the market is demanding for this site, as opposed to a retail use. Without the proper zoning, the potential users have chosen to look elsewhere.

The property would use the existing full-access entry point onto RT-25 that is utilized by the other occupants in Gateway Center, including Wendy's and L.W. Mountain, Inc. (in the former Walmart building) In addition to the building, our illustration shows 45 car parking spaces, 79 truck/trailer parking spaces, a dock area, and drive aisles to facilitate maneuvering within the site. Fences would screen the property, per Village code.

The above would be our preference as to the build-out of the property. Ultimately, however, the project will be redeveloped based upon market demand, and the design/needs of an actual user. At this point we are only seeking to rezone the property.

The property has been sitting as vacant and fallow land for many years. We are excited to present a proposal for rezoning that we believe will lead to the site being developed, which will create jobs, bring new businesses to the area, and increase the real estate tax base. We look forward to addressing any questions, or comments, that you may have.



Property Photographs

Looking Toward The East:



Looking Toward The South:



Property Photographs

Looking Toward The West:



Looking Toward The North:



Exhibit A

ASSESSMENT OF USE OF THE VACANT FORMER WAL-MART STORE PROPERTY AT 620 DUNDEE AVENUE IN EAST DUNDEE

A Report to

PLOTE PROPERTY MANAGEMENT, LLC

from

GRUEN GRUEN + ASSOCIATES

*Urban Economists, Market Strategists & Land Use/Public Analysts
Pre-Development Services*

March 2017

C1475



**ASSESSMENT OF USE OF THE VACANT FORMER WAL-MART
STORE PROPERTY AT 620 DUNDEE AVENUE IN EAST DUNDEE**

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March 2017

C1475

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GRUEN GRUEN + ASSOCIATES
MEMORANDUM

Date: March 1, 2017
To: Mr. Ryan T. Trottier, Vice President of Land Development
From: Gruen Gruen + Associates
Subject: **Assessment of Use of the Vacant Former Wal-Mart Store
Property at 620 Dundee Avenue in East Dundee**
cc: David Plote, President

I. INTRODUCTION AND PURPOSE

Plote Property Management, LLC ("Plote") commissioned Gruen Gruen + Associates ("GG+A") to complete an independent assessment of the retail potential for a vacant former Wal-Mart store at 620 Dundee Avenue in East Dundee. Plote also asked GG+A to evaluate the potential benefits that the adaptive reuse and expansion of the vacant building and creation of additional buildings for light industrial uses would generate for the Village of East Dundee.

This memorandum presents the findings and conclusions drawn from our field research, interviews, and analysis of secondary data to complete the use assessment of the vacant former Wal-Mart store property.

**II. RETAIL TRADE AREA SUPPLY AND DEMAND CONDITIONS
INDICATE LACK OF DEMAND FOR ADDITIONAL RETAIL SPACE
AT THE SITE/BUILDING.**

CONCLUSION 1: The site is located "betwixt and between"- or close but not close enough- to dominant preferred retail clusters in a trade area that cannot support additional retail space.

Trade Area Constrained by Nearby Retail Supply and Physical Barriers

A trade area is the geographic area from which a shopping center's customers are drawn. The actual size of a shopping center's trade area is predicated on its tenancies and size and accessibility. Trade areas are dynamic and tend to change as a function of the type and supply of competing shopping locations. The travel time people are willing to endure also varies as a function of both the size of the shopping area and the relative uniqueness of the tenancies and environment. The relative accessibility to the shopping area and ease of getting in-, about-, and out- of the shopping area also influence the trade area. Uniqueness, attraction and accessibility are not measured in the abstract, but are relative to the competition in the area.



The trade area served by retail and commercial properties at and near the site is likely to be severely circumscribed. The trade area served is impacted by the large dominant retail supply located along Randall Road, (Algonquin Commons, for example, is located about eight miles west of the site). The Randall Road corridor contains more than three million square feet of big box and power center, community, and neighborhood shopping center space.

The Spring Hill Mall in West Dundee, located within about two miles west of the site has itself been impacted by supply competition and consumer preference shifts. A J.C. Penny store was closed and demolished and a Target store and Best Buy store around the Mall have also closed. The municipally subsidized redevelopment of the 1.2 million-square-foot mall began in 2015 and includes a new Cinemark Theater, space for food uses, and anchor tenancies of Macy's, Kohl's, Sears, and Carson Pirie Scott, all of which are being pressured by demographic and income shifts, including the shrinking of the middle class, and on-the-ground retail supply competition and Internet shopping more attuned to customer preferences.

The Arboretum open-air retail center in South Barrington contains at least 450,000 square feet of shops, restaurants, and entertainment venues including iPic Theaters, L.L.Bean's first Midwest outdoor gear and apparel store, and Pinstripes Bowling/Bocce/Bistro. Located less than one mile from the four-way interchange at I-90 at the intersection of Illinois Routes 59 and 72, this center is about four miles east from the site of the vacant former Wal-Mart store in East Dundee.

Located at Interstate 90 and Route 59 in Hoffman Estates near Sears' corporate headquarters and across the street from The Arboretum, the Poplar-Prairie Stone Crossing community shopping center contains approximately 312,000 square feet of space. Built in 2006 anchor tenancies include Target, TJ Maxx, Ross Dress for Less, Cost Plus World Market, and PetSmart. In addition, the 185,000-square-foot Cabela's store is located nearby these centers.

The Site Has Significant Disadvantages for Retail Uses

The area in which the vacant former Wal-Mart store is located includes a weak agglomeration of commercial uses and activities, obsolescence of much of the retail space, low rents, and high vacancy rates. For example, the approximately 125,000-square-foot River Valley Square neighborhood shopping center has a 62,392-square-foot former Dominick's grocery store available along with vacant shop space. Built in 1984, this center located at the northwest corner of Route 72 Main Street (Higgins Road) at Route 25 (Kennedy Drive) across from the site of the former Wal-Mart store has experienced persistent high vacancy rates. A Walgreen's store previously relocated from the River Valley Square center to a nearby free-standing location at the intersection of Routes 31 and 72.



Obsolete unanchored retail centers in the vicinity of the former Wal-Mart store by their very nature serve limited trade areas, do not encourage multi-purpose trips, do not generate significant sales spillover for adjoining tenancies, and are not positioned to accommodate or create dynamic shopping and dining environments through size, tenant mix, and physical improvements.

Underlying these factors is a shift in locational growth and development to include Randall Road, and the location of newer residential subdivisions away from the site and the Arboretum and Poplar-Prairie Stone Crossing shopping center retail node. The area in which the former Wal-Mart property is located also lacks a concentration of major office space users, which would create worker-based demands for goods and services. Unlike Randall Road in Algonquin, the area around the site is not known for having unique strengths or magnetic appeal for retail or entertainment uses that would serve to attract customers from a relatively wide trade area. National retail chains prefer the Randall Road location and the Arboretum/Poplar-Prairie Stone Crossing community shopping center location.

The location of the former Wal-Mart property is less accessible and visible to either Interstate 90 or Randall Road relative to competing retail locations (such as The Arboretum and Poplar-Prairie Stone Crossing community shopping center).

The Fox River (to the west) and Interstate 90 (to the south) of the former Wal-Mart property serve as a psychological barrier to attracting shoppers and customers from the west and south of the property.

As illustrated in the aerial map below, the site is also surrounded by other land uses which do not hold residents and office workers and do not appeal to retail shoppers and also represent barriers including:

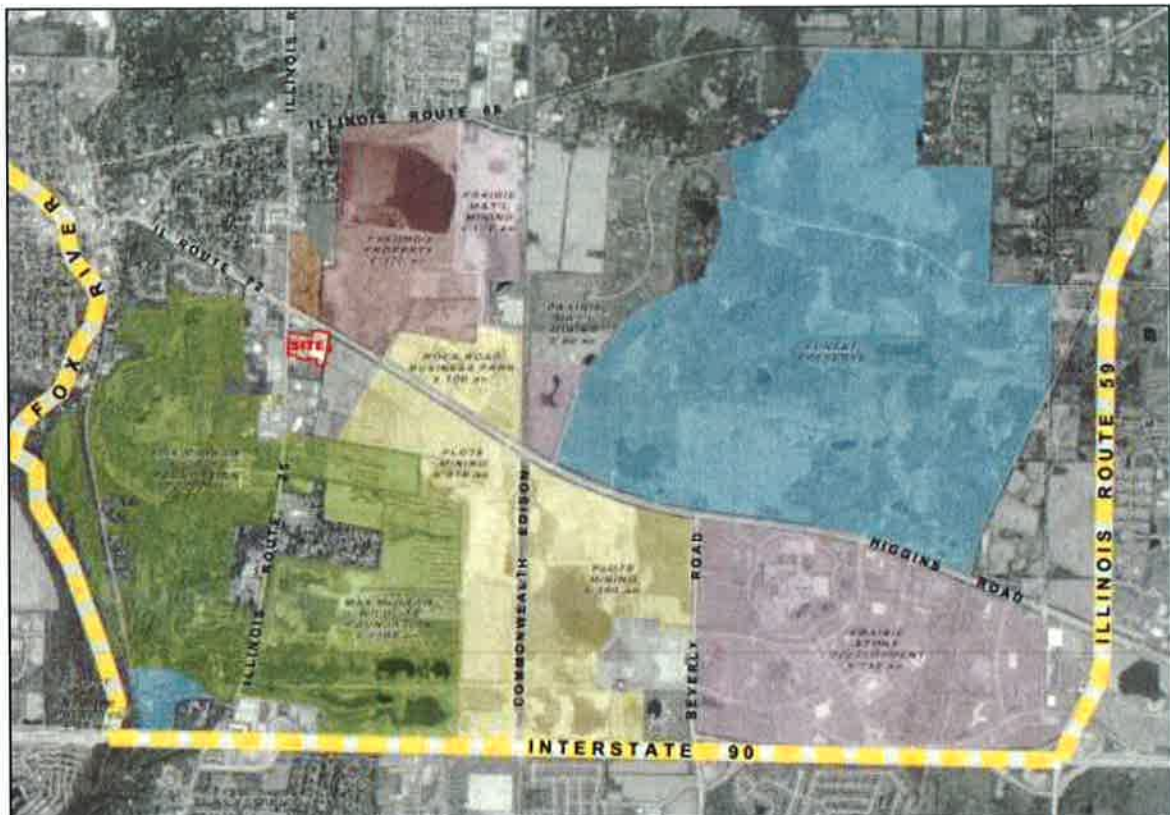
- The Dundee Township Cemetery on Route 72 immediately north of the site;
- Gravel pits/mining immediately to the north and east of the site;
- The 1,250-acre wildlife preserve of the Max McGraw Wildlife Foundation to the south and west of the site; and
- The Santa's Village Azoosment Park which is significantly underutilized many days of the year and was planned to be redeveloped into other uses but those plans have been stalled.

As described in Appendix A, the population, number of households, and total available household income around the site to which the Wal-Mart store moved is far higher than the



population, number of households, and total available household income around the site of the former Wal-Mart store.

MAP 1: Site Vicinity Map



Trade Area Definition

Given the disadvantages summarized above and surrounding major sources of retail supply alternatives, the primary trade area estimate/definition for the former Wal-Mart store property is illustrated on Map 2. Delineated by two Census Block Groups the trade area boundaries include the Fox River on the west; Interstate 90 on the south; the Kane County border and ComEd power lines to the east; and Barrington Avenue (Route 68) on the north.



MAP 2: Primary Trade Area Relative to Supply Competition



EXISTING SUPPLY SUMMARY

Groceries

| | |
|---|-------------------------|
| A | Discount Grocery Outlet |
| B | Walmart |
| C | Village Fresh Market |
| D | Aldi |
| E | Jewel-Osco |
| F | Woodman's Food Market |
| G | Butera Market |
| H | Aldi |
| I | Elgin Fresh Market |
| J | Jewel-Osco |

Other Major Retail

| | |
|---|-------------------------------|
| 1 | Prairie Stone Crossing |
| 2 | Arboretum of South Barrington |
| 3 | Spring Hill Mall |
| 4 | Menards area on Randall Rd. |



As shown on Table 1, the primary trade area contains 900 households with total available household income of nearly \$67 million.

| TABLE 1: 2015 Demographic Estimates for Primary Trade Area Census Block Groups | |
|--|---------------------------------------|
| | Census Block Groups 8505.2 and 8504.1 |
| Primary Trade Area Population | 2,108 |
| Primary Trade Area Households | 900 |
| Primary Trade Area Average Household Income | \$74,312 |
| Primary Trade Area Total Available Income | \$66,881,000 |
| Sources: U.S. Census Bureau, 2015 American Community Survey; Gruen Gruen + Associates. | |

Table 2 summarizes the amount of retail space the estimated purchasing power of primary trade area households can potentially support.

| TABLE 2: Estimate of Amount of Retail Space Supported Within Primary Trade Area¹ | |
|--|--------------|
| Total Available Household Income | \$66,881,000 |
| Income Households Expend on Retail Goods and Services Found in Neighborhood & Community Centers Assuming 15% Expenditure Rate | \$10,032,000 |
| Supportable Amount of Retail Space Assuming Required Sales of \$350 Per Square Foot ² | 28,700 |
| ¹ Figures are rounded. ² To put the estimate into perspective, according to Form 10K annual reports, Wal-Mart stores average sales of \$416 per square foot. CVS Drug stores average sales of \$917 per square foot. Walgreen's drug stores average sales of \$712 per square foot. | |
| Sources: U.S. Census Bureau, 2015 American Community Survey; Consumer Expenditure Survey, U.S. Bureau of Labor Statistics, August, 2016; Form 10K Annual Reports for Wal-Mart, CVS, and Walgreen's; Gruen Gruen + Associates. | |

Assuming optimistically that households potentially expend 15 percent of household income on retail goods and services found in neighborhood and community retail space within the trade area, the purchasing power would support approximately \$10.0 million in sales. Assuming sales of \$350 per square foot are required to support the viable development and operation of high-quality grocery- and drug-store anchored neighborhood retail center space, the estimated sales would only support nearly 29,000 square feet of space.



Primary Trade Area Supply

The primary trade area contains the 125,000-square-foot River Valley Square shopping center in addition to the vacant Wal-Mart store property and adjoining space including a thrift store.

Within a five- to 10-minute drive of the site surrounding the primary trade area is an additional two million square feet of retail space. These regional serving nodes in close proximity to the site overlap the trade served by the site.

Relationship Between Primary Retail Demand and Supply

The lower rental rates, higher vacancy rates, greater tenant turnover and signs of deferred maintenance in retail centers at or in the vicinity of the site of the former Wal-Mart store reflect the following:

- a consumer shopping pattern shift away from the area;
- the growth in the supply of retail space close but not close enough to be integrated and linked with retail space at the site; and
- insufficient purchasing power relative to retail space supply within the constrained trade area to support the amount of existing retail space.

A retail broker attempting to recruit users to the former Wal-Mart store property indicated that he contacted quick serve restaurants, gasoline stations, and big-box retailers and none had any interest in the location. Jones Lang LaSalle, the listing broker for the property, also attempted to attract retail users to the property without success. The factors described above explain the lack of success.

III. THE REUSE AND OCCUPANCY OF THE FORMER WAL-MART PROPERTY FOR LIGHT INDUSTRIAL USES WILL CREATE APPROXIMATELY 217 WORKERS AT THE SITE THAT WILL SPEND SOME OF THEIR EARNINGS ON LOCAL CONVENIENCE AND NECESSITY RETAIL GOODS AND SERVICES.

CONCLUSION 2: The site is attractive for light industrial and commercial uses. The numbers of workers estimated to occupy building space in the proposed development are estimated to support approximately \$564,200 in additional annual local sales and \$16,900 in annual local sales tax.

While retail uses have struggled at and in the vicinity of the site, light industrial and



commercial uses have been developed and are well occupied near the site at Rock Road Industrial Park and Prairie Lake Industrial Park in East Dundee. The Rock Road Industrial Park consisting of approximately 510,000 square feet of light industrial, commercial, and office building space is approximately 97 percent leased and estimated to include 550 jobs (about one job for every 927 square feet of building space).

The proposed adaptive reuse and expansion of the existing former Wal-Mart store of approximately 115,000 square feet into a three building complex of approximately 201,000 square feet of building space is estimated to accommodate an additional 217 workers, assuming the same worker to building space density applies. If on average, such workers spend \$10 per day (assuming 260 work days per year on commercial goods and services available or which become available in East Dundee such as eating and drinking establishments, grocery and drug stores or other convenience and necessity goods and services, worker spending would generate \$564,200 in annual sales. With a three percent local sales tax rate (not including special business district sales taxes), the worker spending potential would support about \$16,900 in annual local sales tax.

IV. THE REUSE AND OCCUPANCY OF THE FORMER WAL-MART PROPERTY FOR LIGHT INDUSTRIAL USES WILL GENERATE MORE PROPERTY TAX THAN CURRENTLY GENERATED.

CONCLUSION 3: The adaptive reuse and expansion of the existing building into light industrial space and creation of two additional buildings will serve to generate more property tax than the property currently generates. At build-out of the proposed 201,000 square feet of building space, annual property tax revenue is estimated to total \$301,500. Property taxes generated by the development and occupancy of the proposed project are estimated to be 171 percent higher than the current amount of property taxes associated with the property.

Based on the 2016 property tax bills from the Kane County Treasurer, the current former Wal-Mart property including approximately 13.52 acres of land and 115,000 square feet of vacant building space is assessed at nearly \$1.4 million. The annual property taxes total \$176,482.70 or \$1.53 per square foot of building space.

Given the building is vacant, the property owner will probably contest the assessed valuation of the property. Under the status quo the assessed value of the building will decline as it continues to age. A review of light industrial buildings at the Rock Road Industrial Park as well as industrial buildings similar to what is proposed for the site at 1605 Dundee Avenue to 1625 Dundee Avenue in Elgin suggest the adaptive reuse and expansion of the existing building into light industrial space and the creation of two additional buildings would generate property tax of at least \$1.50 per square foot. At build-out of the proposed 201,000 square feet of building space, the total annual property tax revenue is estimated at \$301,500.



This equates to an approximately 171 percent increase over the current property taxes associated with the property.

V. THE REUSE AND OCCUPANCY OF THE FORMER WAL-MART PROPERTY FOR LIGHT INDUSTRIAL USES WILL GENERATE DIRECT ON SITE AND INDIRECT ADDED JOBS AND INCOMES IN EAST DUNDEE AND INCREASE THE STRENGTH OF THE EMPLOYMENT CLUSTER IN EAST DUNDEE.

CONCLUSION 4: The adaptive reuse and expansion of the existing building into light industrial space and creation of two additional buildings will generate direct on site employment of approximately 217 jobs and associated labor income of an estimated \$15.1 million. The development of the project will help keep companies and their workers from leaving East Dundee when they outgrow or need different space than currently occupied.

In addition to the direct jobs estimated at 217 and associated labor income estimated at \$15.1 million¹ the development and occupancy of the project will generate added jobs and associated labor income. This is because businesses buy products from each other some of these transactions will occur within the local economy. In addition, a portion of the wages paid to workers (direct employment) and a portion of the wages paid to employees of firms providing goods or services to businesses at the project (indirect employment) will then be spent by these workers locally to purchase goods and services (such as for food, gasoline, etc.) in the local economy.

In addition, the addition of the building space and businesses will help create a critical mass that increases the strength of the employment cluster around the site. This will help keep businesses from moving out of East Dundee when they need more or different space than currently occupied as well as increase the potential for attracting businesses to East Dundee which may not otherwise come because of a limited supply of available light industrial space. Workers and visitors to these businesses will also support additional sales to retailers, restaurants, and service providers in East Dundee.

Some businesses, especially those located along the proposed building with Route 25 frontage and visibility will generate retail sales in connection with accessory retail components to their businesses (e.g., the kitchen and bathroom cabinet manufacturer and installer which also sales directly to retail customers).

¹ According to the Bureau of Economic Analysis, employees in four primary industrial sectors of Kane County's economy (Construction, Manufacturing, Wholesale Trade, and Transportation & Warehousing) were compensated an average of \$67,894 per employee as of 2015.



APPENDIX A

COMPARISON OF DEMOGRAPHICS SURROUNDING NEW WAL-MART STORE IN CARPENTSEVILLE AND FORMER WAL-MART STORE IN EAST DUNDEE

Table A-1 shows the area to which the Wal-Mart store moved has nearly eight times larger population, nearly five times larger number of households, and over four times the amount of total income relative the one mile radius around the former Wal-Mart store property.

| TABLE A-1: Demographic Comparison Between New and Previous Wal-Mart Locations | | |
|--|--|--|
| 2015 Estimates | 1-Mile Radius from Kennedy Drive and Lake Marian Road (Carpentersville) | 1-Mile Radius from Dundee Avenue and Higgins Road (East Dundee) |
| Population | 17,669 | 2,309 |
| Households | 4,841 | 988 |
| Average Household Income | \$64,070 | \$74,231 |
| Total Available Income | \$310,162,870 | \$73,340,228 |
| Sources: Loopnet.com, MapInfo; Gruen Gruen + Associates. | | |

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, statisticians and market, financial and fiscal analysts. Developers, public agencies, attorneys and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, psychometrics and financial analysis to describe and forecast markets for a wide variety of real estate projects and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and econometric analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

Examples of past public sector clients of Gruen Gruen + Associates in the Chicago metropolitan area include the following:

Algonquin, Antioch, Aurora, Buffalo Grove, Clarendon Hills, Downers Grove, Flossmoor, Glendale Heights, Glen Ellyn, Gurnee, Hanover Park, Harvard, Highland Park, Hinsdale, Huntley, Monee, Montgomery, Morton Grove, Oak Lawn, Oak Park, Northbrook, Northfield, Prospect Heights, Romeoville, Schiller Park, South Elgin, West Chicago, Wheaton, Wilmette, Kane County, Metra, CTA, and the RTA.

CHICAGO:
(847) 317-0634

SAN FRANCISCO:
(415) 433-7598

www.ggassoc.com

PART II. APPLICATION REQUIREMENTS

The following table provides the type and quantity of materials required to be submitted with a special use application. The number associated with each material corresponds with the number used in Part II of the *Village of East Dundee Instruction Manual for Application for Development Approval* where each material is described in greater detail.

Please note that when two quantities of drawings are required (such as: 5/15), the first number indicates the number of full-size drawings to be submitted (at a scale of at least 1" = 20' and no larger than 30" x 42") and the second number indicates the number of reduced (11"x17") copies to be submitted. At least one of the original full-size drawings should be signed and sealed by the preparer. For ease of distribution, please collate into packets all of the materials where multiple copies are required. Packet contents should be assembled in order, except for drawings which should all be collated together at the back of the packet.

The required materials and number of copies shown below are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials and/or copies as necessary to fully evaluate the proposed project.

Official Use Only

| Item # ^(a) | Application Material | Initial Application | | Revisions | | Second Set of Revisions | |
|-----------------------|--|---------------------|-------------------|-------------------|-------------------|-------------------------|-------------------|
| | | # Copies Required | # Copies Received | # Copies Required | # Copies Received | # Copies Required | # Copies Received |
| 1. | Completed Development Application AND a) Agreement to Pay Costs Incurred and Hold the Village Harmless b) Affidavit of Ownership & Control c) Affidavit & Disclosure d) Findings of Fact | 1 | | | | | |
| 2. | Project Narrative | 20 | | | | | |
| 3. | Basic Application Fee | X | | | | | |
| 4. | Property Owners within 250 feet | X | | | | | |
| 7. | Survey / Legal Description | 5/15 | | | | | |
| 9. | Photographs of Existing Property and Area | 20 | | | | | |
| 11. | Site Plan | 5/15 | | | | | |
| 12. | Building Elevations | 5/15 | | | | | |
| 13. | Floor Plans | 5/15 | | | | | |
| 14. | Roof Plan | 5/15 | | | | | |
| 15. | Color Rendering | 20 | | | | | |
| 17. | Landscape Plan | 20 | | | | | |
| 20. | Simple Drainage Plan | 1/12 | | | | | |
| 23. | Utility Impact Report ^(b) | 20 | | | | | |
| 24. | Utility Improvement Plan ^{(b) (c)} | 5/15 | | | | | |
| 25. | Traffic Study ^(b) | 12 | | | | | |

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

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

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

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 - See project narrative, attached.

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

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

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

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

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

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

~~IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:~~

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

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

3. What is proposed?

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

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

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

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

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

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

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

- | | | |
|--|-----|----|
| a. Will the granting of the variation be detrimental to the public welfare? (Circle) | YES | NO |
| b. Injurious to surround properties? (Circle) | YES | NO |
| c. Impair an adequate supply of light and air to adjacent property? (Circle) | YES | NO |
| d. Endanger public health and safety? (Circle) | YES | NO |
| e. Substantially diminish property values within the neighborhood? (Circle) | YES | NO |
| f. Conformance to the Land Use Plan? (Circle) | YES | NO |

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.

10/19/2020

Individually and for the Applicant

Date

1141 E. Main St., Suite 100, East Dundee, IL 60118

847-428-1000 x 222

Address

Phone Number

Project Description:

Rezone PIN 03-25-151-007 from B3 to M1.

VILLAGE OF EAST DUNDEE



Affidavit of Ownership & Control

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

Signature: _____

Owner: Tramlaw LLC

Address: 1141 E. Main St., Suite 100
East Dundee, IL 60118

Phone: 847-428-1000

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

(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: _____

A handwritten signature in blue ink, appearing to read "David R. Plote", is written over a horizontal line.

Print Name: David R. Plote

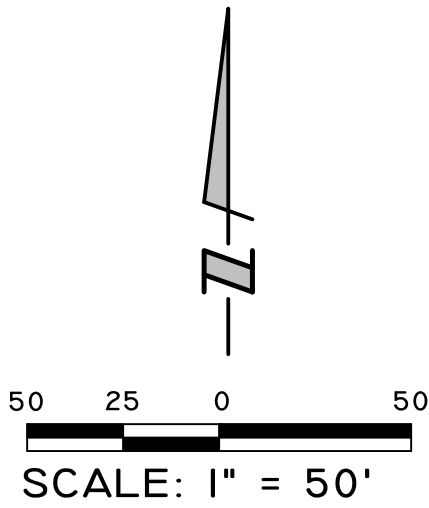
Project Address: PIN 03-25-151-007

Rt. 25 (Lot 6, Gateway Crossing)
East Dundee, IL 60118

ALTA / NSPS LAND TITLE SURVEY

OF

LOT 6 OF THE RESUBDIVISION OF LOT 3 IN GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1989 AS DOCUMENT NUMBER 1972329, IN THE VILLAGE OF EAST DUNDEE, SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.



LEGEND

- Manhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Vault
- Light Pole
- Pipe Bollard
- Sign
- Fence
- Overhead Utility Line
- Utility Pole
- Telephone Pedestal
- Downspout
- Handicapped Parking Stall
- Number of Parking Stalls
- Record

Surveyor's notes:

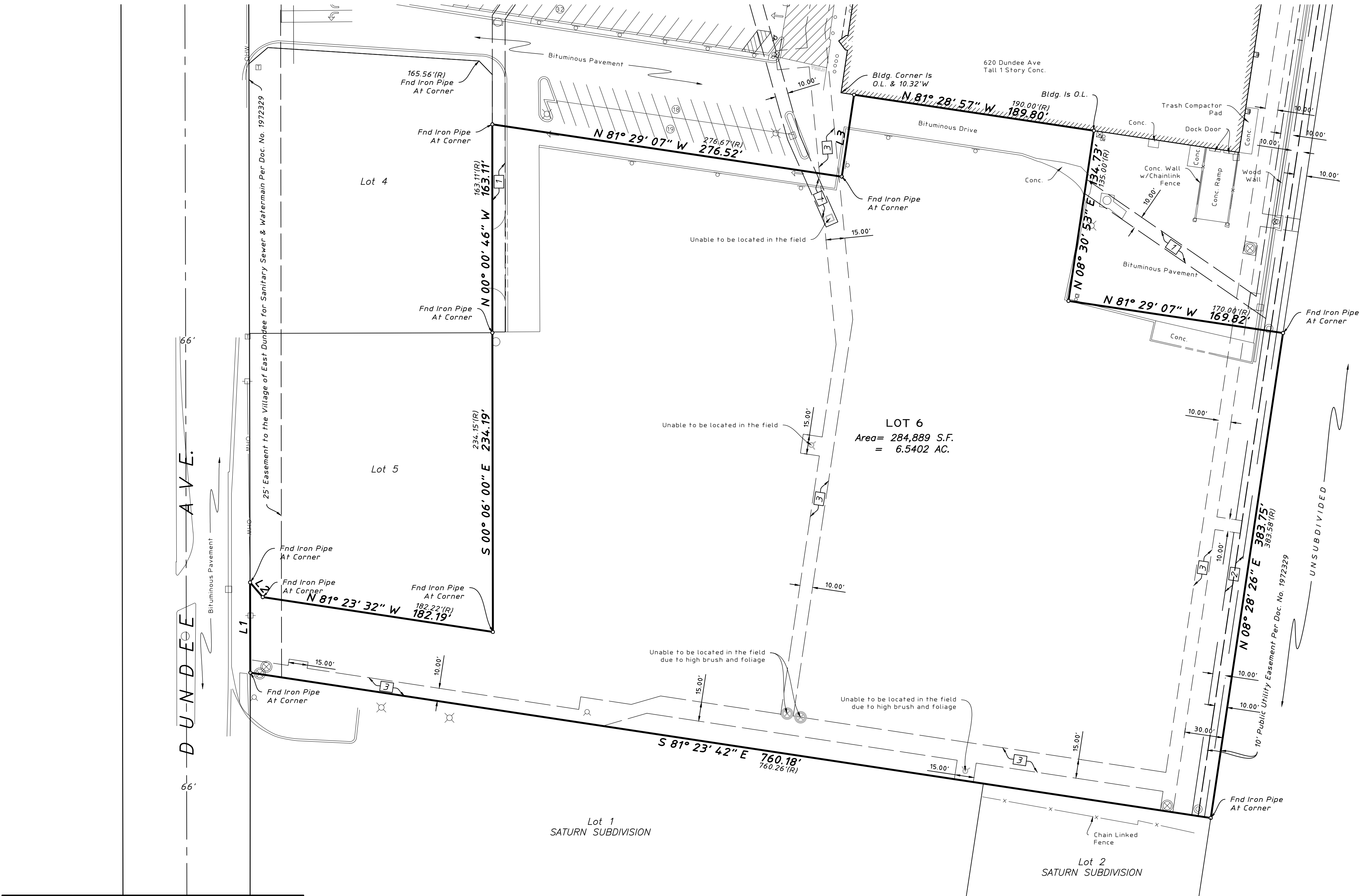
- The basis of bearing shown hereon is assumed.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings.
- Due to heavy overgrowth on the property we were not able to located those structures noted hereon however utility plans suggest that they were to be installed.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17089C0159H dated August 3, 2009 produced by the Federal Emergency Management Agency (FEMA) for Kane County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain".
- In regards to Table A Item 16 - No Observed evidence of current earth moving work, building construction was observed in the process of conducting the survey.
- In regard to Table A Item 17 - No observed evidence of recent street or sidewalk construction was observed in the process of conducting the survey.
- In the preparation of this survey reference was made to Fidelity National Title Insurance Company for Title Insurance Order No. 9030017 with an Effective Date of July 26, 2017.

With respect to **Schedule B** of said commitment:

- Exception 10** -Covenants, conditions and restrictions - Doc No. 2003482 - Watermain, Storm Sewer, and Sanitary Sewer Easements are shown and plotted hereon.
- Exception 11** - Development Agreement - Doc. No. 2003904 - The subject property is the property described in Exhibit D as Tract 2 therein.
- Exception 12** - Agreement Concerning Easements, Covenants and Restrictions - Doc. No. 2003905 - The subject property is the property described in Exhibit D as Tract 2 therein. Various easements shown in document no. 2003482 (see exception 10) are schematically shown and referenced therein. See document for details.
- Exception 13** - Joint Declaration of Restrictions Concerning Outlots - Doc. No. 2003906 - The subject property is the property described in Exhibit D as Tract 2 therein.

| LINE TABLE | | | |
|------------|-----------------|-----------------|---------------|
| Line | Direction | Measured Length | Record Length |
| L1 | N 00° 09' 00" W | 70.68' | 70.70' |
| L2 | S 40° 36' 36" E | 15.21' | 15.18' |
| L3 | N 08° 30' 53" E | 64.82' | 65.00' |

- 1 Storm Sewer Easement Per Doc. No. 2003482
- 2 Sanitary Sewer Easement Per Doc. No. 2003482
- 3 Water Main Easement Per Doc. No. 2003482



LOCATION MAP
NOT TO SCALE

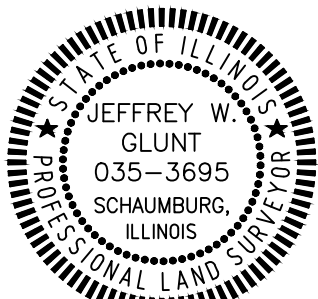
To: Tramlaw, LLC;
Fidelity National Title Insurance Company its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11, 16, and 17 of Table A thereof. The field work was completed on August 23, 2017.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois, October 11, 2017

By: Illinois Professional Land Surveyor No. 3695

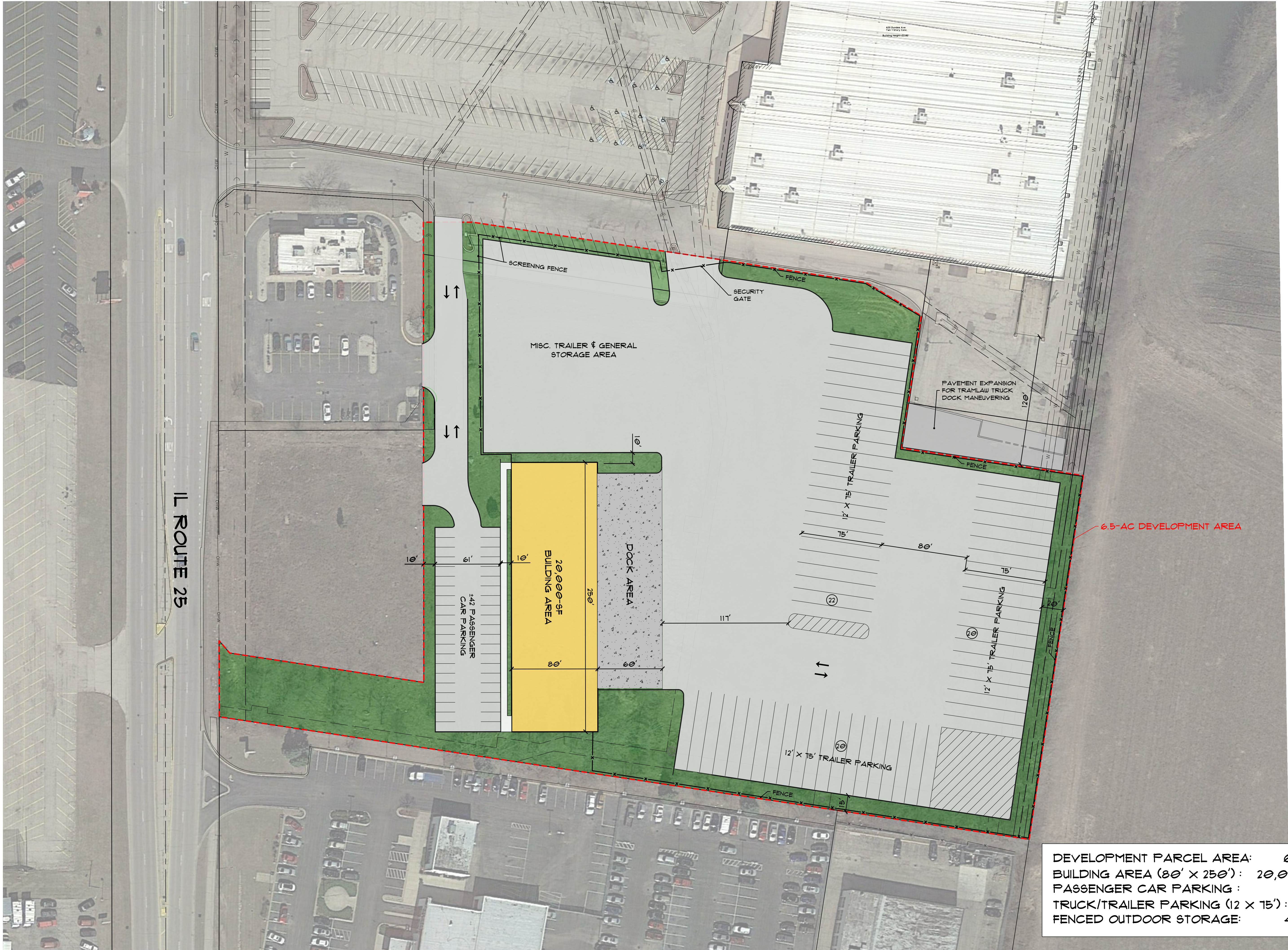


EXPIRES 11-30-18

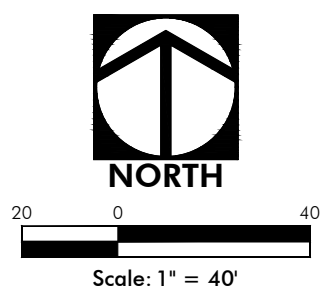
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Ordered By: Statewide Properties Inc.
Order No. : 15-145



| | |
|-----------------------------------|-----------|
| DEVELOPMENT PARCEL AREA: | 6.5 AC. |
| BUILDING AREA (80' X 250'): | 20,000 SF |
| PASSENGER CAR PARKING : | 40 |
| TRUCK/TRAILER PARKING (12 X 15'): | 62+ |
| FENCED OUTDOOR STORAGE: | 4.5 AC. |





Property Photographs

Looking Toward The East:



Looking Toward The South:



Property Photographs

Looking Toward The West:



Looking Toward The North:



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 November 5, 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 request to rezone the following described property from B-3 Service Business District to the M-1 Limited Manufacturing District.

Property Legal Description:

LOT 6 OF THE RESUBDIVISION OF LOT 3 IN GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1989 AS DOCUMENT NUMBER 1972329, IN THE VILLAGE OF EAST DUNDEE, SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.

PIN: 03-25-151-007

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

VILLAGE OF EAST DUNDEE, ILLINOIS

Findings of Fact – Rezoning

Property Location: Lot 6 in the Gateway Crossing

Rezoning requested: Rezone the property from B-3 – Service Business District to the M-1- Limited Manufacturing District

Hearing date: November 5, 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.

Village Response: Uses within the general area include manufacturing, 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 M1 – Limited Manufacturing, B3 – Service Business District, and B4 – Automotive Service Business District.

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

Village Response: The market has indicated that the property is unfit for retail purposes. The property is designed for uses permitted within the M1 – Limited Manufacturing 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: If the property stayed B-3 – Service Business District, there is not demand for development.

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

Village Response: If the property stayed B-3 – Service Business District, there is not demand for development.

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 an increase in the property tax base and sales tax revenue for the Village if the property can be developed.

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 been marketed for retail purposes for many years but has remained vacant due to such poor visibility and being unfit for retail.

9. The community need for the proposed use.

Village Response: The Village's Comprehensive Plan acknowledges future land use to be developed for general business / industrial.

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.

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

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|---|-------------------------|--------------|-----------------------|--------|-------------------|
| 7 HILLS HEALTHCARE CENTER PC | | | | | |
| 124 | COVID-19 TEST | 11/04/2020 | 600.00 | | 01-12-6011 |
| 125 | COVID 19 TESTING POLICE | 11/04/2020 | 750.00 | | 01-12-6011 |
| 126 | COVID-19 TEST | 11/05/2020 | 150.00 | | 01-12-6011 |
| 133 | COVID 19 POLICE TESTING | 11/06/2020 | 150.00 | | 01-12-6011 |
| Total 7 HILLS HEALTHCARE CENTER PC: | | | 1,650.00 | | |
| AMERICAN LEGAL PUBLISHING CORPORATION | | | | | |
| 3565 | SUPPLEMENAL PAGES | 10/23/2020 | 3,727.60 | | 01-12-5260 |
| 3607 | SUPPLEMENTAL PAGES | 10/29/2020 | 273.00 | | 01-12-5260 |
| Total AMERICAN LEGAL PUBLISHING CORPORATION: | | | 4,000.60 | | |
| AMS MECHANICAL SYSTEMS, INC. | | | | | |
| 9405-2 | OCT QTRLY BILLING | 10/20/2020 | 2,187.50 | | 01-21-5121 |
| Total AMS MECHANICAL SYSTEMS, INC.: | | | 2,187.50 | | |
| AT&T | | | | | |
| 102520 | MONTHLY SERVICE | 10/25/2020 | 202.60 | | 01-12-5320 |
| 102520 | MONTHLY SERVICE | 10/25/2020 | 203.43 | | 60-33-5320 |
| Total AT&T: | | | 406.03 | | |
| B&F CONSTRUCTION CODE SERVICES INC | | | | | |
| 13644 | OCTOBER INSPECTIONS | 11/10/2020 | 3,101.68 | | 01-25-5290 |
| 54834 | 170 PRAIRIE LAKES | 10/22/2020 | 750.00 | | 01-25-5290 |
| 54963 | PLAN REVIEW | 11/05/2020 | 2,361.56 | | 01-25-5290 |
| Total B&F CONSTRUCTION CODE SERVICES INC: | | | 6,213.24 | | |
| BATEMAN LAW OFFICES, LTD | | | | | |
| 11/06/2020 | OCT 2020 LEGAL MATTERS | 11/06/2020 | 190.00 | | 01-25-5230 |
| Total BATEMAN LAW OFFICES, LTD: | | | 190.00 | | |
| CINTAS FIRST AID & SAFETY | | | | | |
| 4065888714 | MATT CLEANING | 10/28/2020 | 26.59 | | 01-12-5110 |
| Total CINTAS FIRST AID & SAFETY: | | | 26.59 | | |
| COMCAST BUSINESS | | | | | |
| 102220 | MONTHLY SERVICE | 10/22/2020 | 75.14 | | 01-31-5320 |
| 102220 | MONTHLY SERVICE | 10/22/2020 | 442.47 | | 60-33-5320 |
| Total COMCAST BUSINESS: | | | 517.61 | | |
| COMED | | | | | |
| 102320 | MONTHLY SERVICE | 10/23/2020 | 506.11 | | 28-01-5510 |

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|---|-----------------------------|--------------|-----------------------|--------|-------------------|
| Total COMED: | | | 506.11 | | |
| CONSTELLATION NEW ENERGY | | | | | |
| 18604911901 | MONTHLY SERVICE | 10/30/2020 | 631.76 | | 01-31-5510 |
| 18604911901 | MONTHLY SERVICE | 10/30/2020 | 15,028.26 | | 60-33-5510 |
| Total CONSTELLATION NEW ENERGY: | | | 15,660.02 | | |
| COVERALL NORTH AMERICA DBA | | | | | |
| 1010668507 | NOV 2020 CLEANING | 11/01/2020 | 299.00 | | 01-12-5110 |
| 1010668507 | NOV 2020 CLEANING | 11/01/2020 | 595.00 | | 01-21-5121 |
| 1010668507 | NOV 2020 CLEANING | 11/01/2020 | 95.00 | | 01-31-5196 |
| 1010668507 | NOV 2020 CLEANING | 11/01/2020 | 236.00 | | 60-33-5110 |
| 1010668507 | NOV 2020 CLEANING | 11/01/2020 | 236.00 | | 60-33-5111 |
| Total COVERALL NORTH AMERICA DBA: | | | 1,461.00 | | |
| DUNDEE FORD | | | | | |
| 831477 | SQUAD #33 AC REPAIR | 10/14/2020 | 343.26 | | 01-21-5120 |
| 831615 | SQUAD #33 TIRE REPLACEMEN | 10/16/2020 | 24.75 | | 01-21-5120 |
| 831944 | SQUAD #33 TIRE REPAIR | 10/27/2020 | 27.49 | | 01-21-5120 |
| 832098 | SQUAD #33 OIL CHANGE & BAT | 10/31/2020 | 219.85 | | 01-21-5120 |
| Total DUNDEE FORD: | | | 615.35 | | |
| EAST DUNDEE, PETTY CASH - POLICE | | | | | |
| 10-22-2020 | COMP SUPPLIES | 10/22/2020 | 19.88 | | 01-21-5610 |
| 10-22-2020 | NOTARY A.V | 10/22/2020 | 11.00 | | 01-21-5630 |
| Total EAST DUNDEE, PETTY CASH - POLICE: | | | 30.88 | | |
| EDER CASELLA & CO | | | | | |
| 37498 | PAYROLL SERV OCT 2020 | 10/31/2020 | 101.04 | | 01-12-5285 |
| 37498 | PAYROLL SERV OCT 2020 | 10/31/2020 | 100.00 | | 01-12-5286 |
| 37498 | PAYROLL SERV OCT 2020 | 10/31/2020 | 75.76 | | 01-14-5285 |
| 37498 | PAYROLL SERV OCT 2020 | 10/31/2020 | 412.79 | | 01-21-5285 |
| 37498 | PAYROLL SERV OCT 2020 | 10/31/2020 | 50.52 | | 01-25-5285 |
| 37498 | PAYROLL SERV OCT 2020 | 10/31/2020 | 76.77 | | 01-31-5285 |
| 37498 | PAYROLL SERV OCT 2020 | 10/31/2020 | 73.12 | | 60-33-5285 |
| Total EDER CASELLA & CO: | | | 890.00 | | |
| FEHR GRAHAM | | | | | |
| 97518 | ENGINEERING FEE CHRISTIN& H | 10/31/2020 | 9,910.25 | | 85-01-2381 |
| Total FEHR GRAHAM: | | | 9,910.25 | | |
| GALLS, AN ARAMARK COMPANY | | | | | |
| 016804489 | FLASHLIGHT AR | 10/27/2020 | 137.30 | | 01-21-5630 |
| Total GALLS, AN ARAMARK COMPANY: | | | 137.30 | | |
| HAWKINS, INC. | | | | | |
| 4818977 | WW CHEMICALS | 10/22/2020 | 3,577.24 | | 60-33-5651 |

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|---|-----------------------------|--------------|-----------------------|--------|-------------------|
| Total HAWKINS, INC.: | | | 3,577.24 | | |
| HEINZ, GERALD & ASSOC. | | | | | |
| 19524 | ENGINEER | 11/05/2020 | 525.00 | | 01-31-5220 |
| 19525 | ENGINEERING NATIONAL TOOL | 11/05/2020 | 750.00 | | 38-01-5220 |
| 19533 | P/Z DEPOSIT | 11/05/2020 | 150.00 | | 85-01-2025 |
| 19527 | 250 PATRICIA | 11/05/2020 | 75.00 | | 85-01-2393 |
| 19528 | ENGINEER FEE 250 PATRICIA | 11/05/2020 | 3,654.00 | | 85-01-2393 |
| 19529 | CATERPILLAR | 11/05/2020 | 10,151.25 | | 85-01-2394 |
| 19530 | 145 PRAIRIE LAKES | 11/05/2020 | 3,745.50 | | 85-01-2396 |
| 19531 | 110 PRAIRIE LAKES | 11/05/2020 | 1,875.00 | | 85-01-2397 |
| 19532 | PLAN REVIEW SERVICES | 11/05/2020 | 2,284.50 | | 85-01-2399 |
| Total HEINZ, GERALD & ASSOC.: | | | 23,210.25 | | |
| HELPING HAND IT | | | | | |
| 20-35407 | SQL LICENSING FOR CIVIC SYS | 08/31/2020 | 2,152.98 | | 01-12-5286 |
| 20-35410 | REFRESHED NETWORKING HA | 08/31/2020 | 11,178.75 | | 01-12-5286 |
| 20-35463 | NEW LAP TOP FOR HOME TO O | 09/24/2020 | 1,297.00 | | 01-12-5286 |
| 20-35585 | SERVER MONITORING AND MAI | 10/12/2020 | 1,894.43 | | 01-12-5286 |
| 20-35608 | UBIQUITI PACK | 10/14/2020 | 3,563.94 | | 01-12-5286 |
| 20-35613 | REVISED SERVER SOLUTION F | 10/14/2020 | 35,910.46 | | 01-12-5286 |
| 20-35615 | IN SHOP WORKSTATION SUPP | 10/14/2020 | 930.00 | | 01-12-5286 |
| 20-35616 | IN SHOP WORKSTATION SUPP | 10/19/2020 | 178.75 | | 01-12-5286 |
| Total HELPING HAND IT: | | | 57,106.31 | | |
| HUGHES ENVIRONMENTAL CONSULTING | | | | | |
| 1023 | WWTP | 11/01/2020 | 9,525.00 | | 60-33-5290 |
| Total HUGHES ENVIRONMENTAL CONSULTING: | | | 9,525.00 | | |
| ILLINOIS ENVIRONMENTAL PROTECTION AGENCY | | | | | |
| L17-2616-27 | WASTEWATER LOAN I | 10/15/2020 | 234,530.07 | | 60-33-5800 |
| L17-2879 | DRINKING WATER LOAN | 10/15/2020 | 98,932.50 | | 60-33-5801 |
| Total ILLINOIS ENVIRONMENTAL PROTECTION AGENCY: | | | 333,462.57 | | |
| ILLINOIS MUNICIPAL LEAGUE | | | | | |
| 11/10/2020 | 2021 MEMBERSHIP | 11/10/2020 | 350.00 | | 01-12-5410 |
| Total ILLINOIS MUNICIPAL LEAGUE: | | | 350.00 | | |
| ILLINOIS MUNICIPAL RETIREMENT FUND | | | | | |
| 10312020 | OCTOBER 2020 IMRF | 10/31/2020 | 3,290.45 | | 01-12-5050 |
| 10312020 | OCTOBER 2020 IMRF | 10/31/2020 | 1,210.96 | | 01-14-5050 |
| 10312020 | OCTOBER 2020 IMRF | 10/31/2020 | 539.33 | | 01-21-5050 |
| 10312020 | OCTOBER 2020 IMRF | 10/31/2020 | 1,237.02 | | 01-25-5050 |
| 10312020 | OCTOBER 2020 IMRF | 10/31/2020 | 2,500.31 | | 01-31-5050 |
| 10312020 | OCTOBER 2020 IMRF | 10/31/2020 | 4,811.12 | | 60-33-5050 |
| Total ILLINOIS MUNICIPAL RETIREMENT FUND: | | | 13,589.19 | | |
| ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK | | | | | |
| 1034 | IPWMAN MEMBERSHIP | 11/03/2020 | 100.00 | | 01-31-5410 |

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|---|-------------------------|--------------|-----------------------|--------|-------------------|
| Total ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK: | | | 100.00 | | |
| MCGINTY BROS., INC | | | | | |
| 217151 | WEED AND FERTILIZ | 10/29/2020 | 170.00 | | 01-31-5110 |
| Total MCGINTY BROS., INC: | | | 170.00 | | |
| MIDWEST MATERIAL MANAGEMENT | | | | | |
| MM-78798 | TONS OF R.R. DUMPED | 10/24/2020 | 79.00 | | 01-31-5570 |
| Total MIDWEST MATERIAL MANAGEMENT: | | | 79.00 | | |
| MILES, RYAN | | | | | |
| 110420 | COVID 19 TESTING | 11/04/2020 | 250.00 | | 01-12-6011 |
| Total MILES, RYAN: | | | 250.00 | | |
| NICOR GAS | | | | | |
| 102620 | MONTHLY SERVICE | 10/26/2020 | 136.81 | | 01-31-5510 |
| 102620 | MONTHLY SERVICE | 10/26/2020 | 699.16 | | 60-33-5510 |
| Total NICOR GAS: | | | 835.97 | | |
| PDC LABORATORIES, INC | | | | | |
| I9439869 | WATER LAB | 10/30/2020 | 130.00 | | 60-33-5290 |
| Total PDC LABORATORIES, INC: | | | 130.00 | | |
| RALPH HELM, INC | | | | | |
| 335050 | FUEL CAP | 11/09/2020 | 8.74 | | 01-31-5130 |
| Total RALPH HELM, INC: | | | 8.74 | | |
| SARGENTS EQUIPMENT REPAIR | | | | | |
| WG04101 | REPAIR BOBCAT | 10/28/2020 | 350.25 | | 01-31-5120 |
| Total SARGENTS EQUIPMENT REPAIR: | | | 350.25 | | |
| STEPHEN D. TOUSEY LAW OFFICES | | | | | |
| 10-1-2020 | LOCAL PROS OCT 2020 | 10/01/2020 | 750.00 | | 01-21-5230 |
| 10-1-2020 | LOCAL PROS ZOOM APPEAR | 10/01/2020 | 46.25 | | 01-21-5230 |
| 110220 | OV PROSECUTION NOV 2020 | 11/02/2020 | 1,120.20 | | 01-21-5230 |
| Total STEPHEN D. TOUSEY LAW OFFICES: | | | 1,916.45 | | |
| SUPERIOR SOUND TECHONOLOGY LLC | | | | | |
| 1 | EAR PIECE KM | 08/13/2020 | 89.95 | | 01-21-5130 |
| Total SUPERIOR SOUND TECHONOLOGY LLC: | | | 89.95 | | |
| SYNAGRO TECHNOLOGIES | | | | | |
| 17937 | CAKE LAND APP | 10/31/2020 | 4,209.80 | | 60-33-5287 |
| Total SYNAGRO TECHNOLOGIES: | | | 4,209.80 | | |

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|--|-----------------------------|--------------|-----------------------|--------|-------------------|
| TLO LLC | | | | | |
| 259283-20201 | OCT 2020 | 11/01/2020 | 50.00 | | 01-21-5410 |
| Total TLO LLC: | | | 50.00 | | |
| TRAFFIC CONTROL & PROTECT | | | | | |
| 105513 | MISC SIGNS | 10/26/2020 | 203.20 | | 01-31-5630 |
| 105514 | MANHOLE PROTECTION RINGS | 10/26/2020 | 445.00 | | 15-01-5950 |
| Total TRAFFIC CONTROL & PROTECT: | | | 648.20 | | |
| ULTRA STROBE COMMUNICATIONS INC. | | | | | |
| 07971 | REMOVE EQUIP #37 | 10/01/2020 | 300.00 | | 01-21-5120 |
| Total ULTRA STROBE COMMUNICATIONS INC.: | | | 300.00 | | |
| US BANK | | | | | |
| 4356 102620 B | ADOBE SOFTWARE - IT CONV | 10/26/2020 | 252.73 | | 01-12-5286 |
| 4356 102620 B | AMAZON PRIME | 10/26/2020 | 12.99 | | 01-12-5410 |
| 4356 102620 B | XM SIRIUS RADIO | 10/26/2020 | 13.34 | | 01-12-5410 |
| 8646 102620 J | TRIB SUB | 10/26/2020 | 27.72 | | 01-12-5410 |
| 8646 102620 J | ZOOM | 10/26/2020 | 14.99 | | 01-12-6011 |
| 5082 102620 A | FLASHLIGHT - LW | 10/26/2020 | 42.46 | | 01-21-5080 |
| 12722 | CAR SEAT CERTIFICATION | 10/12/2020 | 55.00 | | 01-21-5430 |
| 5082 102620 A | PKG TAPE MAGIT TRAINING | 10/26/2020 | 13.74 | | 01-21-5430 |
| 5082 102620 A | FOIL PAPER FOR MAGIT TRAINI | 10/26/2020 | 14.97 | | 01-21-5430 |
| 5082 102620 A | RANGE SUPPLIES | 10/26/2020 | 104.80 | | 01-21-5430 |
| 4372 102620 p | NOVELTY LIGHTS | 10/26/2020 | 1,732.01 | | 01-31-5110 |
| 5824 102620 G | CHRISTMAS DECOR | 10/26/2020 | 10.99 | | 01-31-5110 |
| 5824 102620 G | TRAILER JACKS | 10/26/2020 | 77.98 | | 01-31-5120 |
| 4372 102620 p | APPLE I CLOUD | 10/26/2020 | .99 | | 01-31-5320 |
| 5824 102620 G | CELL PHONE CASE | 10/26/2020 | 23.82 | | 01-31-5630 |
| 8646 102620 J | MAILCHIMP | 10/26/2020 | 37.18 | | 01-37-5410 |
| 5824 102620 G | WATER VAN INVERTER | 10/26/2020 | 294.00 | | 60-33-5120 |
| 5824 102620 G | HYDRANT PAINT | 10/26/2020 | 17.98 | | 60-33-5140 |
| 5824 102620 G | APPLE | 10/26/2020 | .99 | | 60-33-5320 |
| 5824 102620 G | WTP GAS CAN | 10/26/2020 | 13.99 | | 60-33-5630 |
| Total US BANK: | | | 2,762.67 | | |
| US BANK EQUIPMENT FINANCE | | | | | |
| 428044218 | COPIER LEASE | 11/04/2020 | 170.95 | | 01-21-5130 |
| 428044218 | COPIER LEASE | 11/04/2020 | 73.27 | | 01-37-5630 |
| Total US BANK EQUIPMENT FINANCE: | | | 244.22 | | |
| US BANK/VOYAGER FLEET SYSTEMS, INC. | | | | | |
| 8/8/2020 | STREET GAS CARD | 08/08/2020 | 915.01 | | 01-31-5620 |
| 9/8/2020 | STREET GAS CARD | 09/08/2020 | 1,198.21 | | 01-31-5620 |
| 8/8/2020 | WATER GAS CARD | 08/08/2020 | 232.32 | | 60-33-5620 |
| 9/8/2020 | WATER GAS CARD | 09/08/2020 | 173.05 | | 60-33-5620 |
| Total US BANK/VOYAGER FLEET SYSTEMS, INC.: | | | 2,518.59 | | |
| VERIZON WIRELESS | | | | | |
| 9864582337 | MONTHLY SERVICE | 11/02/2020 | 155.67 | | 01-12-5320 |
| 9864582337 | MONTHLY SERVICE | 11/02/2020 | 56.60 | | 01-14-5320 |

| Invoice Number | Description | Invoice Date | Net Invoice Amount | Voided | GL Account Number |
|-------------------------|-----------------|--------------|-----------------------|--------|-------------------|
| 9864582337 | MONTHLY SERVICE | 11/02/2020 | 155.67 | | 01-21-5320 |
| 9864582337 | MONTHLY SERVICE | 11/02/2020 | 56.61 | | 01-25-5320 |
| 9864582337 | MONTHLY SERVICE | 11/02/2020 | 250.28 | | 01-31-5320 |
| 9864582337 | MONTHLY SERVICE | 11/02/2020 | 238.22 | | 60-33-5320 |
| Total VERIZON WIRELESS: | | | 913.05 | | |
| Grand Totals: | | | 500,799.93 | | |

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.