

Village of East Dundee  
PRESIDENT AND BOARD OF TRUSTEES  
Special Village Board Meeting  
Monday, December 14, 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/89837033563>

**Meeting ID:** 898 3703 3563

**Passcode:** 030643

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**:

Dial: **312-626-6799**

Meeting ID/Access Code: **898 3703 3563**

Passcode: **030643**

*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

Special Meeting

Monday, December 14, 2020

6:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment on Agenda Items Only  
*Please keep comments to 5 minutes or less*
5. Consent Agenda
  - a. [Motion to Approve the Village Board Meeting Minutes Dated November 16, 2020](#)
  - b. [Motion to Approve a Resolution Establishing the Regular Meeting Dates and Committee of the Whole Meeting Dates for the Board of Trustees and Establishing the Planning and Zoning and Historic Commission Meeting Dates for the Village of East Dundee for the Calendar Year 2021](#)
  - c. [Motion to Approve an Ordinance Amending Section 30.13 of the Village of East Dundee Village Code Regarding Order of Business of Village Board of Trustee Meetings](#)
6. Other Agenda Items
  - a. [Motion to Approve an Ordinance Approving Variations for Loading Berths, Interior Parkway Landscaping and Perimeter Landscaped Areas for the Proposed Building at 250 Patricia Lane, East Dundee, Il 60118](#)
  - b. [Motion to Approve an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2020 and Ending April 30, 2021 for the Village of East Dundee, Kane and Cook Counties, Illinois](#)
7. Financial Reports
  - a. [Warrants List \\$360,118.81](#)
  - b. [Warrants List \\$200.00](#)

8. Village President and Board Reports

9. Staff Reports

10. Public Comment on Non-Agenda Items

*Please keep comments to 5 minutes or less and relevant to Village Business*

11. 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.

12. 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, Selepe, Wood, Andresen, Kunze and President Miller. Trustee Mahony were absent.

Also in attendance Administrator Jennifer Johnsen, Assistant Administrator Brad Mitchell, Village Attorney Greg Smith, 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):**

**Chris Kious – Member of the Kane County Board District 23**

Mr. Kious addressed the Village Board with an update of the CARES Act fund distribution. He advised that the \$92,900,218 allocated for Coronavirus relief to Kane County should be distributed to municipalities within the next couple of weeks. He advised that funds will be distributed to non-profits and small businesses by end of December. He also reported that the Kane County Board passed a resolution last week for a \$7.8 contract for an electronic toll transaction program for the Longmeadow bridge project and that all equipment will be installed next year.

**CONSENT AGENDA:**

- A. Motion to Approve the Regular Village Board Meeting Minutes Dated October 19, 2020
- B. Motion to Approve the Regular Village Board Meeting Minutes Dated November 2, 2020
- C. Motion to Approve an Ordinance Approving the Final Plat of Altorfer Subdivision

Motion to approve the consent agenda by Lynam/Andresen.

Roll: Ayes – 5 – Trustees Lynam, Selepe, Wood, Andresen and Kunze. Nays – 0. Absent – 1 – Trustee Mahony. Motion carries.

*Trustee Mahony joined the meeting at 6:11 p.m.*

**AGENDA:**

- A. Motion to Approve an Ordinance Approving the Rezoning to the M-1 Limited Manufacturing District for Lot 6 in the Gateway Crossing**

Motion to Approve an Ordinance Approving the Rezoning to the M-1 Limited Manufacturing District for Lot 6 in the Gateway Crossing by Andresen/Lynam.

**Discussion:**

Trustee Lynam voiced his concern from an esthetics standpoint of the likelihood of having another trucking operation stationed in the same area. He also stated that although it may be a challenge to attract retail to the property, he feels it is still a possibility. Kevin Seay, Vice President of Entitlements and Development of Plote Property Management LLC, stated that the property was originally platted in 1991 and has been marketed for retail purposes ever since and has never been developed. Plote wants to retain ownership of the property and do a build-to-suit which will allow them to coordinate the development of this site along with their property at the adjacent former Walmart site in a more comprehensive manner. Trustee Kunze stated that he shares some concern of the idea of another trucking operation in that area. He asked if this property

could be accessed from Route 72 using Altorfer's access road. Mr. Seay advised that there is too much of an elevation change there to be able to do that. Administrator Johnsen added that there cannot be ancillary truck parking without a principle use. The zoning code does not allow for that. She said that the Village does not have to allow unpaved truck parking and can put standards in place through this process.

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

## **FINANCIAL REPORTS:**

A. Warrants List \$500,799.93

## **REPORTS: VILLAGE PRESIDENT and BOARD**

**Village President Miller:** Reported that while shopping at Woodman's, he saw that Black and Gray Brewing is offering a large assortment of their product there. The brewery had set up a canning operation early this year before the pandemic. He advised that flu shots are available at many local stores such as Walgreens, Costco and Jewel/Osco. They are free with insurance or \$32 without insurance.

**Lynam:** Reported that he will work with Public Works to put the gables back up on the Depot building. He also reported that he has been hearing good feedback on the leaf collection program. But he did also hear of a couple of missed areas.

**Selep:** Reported that the leaf collection was missed at his home but was collected from his neighbor across the street.

**Wood: None**

**Mahony:** Reported that the downtown decorations look great. She asked that in addition to the posting currently on the Village's website, that the East Dundee Village Board election information be shared on Facebook also.

**Andresen: None**

**Kunze:** Reported that the leaf collection this week had some issues. He said some piles were partially collected and some were not collected at all. President Miller stated that he spoke with Public Works Director Cotter yesterday. Cotter advised that Flood Brothers was given GPS mapping to follow so he is unsure how properties were missed. Cotter also advised that an issue that was identified is that the suction hose only extends 3 feet from the street, which is the reason for partial leaf pile pick up. Flood Brothers is looking into how to fix this issue.

## **REPORTS: STAFF**

**Village Administrator:** Johnsen apologized for the leaf collection issues so far. She advised that it is new to all involved and feedback will continue to be communicated to the contractor. She also reported that there have been a couple of new Corona virus cases with staff that spanned in 2 different departments and does not seem to be related. She advised that there is concern that Public Works will be down in staff this winter and it has been discussed to have a contractor on retainer. A small contract would need to be executed for the Village to be a priority. She said she learned that Santa's Village has a snowplow and offers plowing services. She said they are eager to assist in this effort.

**Assistant Village Administrator: None**

**Village Attorney: None**

**Village Engineer: None**

**Police Chief: None**

**Public Works Director: None**

**Building Official: None**

**Finance Director: None**

**PUBLIC COMMENT (Items not on the Agenda):** None

**EXECUTIVE SESSION:** Yes

Motion to recess the Regular Village Board Meeting at 6:42 p.m. for (c)21 Discussion of Minutes and (c)1 Personnel by Kunze/Andresen.

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

## RESOLUTION NUMBER \_\_\_\_-20

### **A RESOLUTION ESTABLISHING THE REGULAR MEETING DATES AND COMMITTEE OF THE WHOLE MEETING DATES FOR THE BOARD OF TRUSTEES AND ESTABLISHING THE PLANNING AND ZONING AND HISTORIC COMMISSION MEETING DATES FOR THE VILLAGE OF EAST DUNDEE FOR THE CALENDAR YEAR 2021**

**WHEREAS**, the Village of East Dundee is a home rule unit of local government under and pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, has the authority to exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals, and welfare; and

**WHEREAS**, it is deemed necessary and desirable for the Village of East Dundee to adopt and approve a schedule of dates, times and places for regular meetings of the Village of East Dundee Board of Trustees and Committee of the Whole Meetings and for the Planning and Zoning and the Historic Commission in 2021 for the Village of East Dundee Board of Trustees.

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

**Section One.** All regular Village Board and Committee of the Whole Meetings of the President and Board of Trustees and all Planning and Zoning and Historic Commission Meetings of the Planning and Zoning Commission will be held at the Police Department 2<sup>nd</sup> floor meeting room, 115 E. 3<sup>rd</sup> Street, East Dundee, Illinois.

**Section Two.** All regular meetings of the Village of East Dundee Board of Trustees and Committee of the Whole will be scheduled to start at 6:00 p.m. and all Planning and Zoning and Historic Commission Meetings will be scheduled to start at 7:00 p.m.

**Section Three.** The dates for such regular meetings of the Village of East Dundee Board of Trustees shall be as follows:

January 4, 2021  
January 18, 2021  
February 1, 2021

February 15, 2021  
March 1, 2021  
March 15, 2021  
April 5, 2021  
April 19, 2021  
May 3, 2021  
May 17, 2021  
June 7, 2021  
June 21, 2021  
July 19, 2021  
August 2, 2021  
August 16, 2021  
September 20, 2021  
October 4, 2021  
October 18, 2021  
November 1, 2021  
November 15, 2021  
December 6, 2021  
December 20, 2021

**Section Four.** The dates for such Committee of the Whole meetings of the Village of East Dundee Board of Trustees shall be as follows:

January 11, 2021  
February 8, 2021  
March 8, 2021  
April 12, 2021  
May 10, 2021  
June 14, 2021  
July 12, 2021  
August 9, 2021  
September 13, 2021  
October 11, 2021  
November 8, 2021  
December 13, 2021

**Section Five.** The dates for such Planning and Zoning and Historic Commission meetings of the Village of East Dundee Planning and Zoning Commission shall be as follows:

January 7, 2021  
February 4, 2021  
March 4, 2021  
April 1, 2021  
May 6, 2021  
June 3, 2021  
July 1, 2021  
August 5, 2021

September 2, 2021  
October 7, 2021  
November 4, 2021  
December 2, 2021

**Section Six.** The Village Board of Trustees and the Planning and Zoning Commission may, from time to time, change by motion the date, time and place of any of its regular meetings in 2021 as established in this Resolution.

**Section Seven. Severability.** If any section, paragraph or provision of this resolution 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 resolution.

**Section Eight. Repeal.** If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

**Section Nine. Publication.** This resolution shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
LAEL MILLER, President

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2021, under the authority of the President and Board of Trustees.

**ATTEST:**

\_\_\_\_\_  
KATHERINE DIEHL, Village Clerk

Recorded in the Village Records on \_\_\_\_\_, 2021.



# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

[www.eastdundee.net](http://www.eastdundee.net)

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**To:** Village President and Board of Trustees  
**CC:** Greg Smith, Village Attorney  
**From:** Jennifer Johnsen, Village Administrator  
**Subject:** Agenda Format – Housekeeping Item  
**Date:** December 14, 2020

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## Background

With the IT transition and the elimination of the IBM Notes agenda program, I took the opportunity to simplify the agenda format since we are now able to make these changes in house. Attached, please find an ordinance which amends Section 30.13 of the Village Code to match the attached sample agenda. I welcome any discussion and recommended changes you may have.

**Action Requested:** Discussion and consideration of an Ordinance Amending Section 30.13 of the Village Code Regarding Order of Business of Village Board of Trustee Meetings

**Attachment:** An Ordinance Amending Section 30.13 of the Village Code Regarding Order of Business of Village Board of Trustee Meetings

Sample Agenda

**ORDINANCE NUMBER 20 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS, AMENDING SECTION 30.13 OF THE  
VILLAGE OF EAST DUNDEE VILLAGE CODE REGARDING ORDER OF BUSINESS  
OF VILLAGE BOARD OF TRUSTEE MEETINGS**

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

**WHEREAS**, the President and Board of Trustees of the Village find that amending Section 30.13 of the Village of East Dundee Village Code ("Village Code") regarding order of business of Village Board of Trustees meetings;

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

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

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

Section 30.13 of the Village Code, entitled "Order of Business," shall read as follows:

"At every meeting of the Board of Trustees, the order of business shall be as follows:

- (A) Call to ~~e~~ Orders;
- (B) Roll ~~e~~ Call;
- (C) Pledge of Allegiance;
- (B) Public ~~e~~ Comment on a Agenda ~~i~~ Items ~~e~~ Only;
- ~~(C) Amendments to the agenda;~~
- (D) Consent a Agenda:
- (1) May ~~C~~ contains all routine items such as, but not limited to:

- (a) Approval of past minutes;
- (b) Approval of claims;
- (c) ~~Annual s~~ Standard type resolutions and ordinances;
- (d) Department reports;
- (e) Treasurer's report; and
- (f) Others.

(2) The following rule applies to the consent agenda:

(a) Any member of the Village Board may, by request, have any item removed from the consent agenda. That item would be discussed immediately after approval of the remaining items.

(b) The remaining items are approved by motion.

(E) Other Agenda Items Correspondence;

~~—— (F) Bid awards, all competitive bid awards that require Village Board approval;~~

~~—— (G) Old business, this section of the agenda includes items previously discussed at a Board meeting;~~

~~—— (H) New business, this section of the agenda includes all items of a general nature, including resolutions and ordinances being put before the Board for the first time;~~

(F) Financial Reports;

(G) Village President and Board Reports;

(H) Staff Reports;

(I) Public Comment on Non Agenda Items;

~~(1) Village President;~~

- ~~(2) Trustee/Committee;~~
- ~~(3) Village Administrator;~~
- ~~(4) Village Attorney;~~
- ~~(5) Village Engineer;~~
- ~~(6) Chief of Police;~~
- ~~(7) Director of Public Works;~~
- ~~(8) Building Official;~~
- ~~(9) Finance Director;~~
- ~~(10) Economic Development Director; and~~
- ~~(11) Marketing Director.~~

~~(J L) Executive s Session; and , this section may be held only after a vote of the Village Board and only for those reasons outlined and contained in the Open Meetings Act;~~

~~——(M) Miscellaneous/announcements, such as next meeting of the Board;~~

~~——(N) Public comment on other than agenda items; and~~

~~(K Q) Adjournment.”~~

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

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

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

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

**ADOPTED** this 14th day of December, 2020 pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 14th day of December, 2020.

\_\_\_\_\_  
Lael Miller, Village President

**ATTEST:**

\_\_\_\_\_  
Katherine Diehl, Village Clerk

Published in pamphlet form this 14th day of December, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on December \_\_\_\_, 2020.



Village of East Dundee

**PRESIDENT AND BOARD OF TRUSTEES**

**Regular Meeting**

**Date**

**6:00 P.M.**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment on Agenda Items Only  
Please keep comments to 5 minutes or less
5. Consent Agenda
6. Other Agenda Items
7. Financial Reports
8. Village President and Board Reports
9. Staff Reports
10. Public Comment on Non Agenda Items  
Please keep comments to 5 minutes or less and relevant to Village Business
11. 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.
12. Adjournment



## 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  
Joseph D. Heinz, P.E.

**Subject:** 250 Patricia Lane Variance Requests

**Date:** December 14, 2020

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### **ZONING VARIANCE REQUEST**

The Village received a variance application from Joe Palumbo of Pal Land LLC, the petitioner and owner of 250 Patricia Lane. The building at 250 Patricia Lane, located in the M-1 Limited Manufacturing District, is a modern pre-cast storage and maintenance facility with associated parking and landscaping improvements. The current building includes one (1) loading berth to maintain efficient operations for all users of the facility. Per the Village Code, two (2) loading berths are required as the facility is over 40,000 SF:

§ 157.127 REQUIRED LOADING BERTHS.

(B) Manufacturing, fabricating assembly, disassembly, warehousing storing, cleaning, servicing, testing and repairing establishments, for such a building containing 5,000 to 40,000 square feet of floor area: one loading berth, plus one additional loading berth for each additional 40,000 square feet of floor area or fraction thereof.

It should be noted that the shell of the building has already been constructed. The Petitioner determined to move forward with the building understanding this variance was needed (the Petitioner assumed the variance would be approved since a similar variance was approved a few years ago for an identical building that was constructed).

#### ***1. Variance from Section 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring loading berths.***

The request is for only one (1) loading berth instead of the required two (2).

Village staff is supportive of the request for the following reasons:

- It is the opinion of Village staff that the petitioner is better able to determine the number of loading berths needed at the facility to adequately serve the facility.

- The loading berth requirement, adopted in 1986, has not been reviewed for applicability to 2020 needs and is more of a building functionality need rather than a zoning requirement. For example, many industrial units are no longer occupied for the purpose of warehousing and distribution.

#### **PLANNING AND ZONING COMMISSION RECOMMENDATION**

A public hearing was held on December 3, 2020 by the Planning and Zoning Commission to consider the requested variance. The Planning and Zoning Commission voted 3-2 (4 absent) recommending to the Village Board approval of the requested variance for one loading berth for the building development at 250 Patricia Lane. Unfortunately, while the vote was valid with quorum, per the Village Code, a concurring vote of the majority of those members present at the meeting with a minimum of four concurring votes is required to recommend granting or denying the variance (see below). **Therefore, this variance request is being presented to the Village Board with no recommendation from the Planning and Zoning Commission to approve or deny the requested variance.**

#### **LANDSCAPING VARIANCE REQUESTS**

The Petitioner is seeking relief from the following landscaping requirements of the Village Code. These variance requests are to be considered and approved or denied by the Village Board and do not require a public hearing or recommendation by the Planning and Zoning Commission.

- 2. Variance from Section 158.04(D)(2)(a)2 of the Landscape Chapter of the East Dundee Village Code requiring interior parkway landscaping shall have 3' shrubs for 75% coverage along with trees every 30'.***
- 3. Variance from Section 158.04(D)(2)(b)4b of the Landscape Chapter of the East Dundee Village Code requiring Type 2 perimeter landscaped areas shall have 3' shrubs for 50% coverage along with trees every 40'.***

The attached proposed Landscape Plan (Exhibit A) requests a reduced number of trees and shrubs than what are required and is summarized below:

South Side: 7 trees provided whereas 15 trees and 300' of shrubs are required.

North Side: 2 trees provided whereas 18 trees and 387' of shrubs are required.

East Side (Front): 3 trees are provided whereas 6 trees and 135' of shrubs are required.

West Side: Existing tree line provides screening.

Islands: No trees provided whereas 4 trees are required.

The Petitioner will be available at the Village Board meeting to address the need for the variances and the resulting reduction in landscaping.

The attached ordinance incorporates the approval of all three variances (both loading berth and landscaping).

**VILLAGE BOARD ACTION REQUESTED**

1. Motion to approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois approving variations for loading berths, interior parkway landscaping, and perimeter landscaped areas for the proposed building at 250 Patricia Lane, East Dundee, IL 60118.

**ATTACHMENTS**

1. Ordinance
2. Landscape Plan (Exhibit A)
3. Variance Application
4. Public Notice

**ORDINANCE NUMBER 20 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS APPROVING VARIATIONS FOR LOADING  
BERTHS, INTERIOR PARKWAY LANDSCAPING AND PERIMETER LANDSCAPED  
AREAS FOR THE PROPOSED BUILDING AT 250 PATRICIA LANE, EAST DUNDEE,  
IL 60118**

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

**WHEREAS**, Pal Land LLC ("Applicant") is the owner of the property located at 250 Patricia Lane, East Dundee, Illinois, legally described in Section 2 below ("Subject Property"); and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Section 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring that loading berths for the proposed building located at 250 Patricia Lane as described in the application; and

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

**WHEREAS**, the Planning and Zoning Commission of the Village convened and held a public hearing on December 3, 2020 to consider the Application pursuant to variance for loading berths; and

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

**WHEREAS**, the Planning and Zoning Commission voted 3-2 (4 absent) recommending to the Village Board approval of the requested variance for one loading berth for the building development at 250 Patricia Lane. While the vote was valid with quorum, per the Village Code, a concurring vote of the majority of those members present at the meeting with a minimum of four concurring votes is required to recommend granting or denying the variance; and

**WHEREAS**, this variance request is being presented to the Village Board with no recommendation from the Planning and Zoning Commission to approve or deny the requested variance for loading berths; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Section 158.04(D)(2)(a)2 of the Landscape Chapter of the East Dundee Village Code requiring that interior parkway landscaping shall have 3' shrubs for 75% coverage along with trees every 30' for the proposed building located at 250 Patricia Lane as described in the application and per the Landscape Plan (attached hereto as Exhibit A); and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Section 158.04(D)(2)(b)4b of the Landscape Chapter of the East Dundee Village Code requiring that Type 2 perimeter landscaped areas shall have 3' shrubs for 50% coverage along with trees every 40' for the proposed building located at 250 Patricia Lane as described in the application and per the Landscape Plan (attached hereto as Exhibit A); and

**WHEREAS**, pursuant to Section 158.04 of the Village Code, and the Village's home rule authority, the President and Board of Trustees of the Village (collectively the "Corporate Authorities") may provide for and allow variances to the landscaping requirements of Chapter 158 of the Village Code as long as the intent of specified requirements are met; and

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

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

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

LOT 5 IN PATRICIA LANE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN LOT IN TERRA BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PATRICIA LANE RESUBDIVISION, IN THE VILLAGE OF EAST DUNDEE, SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.

Part of PIN 03-25-126-006

Commonly known as 250 Patricia Lane East Dundee, IL 60118

**Variation 1**

A variation from Section 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring that loading berths for the proposed building located at 250 Patricia Lane, as described in the Application. The variation granted in this

Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

**Variation 2**

A variation from Section 158.04(D)(2)(a)2 of the Landscape Chapter of the East Dundee Village Code requiring that interior parkway landscaping shall have 3' shrubs for 75% coverage along with trees every 30' for the proposed building located at 250 Patricia Lane, as described in the Application and per the Landscape Plan (attached hereto as Exhibit A). The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

**Variation 3**

A variation from Section 158.04(D)(2)(b)4b of the Landscape Chapter of the East Dundee Village Code requiring that Type 2 perimeter landscaped areas shall have 3' shrubs for 50% coverage along with trees every 40' for the proposed building located at 250 Patricia Lane, as described in the Application and per the Landscape Plan (attached hereto as Exhibit A). The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

**SECTION 3: Conditions.** The Landscaping Variations 2 and 3 are conditioned upon conformance with the proposed Landscape Plan (attached hereto as Exhibit A).

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

**SECTION 5: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

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

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**PASSED** by vote of the Board of Trustees this 14th day of December, 2020 pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this 14th day of December, 2020.

\_\_\_\_\_  
Lael Miller, Village President

**ATTEST:**

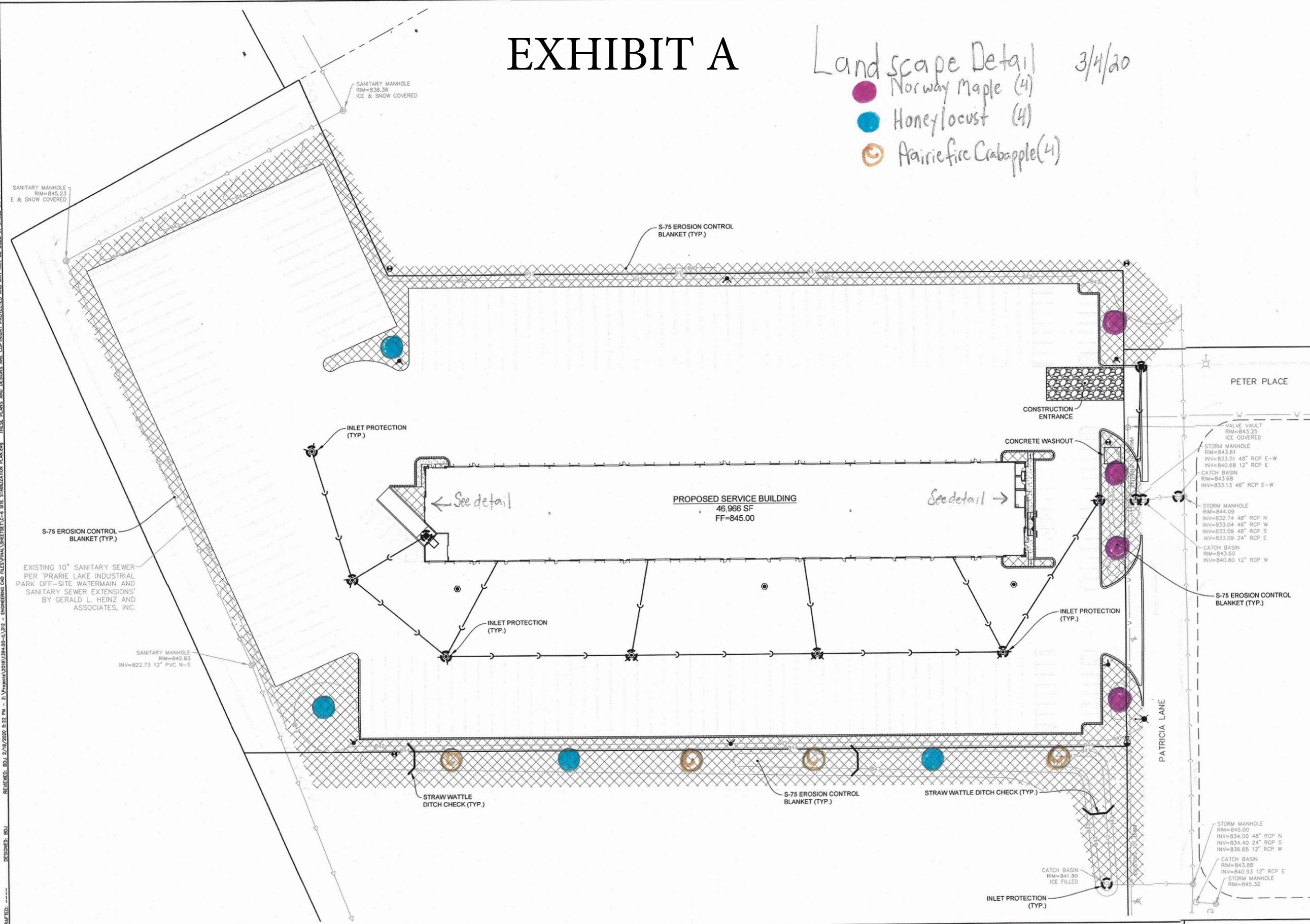
\_\_\_\_\_  
Katherine Holt, Village Clerk

Published in pamphlet form this \_\_\_\_ day of December, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on December \_\_\_\_, 2020.

# EXHIBIT A

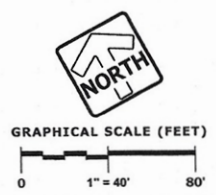
Landscape Detail 3/4/20  
Norway Maple (4)  
Honeylocust (4)  
Prairiefire Crabapple (4)



- ### SITE STABILIZATION NOTES
1. THE NOTICE OF INTENT (NOI) AND NPDES PERMIT SHALL BE OBTAINED PRIOR TO ANY EARTH MOVING ACTIVITIES.
  2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION.
  3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE OF THE SITE. THE MEASURES MAY HAVE TO BE ADJUSTED TO MEET FIELD CONDITIONS DURING CONSTRUCTION. ANY MEASURES, IN ADDITION TO THOSE OUTLINED IN THE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE, SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.
  4. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER. INSPECTIONS SHOULD OCCUR WEEKLY, AND AFTER ANY RAINFALL GREATER THAN 1/2". ANY NON-FUNCTIONING SEDIMENT CONTROL MEASURES OR DAMAGED DEVICES THAT ARE FOUND DURING INSPECTION SHALL BE REPAIRED OR REPLACED IMMEDIATELY. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SEDIMENT WHICH LEAVES THE PROPERTY, AND THE DEVELOPER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED.
  4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS, DIRT, AND MUD ONTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES. ANY DEBRIS, DIRT, OR MUD THAT REACHES AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, OR PARKING AREA SHALL BE PROMPTLY REMOVED, AND TRANSPORTED TO A PROPER DISPOSAL AREA.
  5. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM. REUSABLE INLET FILTER BASKETS (FLEXSTORM), CATCHALL, OR EQUIVALENT, SEDIMENT BASINS, AND WATER FILTERING BAGS, SHALL BE PROVIDED AS NEEDED.
  6. ALL DRAINAGE SWALES SHALL BE STABILIZED WITH SPECIFIED EROSION CONTROL BLANKET.
  7. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE ONTO NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILES SHALL BE LOCATED SO THAT A DRAINAGE SWALE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTIES. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT MUST BE SEED AND BLANKET TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
  8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WHENEVER 1 ACRE OR MORE OF PROPERTY IS DISTURBED. FOR DEVELOPMENTS OVER 1 ACRE, THE DEVELOPER MUST ALSO PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE, ALONG WITH THE NPDES PERMIT. FOR DEVELOPMENTS LESS THAN 1 ACRE, A SEDIMENT AND EROSION CONTROL PLAN MUST BE MAINTAINED BY THE DEVELOPER.
  9. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS.
  10. IF DEWATERING SERVICES ARE USED, ADJACENT PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES FROM CONSTRUCTION DEWATERING SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE SUCH AS A SEDIMENT TRAP, A SEDIMENT BASIN, OR ANY OTHER APPROPRIATE MEASURE.

### LEGEND

- SEED & BLANKET
- NORTH AMERICAN GREEN S-75 BLANKET
- SEE LANDSCAPE PLAN FOR SEED MIX
- CONSTRUCTION ENTRANCE
- 12" - CA-3 W/ FILTER FABRIC
- SEE DETAIL ON SHEET C-8
- STRAW WATTLE / DITCH CHECK
- INLET PROTECTION
- SILT FENCE



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**PINNACLE ENGINEERING GROUP**  
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CHICAGO OFFICE:  
1051 E. MAIN ST., SUITE 217  
EAST DUNDEE, IL 60118  
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

**400 PATRICIA LANE  
TERRA BUSINESS PARK  
EAST DUNDEE, ILLINOIS**

REVISIONS		
1	CLIENT REVIEW - SAN & CURB REV	1/23/2020
2	PER NEW SURVEY	2/8/2020
3	PER CLIENT REQUEST	2/17/2020

**SITE STABILIZATION PLAN**

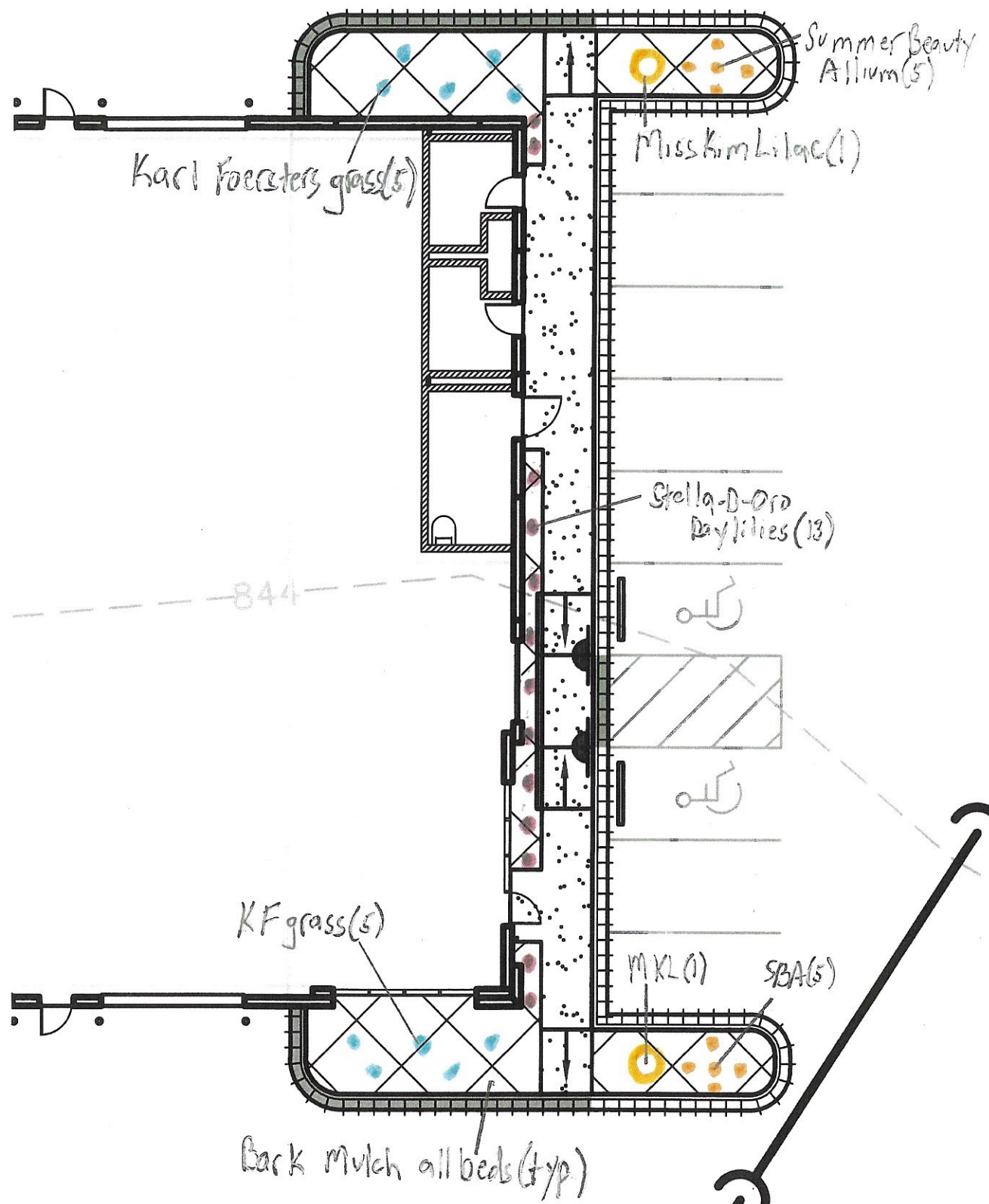
REG. NO. 1394.00-IL  
PEG. PH. BDJ  
START DATE 07/24/18  
SCALE 1"=40'

SHEET  
**C-7**  
of  
**C-11**

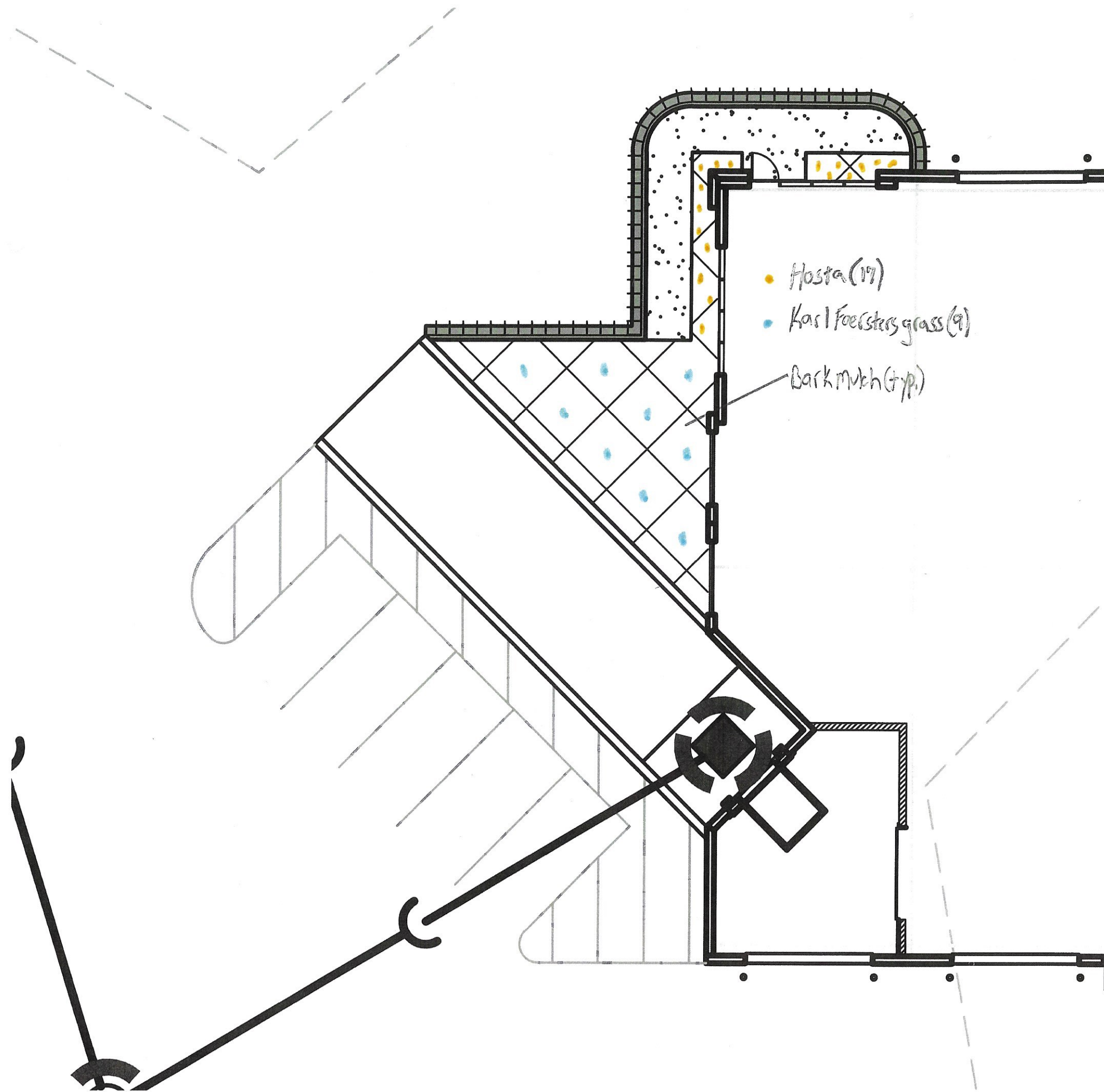
REVIEWED: BDJ 2/17/2020 5:22 PM - 2: V:\projects\2018\1394-00-IL\311 - ENGINEERING CADD FILES\FINAL SHEETS\311-6 SITE STABILIZATION PLAN.dwg THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC  
DESIGNED: BDJ  
DRAFTED: -----

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SITE STABILIZATION PLAN  
© COPYRIGHT 2018

CONCRETE WASHOUT



Landscape Detail  
3/4/20



Landscape  
Detail  
3/4/20

## VILLAGE OF EAST DUNDEE



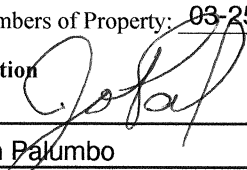
**APPLICATION FOR DEVELOPMENT APPROVAL:  
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

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: 250 Patricia Lane - Terra Business Park / Pal Land LLC
2. Project Location: 250 Patricia Lane, East Dundee, Illinois
3. Brief Project Description:  
The proposed development includes a modern pre-cast storage and maintenance facility with associated parking and landscape improvements.
4. Project Property Legal Description:  
Lot 5 in Patricia Lane Resubdivision, being a resubdivision of Lot 4 in Lot in Terra Business Park resubdivision, being a resubdivision of part of section 24 and 25, Township 42 North, Range 8 East of the third principal meridian, according to the plat of said Patricia Lane Resubdivision, Recorded \_\_\_\_\_ as document \_\_\_\_\_, in Kane County, Illinois.
5. Project Property Size in Acres and Square Feet: 420,817 SQ. FT. (9.6606 ACRES)
6. Current Zoning Status: M1
7. Current Use Status: Truck maintenance and parking
8. Surrounding Land Use Zoning: \_\_\_\_\_  
R1 to the west, M1 to the north, B3 to the southeast
9. Parcel Index Numbers of Property: 03-25-126-006

**B. Owner Information**

1. Signature: 
2. Name: Joseph Palumbo
3. Address: 201 Christina Drive. East Dundee, Illinois 60118
4. Phone Number: 847-844-0842 Fax: \_\_\_\_\_ Email: PALJOE@msn.com

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

1. Name/Company: Pal Land LLC
2. Address: 201 Christina Drive. East Dundee, Illinois 60118
3. Phone Number: 847-844-0842 Fax: 224-484-8539 Email: PALJOE@msn.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 # <sup>(a)</sup>	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 <sup>(b)</sup>	20					
24.	Utility Improvement Plan <sup>(b) (c)</sup>	5/15					
25.	Traffic Study <sup>(b)</sup>	12					

<sup>(a)</sup> Please see *Village of East Dundee Instruction Manual* for complete description of item.

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

<sup>(c)</sup> 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**

**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?

N/A

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?

N/A

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

N/A

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

N/A

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?

N/A

**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)?

Landscape Plan requirements - Village Code Chapter §158.03

---

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

A landscape plan should be submitted for review. The submitted landscape plan does not  
follow the requirements set forth in the Village Code Chapter §158. The plan should be  
prepared by a landscape architect and shall meet the landscape requirements for the Type  
2 Perimeter and Interior Parkway locations. A 7' wide landscape island is required at the end of all parking  
rows and also required to break up parking stalls so that there is a maximum of ten (10) stalls in a row.

3. What is proposed?

We are proposing 4 Norway Maple Trees along the frontage of Patricia Lane, 4 honey locust trees,  
and 4 Prairiefire Crabapple along the south property line for screening and aesthetics.  
Near the front entrance, 10 Karl Foersters grass will be planted, along with 10 summer beauty Allium,  
and 2 Miss Kim Lilac Trees. 13 Stella-D-Oro Day Lilies are proposed in the greenspace between the  
ADA parking and the building. All beds will be Bark mulched, similar to the replica facility across  
Patricia Lane. In the green space near the loading berth, 17 Hostas will be planted along with 9 Karl  
Foersters grass.

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

Per the Type 2 landscape screening requirements, min 3' shrubs and trees are required along at  
least 50% of the length of the parked areas. We meet this requirement with our proposed plantings.  
Per the landscape island requirement, our intent was to match the prior approved replica facility  
across Patricia Lane. We have more than 10 stalls in a row throughout the property, but there are  
landscaped islands at the end of all parking rows, including plantings that meet all requirements laid  
out in the Code of Ordinances.

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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)

Trees shall be provided in a quantity equal to one large deciduous tree per 40 feet of parking lot  
length. Tree spacing shall be determined by tree species and design considerations. Up to 25% of  
the required trees in this screening shall be continuous along the entire parking area and a minimum  
of six feet high. Shrubs shall be a minimum of three feet in height when screening a parking lot from  
adjacent non-residential uses. Up to 25% of the required trees in this screening alternative may be  
small deciduous trees (Crab apples, etc.).

We have satisfied this requirement with our proposed plantings.

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**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)?

A request for a variance for Section 157.127 REQUIRED LOADING BERTHS.

---

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

Manufacturing, fabricating assembly, disassembly, warehousing storing, cleaning, servicing, testing and repairing establishments, for such a building containing 5,000 to 40,000 square feet of floor area: one loading berth, plus one additional loading berth for each additional 40,000 square feet of floor area or fraction thereof.

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3. What is proposed?

The current facility being just over 40,000 SF in floor area, only requires one loading berth to maintain efficient operations for all users.

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

Increased delivery efficiency and better auto movement throughout the site have reduced need for multiple loading berths.

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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)

The proposed facility will meet the industry standard for this building type.

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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?

Identical Plantings were proposed and established across Patricia at the replica facility located at 200 Christina Drive, with the intention to do the same for this proposed development.

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)

n/a

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

Since green space on this site is somewhat limited, all landscape requirements per East Dundee code may be easily met with the plantings stated above, without the need for a licensed landscape architect to design a plan.

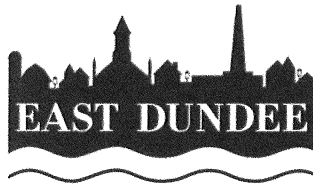
9. Has the alleged difficulty been created by any person presently having an interest in the property?

no

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

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

VILLAGE OF EAST DUNDEE



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

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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.

NA

VILLAGE OF EAST DUNDEE



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

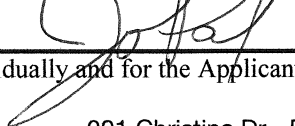
The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as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

	10/21/20
Individually and for the Applicant	Date
201 Christina Dr - East Dundee, IL 60118	847-844-0842
Address	Phone Number

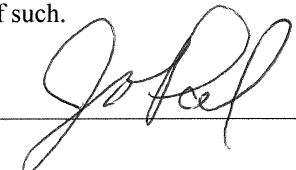
Project Description:  
Pre-cast building construction and land development for 250 Patricia Lane

VILLAGE OF EAST DUNDEE



**Affidavit of Ownership & Control**

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

Signature: 

Owner: Joseph Palumbo

Address: 201 Christina Drive

East Dundee, IL 60118, \_\_\_\_\_

Phone: 847-844-0842

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: \_\_\_\_\_

Print Name: \_\_\_\_\_ Joseph Palumbo

Project Address: \_\_\_\_\_ 250 Patricia Lane

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 December 3, 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 for a variance from Section 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring loading berths.

Property Legal Description:

LOT 5 IN PATRICIA LANE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN LOT IN TERRA BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PATRICIA LANE RESUBDIVISION, IN THE VILLAGE OF EAST DUNDEE, SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.

PIN: 03-25-126-006

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



# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

[www.eastdundee.net](http://www.eastdundee.net)

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**To:** Village President and Board of Trustees  
**CC:** Brandiss Martin, Finance Director  
Police Pension Board  
**From:** Jennifer Johnsen, Village Administrator  
**Subject:** 2020 Tax Levy  
**Date:** December 14, 2020

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## Property Tax Levy Background

The 2020 property tax levy must be filed by the last Tuesday in December. The 2020 levy is a request for property tax revenue that the Village will receive during FY 2022 (May 1, 2021 – April 30, 2022) but is to support appropriations made in FY 2021 (May 1, 2020 – April 30, 2021).

Attached, please find a spreadsheet that illustrates the history of the Village's tax levy since 2010. Please note the following:

- The tax levy amount essentially remained flat from levy year 2009 - 2016.
- In the 2017 levy year, the Village increased the levy by 13% in order to increase the Village's contribution to the Police Pension Fund.
- Since 2017, 100% of the tax levy has been dedicated towards the Village's contribution to the Police Pension Fund.
- In levy years 2018 and 2019 (FY 2020 and FY 2021), the Village increased the levy by the PTELL increase of 2.1% and 1.9%, respectively to comply with Ordinance 18-01, a self-imposed limitation on property tax increases.
- The Village's taxable EAV is expected to increase by 4.1% (excluding TIF Districts).
- The Village's total EAV is expected to increase by 5.7% (including TIF Districts).
- The Village's total EAV has increased by 55.6% since 2014 as a result of property tax increases and new investment primarily occurring in the TIF Districts.
- The Village's total bond abatement has increased significantly since tax levy 2012 with the addition of new debt but has held steady since tax levy year 2017 due to no new debt.
- The recommended 2020 levy will no longer be sufficient enough to cover the required Police Pension contribution and General Fund revenues will need to be utilized to meet the required contribution.



# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

[www.eastdundee.net](http://www.eastdundee.net)

---

## Police Pension Contribution

By the end of each October, the Illinois Department of Insurance (DOI) completes an actuarial report of the Police Pension Fund to determine the amount that the Village will need to levy in December for the subsequent police pension contribution. The report also determines the ratio of unfunded liability to the value of the fund's assets.

The DOI uses several assumptions to determine the amount that the Village must contribute. State law requires that the Police Pension Fund be 90% funded by 2040 and, therefore, the report uses this target to determine the required contribution.

The Police Pension Board has the authority to hire an independent actuary to set their own assumptions and recommend to the Village an alternative amount to contribute to the Pension Fund. This year, the Police Pension Fund hired Lauterbach and Amen (L&A) for this purpose. The primary difference between the actuarial reports is that L&A's recommended contribution is based upon the assumption that the Police Pension Fund be 100% funded by 2036 and is therefore more fiscally conservative.

**DOI Required Contribution:           \$ 726,107**

**L&A Recommended Contribution: \$ 992,699**

**Differential:                               \$ 266,592**

As shown, there is a significant difference between the required contribution and the recommended contribution. Last year, the DOI required contribution was \$618,660 and the Village levied \$665,855 (a 1.9% increase in the levy) in order to decrease the unfunded liability in the Police Pension Fund (see the attached spreadsheet). Due to the COVID-19 pandemic, the Village did not budget any additional contribution to the Police Pension Fund in FY 2021 but the contribution will exceed the statutory minimum based upon the levy amount.

It is important to note that the current actuarial report does not reflect the Village's increase approved in 2019. That is because the 2019 levy is received and applied to the fund in FY 2021. Therefore, I would expect that the actuarial report produced next year will show further improvements in the financial position of the fund. However, due to COVID-19, these improvements may be offset by lower than anticipated interest rate returns for the pension fund in FY 2020 (4.48%). I would anticipate that interest rate returns for FY 2021 will be even lower due to the pandemic which will further strain the fund.



# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

[www.eastdundee.net](http://www.eastdundee.net)

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## Recommendation for 2020 Levy

As you recall, the Village Board approved Ordinance 18-01, the Home Rule Property Tax Cap and Bond Limitations Policy. The policy, codified as Section 35.15 of the Village Code, restricts the annual increase in the property tax levy. Essentially, the policy requires that the Village Board levy an increase that is no greater than the Property Tax Extension Limitation Law (PTELL) applicable to non-home rule municipalities. The PTELL for 2020 is 2.3%

As such, I am recommending that the Village Board consider increasing the levy by 2.3% to \$681,170. Furthermore, the Village Board will need to budget at least an additional \$44,937 in FY 2022 from General Fund revenues to meet the DOI statutory required contribution of \$726,107. During the FY 2022 Budget process, staff will review revenues and anticipated expenditures to determine whether or not to recommend budgeting even greater General Fund revenues for the purposes of contributing to the Police Pension Fund above the required contribution. As a reminder, the reason for making an additional contribution to the Police Pension Fund is to avoid spikes in the required contribution down the road and work towards decreasing the unfunded liability in the fund. Ultimately, the Village is responsible for contributing any funds that are not otherwise generated by investment proceeds or received from employee contributions.

As you may recall, on November 14, 2019, the State of Illinois approved legislation to consolidate the investment side of more than 650 local pension funds. Once implemented, this consolidation should significantly increase the fund's earnings and, over time, stabilize the Village's required contribution.

## Debt Service Bond Abatement

The Village has historically abated the property taxes required to make debt service payments. Through the abatement process, the debt service that the Village is required to levy from the residents through property taxes is abated and the Village makes debt service payments from other revenues sources instead of collecting it directly from its residents. As shown on the attached historical spreadsheet, the debt service has increased significantly over the past few years. In FY 2019 and FY 2020, this abatement totaled approximately \$1.9 million and is expected to remain at \$1.9 million for FY 2021.

At this time, due to healthy reserves acquired over the past four years and conservative expenditures in FY 2021, I am projecting that the Village will be able to once again fund this \$1.9 million in debt service from other revenue sources (primarily TIF and home rule sales taxes). Therefore, I am recommending that the Village Board abate the levy required for these debt service payments. The abatement ordinance will be presented to you for your consideration in February.



# Village of East Dundee

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## Village Administrator Recommendation

Given the aforementioned information, below please find a summary of my recommendations for the 2020 tax levy.

- Increase the property tax levy by 2.3% to \$681,170.
- Budget a minimum additional contribution of \$44,937 to the Police Pension Fund as part of the FY 2022 Budget process and consider increasing this amount as part of the FY 2022 Budget process.
- In February, approve an ordinance abating the estimated \$1.9 million in property taxes required to make debt service payments for FY 2022 and make these payments from other revenue sources including TIF and home rule sales taxes.

**Action Requested:** Discussion and consideration of An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2020 and Ending April 30, 2021.

**Attachment:**

1. Property Tax Levy Historical Information Spreadsheet
2. Police Pension Fund Contribution Spreadsheet
3. An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning May 1, 2020 and Ending April 30, 2021

**Village of East Dundee**  
**Property Tax Levy Historical Information**

YEAR		TAX LEVY			PTELL	TAX RATE		
Levy Year	Fiscal Year	Total Levy	Increase (Decrease)	% Change	PTELL %	Village's Tax Rate	Total Tax Rate	Village % of Total
2010	2012	572,477	942	0.2%	2.7%	0.5077	3.2043	15.8%
2011	2013	566,785	(5,692)	-1.0%	1.5%	0.5320	7.5062	7.1%
2012	2014	565,226	(1,559)	-0.3%	3.0%	0.6030	8.9446	6.7%
2013	2015	561,591	(3,635)	-0.6%	1.7%	0.6524	10.8895	6.0%
2014	2016	566,396	4,805	0.9%	1.5%	0.6870	10.4636	6.6%
2015	2017	566,396	-	0.0%	0.8%	0.6541	10.1447	6.4%
2016	2018	566,396	-	0.0%	0.7%	0.6128	10.7806	5.7%
2017	2019	640,000	73,604	13.0%	2.1%	0.6593	8.8591	7.4%
2018	2020	653,440	13,440	2.1%	2.1%	0.6351	8.7013	7.3%
2019	2021	665,855	12,415	1.9%	1.9%	0.6148	8.4382	7.3%
2020	2022	681,170	15,315	2.3%	2.3%	TBD	TBD	TBD

YEAR		RATE SETTING EAV				TOTAL EAV		
Levy Year	Fiscal Year	Rate Setting Taxable Value	Rate Setting EAV	Increase (Decrease)	% Change	Total EAV	Increase (Decrease)	% Change
2010	2012	368,143,809	122,714,603			131,628,758		
2011	2013	319,188,831	106,396,277	(16,318,326)	-13.3%	121,283,838	(10,344,920)	-7.9%
2012	2014	314,011,443	104,670,481	(1,725,796)	-1.6%	121,907,154	623,316	0.5%
2013	2015	260,465,373	86,821,791	(17,848,690)	-17.1%	110,361,871	(11,545,283)	-9.5%
2014	2016	247,368,342	82,456,114	(4,365,677)	-5.0%	98,045,204	(12,316,667)	-11.2%
2015	2017	261,210,474	87,070,158	4,614,044	5.6%	103,397,683	5,352,479	5.5%
2016	2018	277,220,706	92,406,902	5,336,744	6.1%	112,141,099	8,743,416	8.5%
2017	2019	291,217,926	97,072,642	4,665,740	5.0%	121,264,207	9,123,108	8.1%
2018	2020	304,805,586	101,601,862	4,529,220	4.7%	130,651,044	9,386,837	7.7%
2019	2021	320,945,166	106,981,722	5,379,860	5.3%	144,229,167	13,578,123	10.4%
2020	2022	334,147,965	111,382,655	4,400,933	4.1%	152,504,881	8,275,714	5.7%

YEAR		POLICE PENSION		DEBT SERVICE BOND ABATEMENT		
Levy Year	Fiscal Year	Police Pension Contribution	% of Levy	Abatement Amount	Increase (Decrease)	% Change
2010	2012	356,570	62%			
2011	2013	385,647	68%		-	
2012	2014	390,488	69%	358,746	358,746	
2013	2015	387,389	69%	982,597	623,851	173.9%
2014	2016	448,635	79%	942,028	(40,569)	-4.1%
2015	2017	570,288	101%	1,166,628	224,600	23.8%
2016	2018	543,025	96%	1,264,469	97,841	8.4%
2017	2019	653,029	102%	1,942,741	678,272	53.6%
2018	2020	789,177	121%	1,949,311	6,570	0.3%
2019	2021	665,855	100%	1,948,668	(643)	0.0%
2020	2022	726,107	107%	1,909,884	(38,784)	-2.0%

**Notes:**

School District 300 Levy was substantially lowered for the 2010 Levy

2020 levy is recommendation of 2.3% increase and abatement

2020 EAV is Assessor's Estimate

2020 Police Pension Contribution is DOI statutory minimum

**Village of East Dundee**  
**Police Pension Fund 2017-2020 Levy Years**

POLICE PENSION FUND CONTRIBUTION										
Levy Year	Fiscal Year (Appropriation)	Fiscal Year (Received)	DOI Requirement	L&A Recommendation	Actual Levy	Levy vs. DOI Requirement	Village Contribution	Investment Return Actuarial Value	Unfunded Liability Following Contribution	% Funded Following Contribution
2017	2018	2019	\$ 561,154	\$ 749,982	\$ 640,000	\$ 78,846	\$ 653,029	4.9%	\$ 8,642,158	50.7%
2018	2019	2020	\$ 581,129	\$ 789,177	\$ 653,440	\$ 72,311	\$ 789,177	4.5%	\$ 9,453,962	49.4%
2019	2020	2021	\$ 618,660	\$ 841,720	\$ 665,855	\$ 47,195	\$ 665,855	TBD	TBD	TBD
2020	2021	2022	\$ 726,107	\$ 992,699	\$ 681,170	\$ (44,937)	TBD	TBD	TBD	TBD

**Ordinance No. 20-\_\_\_\_\_**

**AN ORDINANCE FOR THE LEVY AND ASSESSMENT OF TAXES  
FOR THE FISCAL YEAR BEGINNING MAY 1, 2020  
AND ENDING APRIL 30, 2021 FOR THE VILLAGE OF EAST DUNDEE,  
KANE AND COOK COUNTIES, ILLINOIS**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois:

**Section 1:** That the total amount of appropriations for all corporate purposes legally made to be collected from the tax levy of the current fiscal year is hereby ascertained to be the sum of Six Hundred Eighty One Thousand, One Hundred Seventy and 00/00 Dollars (\$681,170).

**Section 2:** That the sum Six Hundred Eighty One Thousand, One Hundred Seventy and 00/00 Dollars (\$681,170), being the total of appropriations heretofore legally made that are to be collected from the tax levy of the current fiscal year of the Village of East Dundee for all corporate purposes of said Village, as appropriated for the current fiscal year by an ordinance adopting the 2020-2021 Annual Budget of the Village of East Dundee for the May 1, 2020 through April 30, 2021 Fiscal Year, originally passed by the President and Board of Trustees of said Village at the legally convened meeting of April 20, 2020, as Ordinance No. 20-08, be and the same is hereby levied on all of the taxable property in the Village of East Dundee subject to taxation for the current year, the specific amounts as levied for the certain tax levy purposes being included herein by being placed under separate column under the heading "To Be Raised by Tax Levy" that appears over them, the tax so levied being for the current fiscal year of said Village, and for the said appropriation to be collected from said tax levy, the total of which has been ascertained as aforesaid and being as follows:

Police Pension:	\$681,170
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**Section 3:** That the total amount of Six Hundred Eighty One Thousand, One Hundred Seventy and 00/00 Dollars (\$681,170), ascertained above, be and is hereby levied and assessed on all property subject to taxation within the Village of East Dundee according to the value of said property as assessed and equalized for State and County purposes for the current year.

**Section 4:** That there is hereby certified to the County Clerks of Kane and Cook Counties, Illinois, the several sums above, constituting said total amount, and the total amount of Six Hundred Eighty One Thousand, One Hundred Seventy and 00/00 Dollars (\$681,170), which total amount the Village of East Dundee requires to be raised by taxation for the current fiscal year of the Village, and the Village Clerk is hereby ordered and directed to file with the County Clerks of the Counties of Kane and Cook on or before the time required by law, a certified copy of this Ordinance.

**Section 5:** If any section, paragraph or provision of this ordinance shall be held invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

**Section 6:** That this Ordinance shall take effect and be in full force and effect immediately upon and after its passage, approval, and publication in pamphlet form as provided by law.

ADOPTED this \_\_\_\_ day of December 2020, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of December, 2020.

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Village President

Published in pamphlet form this \_\_\_\_ day of December, 2020.

ATTEST:

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Village Clerk

## 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
<b>7 HILLS HEALTHCARE CENTER PC</b>					
167	COVID-19 TEST	11/20/2020	150.00		01-12-6011
Total 7 HILLS HEALTHCARE CENTER PC:			150.00		
<b>ACE HARDWARE</b>					
10/31/2020	XMAS DECOR	10/31/2020	32.13		01-31-5110
10/31/2020	CABOOSE	10/31/2020	7.00		01-31-5195
10/31/2020	WATER HEATER	10/31/2020	8.99		01-31-5197
10/31/2020	SUPPLIES	10/31/2020	14.99		01-31-5630
10/31/2020	SUPPLIES	10/31/2020	40.98		01-31-5640
Total ACE HARDWARE:			104.09		
<b>AMS MECHANICAL SYSTEMS, INC.</b>					
9405-2A	PD HVAC MAINTENAN	11/16/2020	576.96		01-21-5121
Total AMS MECHANICAL SYSTEMS, INC.:			576.96		
<b>ARROW ROAD CONSTRUCTION CO.</b>					
51920*1	ROAD WORK REPAIR	12/04/2020	119,809.28		32-31-6090
51920*1	ROAD WORK REPAIR	12/04/2020	1,403.86		32-31-6090
Total ARROW ROAD CONSTRUCTION CO.:			121,213.14		
<b>AT&amp;T</b>					
111320	MONTHLY SERVICE	11/13/2020	190.73		60-33-5320
111320	MONTHLY SERVICE	11/13/2020	185.84		60-33-5320
Total AT&T:			376.57		
<b>B&amp;F CONSTRUCTION CODE SERVICES INC</b>					
54896	PLAN REVIEW	10/29/2020	1,682.41		01-25-5290
55020	PLUBMING PLAN REVIEW	11/17/2020	200.00		01-25-5290
Total B&F CONSTRUCTION CODE SERVICES INC:			1,882.41		
<b>CEDAR PATH NURSERIES</b>					
1919558	IVORY SILK JAP TREE LILAC	11/12/2020	225.00		01-31-5190
Total CEDAR PATH NURSERIES:			225.00		
<b>CINTAS FIRST AID &amp; SAFETY</b>					
4068229544	VH FLOOR MATS	11/23/2020	26.59		01-12-5110
Total CINTAS FIRST AID & SAFETY:			26.59		
<b>COM ED</b>					
100920	MONTHLY SERVICE	10/09/2020	11.50		01-31-5510
100920	MONTHLY SERVICE	10/09/2020	48.19		01-31-5510
100920	MONTHLY SERVICE	10/09/2020	135.46		28-01-5510
100920	MONTHLY SERVICE	10/09/2020	39.43		28-01-5510

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total COM ED:			234.58		
<b>COMCAST</b>					
110046135	MONTHLY SERVICE	10/15/2020	416.66		01-21-5320
111842000	MONTHLY SERVICE	11/15/2020	416.66		01-21-5320
Total COMCAST:			833.32		
<b>COMCAST BUSINESS</b>					
111420	MONTHLY SERV	11/14/2020	243.35		01-12-5320
111420	MONTHLY SERV	11/14/2020	12.69		01-21-5320
112220	MONTHLY SERVICE	11/22/2020	253.12		60-33-5320
Total COMCAST BUSINESS:			509.16		
<b>COTTER, PHILLIP</b>					
110320	COVID TEST 11/3/20	11/03/2020	250.00		01-12-6011
Total COTTER, PHILLIP:			250.00		
<b>COVERALL NORTH AMERICA DBA</b>					
1010670095	VILLAGE HALL	12/01/2020	299.00		01-12-5110
1010670095	POLICE	12/01/2020	595.00		01-21-5121
1010670095	DEPOT	12/01/2020	95.00		01-31-5196
1010670095	PUBLIC WORKS	12/01/2020	236.00		60-33-5110
1010670095	PUBLIC WORKS	12/01/2020	236.00		60-33-5111
Total COVERALL NORTH AMERICA DBA:			1,461.00		
<b>DUNDEE NAPA AUTO PARTS</b>					
361017	LIFT STROBE	10/23/2020	107.99		01-31-5130
361017	JUMP START PACK	10/23/2020	169.00		01-31-5130
Total DUNDEE NAPA AUTO PARTS:			276.99		
<b>DW-SERVANT FUND (EAST DUNDEE) LLC</b>					
11/30/2020	BDD DUNDEE GATEWA	11/30/2020	4,166.67		33-01-5876
Total DW-SERVANT FUND (EAST DUNDEE) LLC:			4,166.67		
<b>EAST DUNDEE FIRE</b>					
20-1120	ANNUAL BOND ABATEMENT	11/09/2020	100,000.00		39-01-5876
Total EAST DUNDEE FIRE:			100,000.00		
<b>FIRST RESPONSE</b>					
49177	1ST AID SUPPLIES	10/30/2020	132.40		01-12-5630
Total FIRST RESPONSE:			132.40		
<b>FLOOD BROTHERS</b>					
110520	OCT/NOV 2020 REFUSE	11/05/2020	56,649.82		01-33-5180
Total FLOOD BROTHERS:			56,649.82		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>GALLS, AN ARAMARK COMPANY</b>					
016847662	UA COLDGEAR LEGGINGS	11/02/2020	131.97		01-21-5080
016847662	UA TACK MOCK BASE	11/02/2020	145.20		01-21-5080
016847662	CADUS WINTER GLOVES	11/02/2020	48.94		01-21-5080
016847662	SHIPPING	11/02/2020	7.00		01-21-5080
Total GALLS, AN ARAMARK COMPANY:			333.11		
<b>GOETZ, GREGG</b>					
110220	COVID TESTING 10/08/20	11/02/2020	150.00		01-12-6011
110220	COVID TESTING 11/02/20	11/02/2020	200.00		01-12-6011
Total GOETZ, GREGG:			350.00		
<b>H&amp;H ELECTRIC CO.</b>					
35817	STREET LIGHT MAIN	10/31/2020	705.20		15-01-5950
Total H&H ELECTRIC CO.:			705.20		
<b>HAWKINS, INC.</b>					
4833090	WWTP	11/10/2020	335.00		60-33-5131
4828856	CHEMICALS	11/10/2020	1,788.43		60-33-5650
4825748	POLYMER AND FERRIC	11/04/2020	1,948.74		60-33-5651
4829633	CHEMICALS	11/10/2020	910.54		60-33-5651
4832562	CHEMICALS	11/16/2020	910.54		60-33-5651
4833090	WWTP	11/10/2020	618.38		60-33-5651
Total HAWKINS, INC.:			4,690.55		
<b>HOME DEPOT</b>					
1062727	HOLIDAY SUPPLIES	11/13/2020	15.12		01-31-5110
Total HOME DEPOT:			15.12		
<b>IL COUNTIES RISK MGMT RISK</b>					
DED5438504	CLAIM 200310W009 DED	10/01/2020	1,000.00		60-33-5520
Total IL COUNTIES RISK MGMT RISK:			1,000.00		
<b>ILLINI POWER PRODUCTS COMPANY</b>					
SWO028973-1	REPAIR GENERATOR	11/17/2020	476.72		01-12-5110
Total ILLINI POWER PRODUCTS COMPANY:			476.72		
<b>ILLINOIS DEPT. OF TRANSPORTATION</b>					
59750	TRAFFIC SIG MAINT	11/02/2020	1,821.99		15-01-5950
Total ILLINOIS DEPT. OF TRANSPORTATION:			1,821.99		
<b>ILLINOIS PUBLIC RISK FUND</b>					
65657	JAN 2021 W/C	11/24/2020	580.80		01-12-5520
65657	JAN 2021 W/C	11/24/2020	435.48		01-14-5520
65657	JAN 2021 W/C	11/24/2020	2,372.76		01-21-5520
65657	JAN 2021 W/C	11/24/2020	290.37		01-25-5520
65657	JAN 2021 W/C	11/24/2020	441.30		01-31-5520
65657	JAN 2021 W/C	11/24/2020	420.29		60-33-5520

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total ILLINOIS PUBLIC RISK FUND:			4,541.00		
<b>ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK</b>					
1034-1	2021 YEARLY MEMBE	11/03/2020	100.00		01-31-5410
Total ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK:			100.00		
<b>IMPACT NETWORKING</b>					
1961916	COPY PAPER - ADMI	11/20/2020	38.66		01-12-5610
1961916	COPY PAPER	11/20/2020	38.66		01-14-5610
1961916	COPY PAPER	11/20/2020	38.65		01-25-5610
Total IMPACT NETWORKING:			115.97		
<b>INTERNATIONAL CODE COUNCIL</b>					
3293934	ICC CERTIFICATION	11/10/2020	348.00		01-25-5410
Total INTERNATIONAL CODE COUNCIL:			348.00		
<b>ITRON, INC</b>					
564622	SOFTWARE MAINTENANCE	08/12/2020	5,246.28		60-33-5290
Total ITRON, INC:			5,246.28		
<b>JESUS ANDRADE</b>					
110320	COVID TESTING 11/03/20	11/03/2020	200.00		01-12-6011
Total JESUS ANDRADE:			200.00		
<b>KIESLER POLICE SUPPLY</b>					
SI100878-1	NIGHT VISION GLASSES - KL	07/15/2020	3,520.00		01-21-5940
Total KIESLER POLICE SUPPLY:			3,520.00		
<b>KLEIN, THORPE AND JENKINS, LTD</b>					
11/11/2020	PAL LAND	11/20/2020	44.00		01-01-1100
11/11/2020	PROFESSIONAL SERV	11/20/2020	1,468.00		01-12-5230
11/11/2020	SSA MATTER	11/20/2020	44.00		01-12-5230
11/11/2020	COVID 19	11/20/2020	286.00		01-12-6011
11/11/2020	POLICE	11/20/2020	110.00		01-21-5230
11/11/2020	TIF #2 - DUNDEE C	11/20/2020	528.00		38-01-5230
11/11/2020	SPEEDWAY	11/20/2020	132.00		85-01-2381
11/11/2020	CAT/ALT	11/20/2020	352.00		85-01-2394
11/11/2020	590 HEALY	11/20/2020	770.00		85-01-2395
Total KLEIN, THORPE AND JENKINS, LTD:			3,734.00		
<b>LAI LTD.</b>					
20-17623	RAS PUMP #803	11/17/2020	17,135.00		60-33-5131
20-17840	CASE OF OIL KAESER BLOWER	11/27/2020	399.60		60-33-5131
Total LAI LTD.:			17,534.60		
<b>M &amp; M PATIO STONE</b>					
111920	CONCRETE PAD - DEPOT ORN	11/19/2020	35.00		01-31-5110

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total M & M PATIO STONE:			35.00		
<b>MAJESTIC FLAG &amp; BANNER</b>					
12208	EAST DUNDEE FLAGS	12/01/2020	708.00		01-31-5110
Total MAJESTIC FLAG & BANNER:			708.00		
<b>MARTIN HANSEN</b>					
110320	COVID TESTING 10/8/20	11/03/2020	150.00		01-12-6011
110320	COVID TESTING 11/03/20	11/03/2020	200.00		01-12-6011
Total MARTIN HANSEN:			350.00		
<b>MCHENRY COUNTY CLERK</b>					
9/23/2020	LW NOTARY	09/23/2020	10.00		01-21-5630
Total MCHENRY COUNTY CLERK:			10.00		
<b>MEYER SIGNS</b>					
8511	DEPOT SIGN	11/12/2020	1,333.00		01-12-5340
Total MEYER SIGNS:			1,333.00		
<b>MIDWEST SALT</b>					
P453789	BULK SALT	11/12/2020	2,480.55		60-33-5650
Total MIDWEST SALT:			2,480.55		
<b>NICK AMBROZIAK</b>					
11/03/20	COVID TESTING 10/8/20	11/03/2020	150.00		01-12-6011
11/03/20	COVID TESTING 11/3/20	11/03/2020	200.00		01-12-6011
Total NICK AMBROZIAK:			350.00		
<b>NICOR GAS</b>					
112420	MONTHLY SERVICE	11/24/2020	226.13		01-31-5510
112420	MONTHLY SERVICE	11/24/2020	191.75		60-33-5510
Total NICOR GAS:			417.88		
<b>NIR ROOF CARE</b>					
147654	611 E MAIN ROOF R	10/31/2020	1,865.00		01-31-5197
Total NIR ROOF CARE:			1,865.00		
<b>NORTHERN KANE COUNTY CHAMBER OF COMMERCE</b>					
11/20/2020	MEMBERSHIP RENEWAL	11/20/2020	250.00		01-12-5410
Total NORTHERN KANE COUNTY CHAMBER OF COMMERCE:			250.00		
<b>NOVELTY LIGHTS INC</b>					
SI-12347026	HOLIDAY LIGHTS	10/22/2020	5,196.06		01-31-5110
Total NOVELTY LIGHTS INC:			5,196.06		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>ORANGE CRUSH</b>					
85659	ASPHALT	11/19/2020	108.68		15-01-5950
85710	ASPHALT	11/20/2020	120.40		15-01-5950
85752	SURFACE TON	11/23/2020	57.72		15-01-5950
Total ORANGE CRUSH:			286.80		
<b>PDC LABORATORIES, INC</b>					
I9439870	WATER LAB TESTING	10/30/2020	2,771.75		60-33-5290
I9443458	WATER LAB	11/30/2020	164.50		60-33-5290
I9443459	WWTP SAMPLE TESTI	11/30/2020	2,935.00		60-33-5290
Total PDC LABORATORIES, INC:			5,871.25		
<b>QUADIENT FINANCE USA, INC</b>					
11/18/2020	ADMINING POSTAGE	11/18/2020	20.90		01-12-5680
11/18/2020	POSTAGE	11/18/2020	123.75		01-14-5680
11/18/2020	POSTAGE	11/18/2020	27.15		01-21-5680
11/18/2020	BLDG POSTAGE	11/18/2020	127.00		01-25-5680
11/18/2020	POSTAGE	11/18/2020	.50		01-31-5680
11/18/2020	POSTAGE	11/18/2020	33.70		60-33-5680
Total QUADIENT FINANCE USA, INC:			333.00		
<b>SIRCHIE FINGER PRINT LABORATORIES</b>					
0467793	TEST/EVIDENCE BAG	11/05/2020	150.92		01-21-5630
Total SIRCHIE FINGER PRINT LABORATORIES:			150.92		
<b>STAPLES ADVANTAGE</b>					
8060195339	MISC OFFICE SUPPLIES	11/30/2020	50.54		01-12-5610
8060350154	LYSOL	11/14/2020	11.54		01-12-6011
Total STAPLES ADVANTAGE:			62.08		
<b>THOMPSON ELEVATOR SERVICE</b>					
20-2830	ELEVATOR INSP	11/09/2020	436.00		01-01-1112
Total THOMPSON ELEVATOR SERVICE:			436.00		
<b>TRAFFIC CONTROL &amp; PROTECT</b>					
105076	MISC SIGN	09/04/2020	142.40		01-31-5150
Total TRAFFIC CONTROL & PROTECT:			142.40		
<b>UGSI CHEMICAL FEED</b>					
13781	PARTS	08/03/2020	494.13		60-33-5131
Total UGSI CHEMICAL FEED:			494.13		
<b>UNIQUE PRODUCTS (ELGIN PAPER COMPANY)</b>					
402696	PAPER PRODUCTS	11/18/2020	153.07		01-12-5610
Total UNIQUE PRODUCTS (ELGIN PAPER COMPANY):			153.07		
<b>USA BLUEBOOK</b>					
381077	LAB SUPPLES	10/06/2020	173.14		60-33-5131

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
241101	CHEMICALS	05/19/2020	518.95		60-33-5630
381077	LAB SUPPLES	10/06/2020	211.86		60-33-5630
425986	HACH FLOURIDE REA	11/20/2020	120.08		60-33-5630
428695	PHENOLPHTHALEN, F	11/24/2020	323.02		60-33-5630
Total USA BLUEBOOK:			1,347.05		
<b>VANDEWALLE AND ASSOCIATES</b>					
202007050 - 1	TIF CREATION	07/20/2020	563.75		85-01-2394
202009026 - 1	BDD AMENDMENT	09/18/2020	195.00		85-01-2394
202010059	TIF CREATION	11/04/2020	97.50		85-01-2394
Total VANDEWALLE AND ASSOCIATES:			856.25		
<b>VERIZON WIRELESS</b>					
9866682325	MONTHLY BILLING	11/10/2020	228.10		01-12-5320
9866682325	MONTHLY BILLING	11/10/2020	333.32		01-14-5320
9866682325	MONTHLY BILLING	11/10/2020	228.08		01-21-5320
9866682325	MONTHLY BILLING	11/10/2020	156.27		01-25-5320
9866682325	MONTHLY BILLING	11/10/2020	340.42		01-31-5320
9866682325	MONTHLY BILLING	11/10/2020	393.58		60-33-5320
Total VERIZON WIRELESS:			1,679.77		
<b>WARD, BRYAN</b>					
110320	COVID TESTING 10/8/20	11/03/2020	150.00		01-12-6011
110320	COVIDTESTING 11/3/20	11/03/2020	200.00		01-12-6011
Total WARD, BRYAN:			350.00		
<b>XYLEM WATER SOLUTIONS USA</b>					
3556B47608	PARTS	11/10/2020	1,159.36		60-33-5131
Total XYLEM WATER SOLUTIONS USA:			1,159.36		
Grand Totals:			360,118.81		

## Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

## 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
<b>WILLIAM C ZELSDORF</b>					
WK 12/06/2020	Week 12/02 TO 12/06	12/08/2020	200.00		01-31-5196
Total WILLIAM C ZELSDORF:			200.00		
Grand Totals:			200.00		