



## PRESIDENT AND BOARD OF TRUSTEES

### Regular Meeting

Monday, September 18, 2023

6:00 PM

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

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment  
*Please keep comments to 5 minutes or less*
5. Consent Agenda
  - a. [Motion to Approve the Regular Village Board Meeting Minutes Dated August 17, 2023](#)
  - b. [Motion to Accept the Warrants Lists in the Amounts of \\$860,704.65, \\$1,558,540.27, and \\$269,059.86](#)
  - c. [Motion to Approve an Ordinance Amending Village Code Chapter 116, Alcoholic Beverages \(Penalty\)](#)
  - d. [Motion to Approve an Ordinance Amending the East Dundee Regulations Ordinance Chapter 120 Regarding Village-Owned Depot Fencing](#)
  - e. [Motion to Approve an Ordinance Amending Village Code Chapter 116, Alcoholic Beverages \(Number of Licenses Permitted\)](#)
  - f. [Motion to Approve a Resolution Declaring Certain Vehicles, Equipment and Other Village Property to be Surplus and Authorizing the Sale of Said Vehicles, Equipment and Other Village Property at Auction](#)
  - g. [Motion to Approve an Ordinance Amending Village Code Chapter 30, Board of Trustees, Striking Village Hall Annex](#)
  - h. [Motion to Approve an Ordinance Amending Village Code Chapter 72, Parking Regulations, to Restrict Parking of Commercial and Recreational Vehicles, Trailers, and Truck Tractors](#)
  - i. [Motion to Approve a Resolution Authorizing the Village to Execute Agreements with The Flolo Corporation to Purchase a New Gearbox/Motor Assembly and Sabel Mechanical to Install the New Equipment at a Total Project Cost Of \\$35,209.35](#)



- j. [Motion to Approve an Ordinance Granting a Special Use Permit for a Package Liquor Store for the Property Located at 210 Penny Avenue, Units G & H, Located in the B-2 Community Business District](#)
  - k. [Motion to Approve an Ordinance Granting a Class B Liquor License to Sarathi LLC \(East Dundee Liquor & Wine\)](#)
6. Other Agenda Items
- a. [Riverfront Master Plan Discussion](#)
  - b. [Motion to Approve an Ordinance Approving a Preliminary Planned Unit Development Plan and Rezoning; for Pal Land, LLC and Pal Land II, LLC Located in the M1, R1, and B3 Zoning Districts in East Dundee \(Terra Business Park Phase II\)](#)
  - c. [Motion to Approve an Ordinance Granting a Special Use Permit for a Motor Vehicle Dealer, Used Only, for the Property Located at 455 E. Main Street, in the B-2 Community Business District](#)
  - d. [Direction on Operations at the Village owned Caboose and Usage of Public Parking Spaces](#)
  - e. [Motion to Approve an Ordinance Amending Village Code Chapter 32, Departments, Commissions and Other Organizations](#)
7. Village President and Board Reports
- a. [Proclamation for National Suicide Prevention and Action Month](#)
8. Staff Reports
9. 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 and Legal Counsel, (c)(5) Acquisition of Property, (c)(6) Sale of Property, (c)(3) Appointments and (c)(2) Collective Negotiating Matters.
10. Adjournment



**CALL TO ORDER**

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

**ROLL CALL:**

Trustees Mahony, Kunze, Brittin, Saviano, Sauder, and President Lynam were present. Trustee Treiber was absent.

Also in attendance: Finance and Administrative Services Director Brandis Martin, Assistant to the Village Administrator / Deputy Clerk Franco Bottalico, Chief of Police Jim Kruger, Director of Public Works Phil Cotter, Building Inspector Chris Ranieri, Village Engineer Joe Heinz, and Village Attorney Caitlyn Culbertson.

**PLEDGE OF ALLEGIANCE: Recited**

**PUBLIC COMMENT:**

Bill Zelsdorf

Asked the Board for their support regarding the Depot.

Phil Aleo

Expressed his desire for the Depot to not change.

Michael Dewey

Spoke against the proposed parking ordinance agenda item. He expressed his concerns about the burden it may cause.

Henry Fixemer

Proposed some ideas to consider regarding the 2 and 4 N. Van Buren properties and the Haeger property.

Dolores Doederlein

Provided a historical background of the origins of the Depot and the bike path.

**CONSENT AGENDA:**

- a) Motion to Approve the Regular Village Board Meeting Minutes Dated July 17, 2023
- b) Motion to Accept the Warrants List in the Amount of \$837,190.57
- c) Motion to Approve an Ordinance Amending Section 72.01 of the Village of East Dundee Village Code Regarding Parking Regulations
- d) Motion to Approve a Resolution Authorizing the Village Administrator to Enter into an Agreement with Advanced Automation & Controls, Inc. to Perform SCADA Upgrades at the Wastewater Treatment Plant in an Amount Not-To-Exceed \$38,380
- e) Motion to Approve an Ordinance Establishing the Administrative Procedure for the Village of East Dundee to Determine Eligibility Under the Public Safety Employee Benefits Act
- f) Advice and Consent to Appointments to the Police Commission and the Arts Council

Motion to approve consent agenda by Kunze/Saviano.

Roll: Ayes – 5 – Trustees Mahony, Kunze, Brittin, Saviano, and Sauder. Nays – 0. Absent – 1.

Motion carries.



**OTHER AGENDA ITEMS:**

- a. Motion to Approve a Special Event Permit and Depot Rental Application and Approval of a Class F Special Events Liquor License and a Waiver of all Village-Associated Fees for the First Annual East Dundee Wine Walk by Mahony/Brittin.

Trustee Brittin inquired about the Basset certification for everyone pouring during this event. The applicant stated everyone pouring will have it.

The applicant discussed the event and provided the Board with an update.

Roll: Ayes – 5 – Trustees Mahony, Kunze, Brittin, Saviano, and Sauder. Nays – 1 – Treiber. Absent – 0. Motion carries.

- b. Direction in Response to Proposals Submitted to the Village from the Request for Proposals (RFP) Process to Operate the Depot and Depot Park.

A discussion among the trustees ensued on whether a nonprofit was a right fit for the operations of the Village and the Depot.

The proposer, Rachel Herrick, addressed the Board and explained her intentions to support the Village.

President Lynam expressed his concerns about the Village losing control of that property.

- c. Motion to Approve an Ordinance Approving a Preliminary Planned Unit Development Plan For Pal Land, LLC and Pal Land II, LLC Located in the M1, R1, and B3 Zoning Districts in East Dundee, ILL (Terra Business Park Phase II).

Trustee Brittin explained that the applicant requested to table this item.

Motion to table to the August 21<sup>st</sup> meeting by Brittin/Mahony.

Roll: Ayes – 5 – Trustees Mahony, Kunze, Brittin, Saviano, and Sauder. Nays – 1 – Treiber. Absent – 0. Motion carries.

- d. Motion to Approve a Resolution Waiving Bidding and Approving the Purchase of a 2022 Ford F-350 4x4 Pickup/Utility Box Truck in the Amount of \$72,890.26 from Golf Mill Ford by Brittin/Sauder.

President Lynam inquired why is staff waiving the bid process, and why does PW need another truck.

PW Director Cotter explained that purchasing through the bid process would take too long in this situation. He explained the delivery of the vehicle wouldn't happen well into 2024, which was against our timing and need. He also stated this vehicle will replace a vehicle in the fleet that has around 180,000 miles that was donated to the Village around 2014. That vehicle will be sold via a surplus ordinance along with other equipment in the fleet. PW Director Cotter stated that the PW vehicle needs are unique and not feasible through the enterprise lease program.

Roll: Ayes – 5 – Trustees Mahony, Kunze, Brittin, Saviano, and Sauder. Nays – 1 – Treiber. Absent – 0. Motion carries.



- e. Motion to Approve an Ordinance Amending Section 157.091 of the Village of East Dundee Village Code Regarding Parking within Certain Zoning Districts.

No motion was made.

- f. Direction in Response to a Proposal to Partner with the Village of West Dundee to Provide Code Enforcement Services to the Village of East Dundee.

A discussion ensued and it was the direction of the Board to have staff come back with a needs analysis, and it was the consensus of the Board to continue on a re-active, complaint-driven enforcement system.

Building Inspector Chris Ranieri stated he receives about 40 complaints per year.

The Board continued the discussed once President Lynam explores his other options to propose to the Board.

The Board tasked the staff to show how many work hours Building Inspector Chris Ranieri puts toward complaints per month, and how many hours he would take to inspect rental properties.

- g. Motion to Approve an Ordinance Amending Village Code Section 93.11, *Noise*, to Prohibit the Emission of Sound within the Village After 11pm or midnight on Fridays and Saturdays by Kunze/Brittin.

Trustee Kunze motioned to repeal the original motion, seconded by Sauder. Passed by voice vote.

Motion to approve an ordinance amending Village Code Section 93.11, Noise, to prohibit the emission of sound within the Village after 11pm on Fridays and Saturdays by Kunze/Brittin.

#### **FINANCIAL REPORTS: None**

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

**Lynam: None**

**Brittin:** Updated that Wednesday is Wine Down Wednesday

**Kunze: None**

**Mahony:** Inquired on the changes of the new state law regarding cash bail. Chief Kruger update the Board on the process and training state wide and the new challenges that police departments will face. She also asked Bill to put out lawn games at the Depot and then take them in at night. She also asked for a “no trucks” sign at the eastern end of Bonnie Dundee road since it is now missing.

**Sauder: None**

**Saviano: None**

**Treiber: None**

#### **REPORTS: STAFF**

**Martin:** Auditors will be on site. She passed it over to ATVA Franco Bottalico who introduced Caleb as the Village’s new management intern at Village Hall. The Board welcomed Caleb.

#### **EXECUTIVE SESSION: None**

Motion to adjourn the regular Village Board meeting at 7:38 p.m. by Brittin/Kunze

Motion carries by voice vote.



Respectfully submitted,

Franco Bottalico

By: \_\_\_\_\_  
Village President, Jeffrey Lynam

Attest: \_\_\_\_\_  
Assistant to the Village Administrator /  
Deputy Village Clerk, Franco Bottalico

DRAFT



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>ACE HARDWARE</b>					
073123	VILLAGE HALL	07/31/2023	24.98		01-21-5121
073123	TRUCK 21	07/31/2023	13.15		01-31-5120
073123	TRUCK 21	07/31/2023	3.96		01-31-5120
073123	GAS CANS	07/31/2023	71.98		01-31-5630
073123	INSECT REPELLANT	07/31/2023	5.49		01-31-5630
073123	EXT CORDS FOR SPEC EVENT	07/31/2023	163.74		01-31-5630
Total ACE HARDWARE:			283.30		
<b>ADVANTAGE PLUMBING AND DRAIN, INC</b>					
41666067	WATER MAIN BREAK REPAIR	07/28/2023	8,864.00		60-33-5140
Total ADVANTAGE PLUMBING AND DRAIN, INC:			8,864.00		
<b>AL PIEMONTE CHEVROLET</b>					
5285205	RUNNING BOARDS # 21	07/19/2023	907.00		01-31-5120
Total AL PIEMONTE CHEVROLET:			907.00		
<b>ALARM DETECTION SYSTEMS</b>					
596230	WWTP ALARM SERV	07/13/2023	1,000.00		60-33-5111
597847	WWTP ALARM SERV	08/09/2023	1,151.55		60-33-5111
Total ALARM DETECTION SYSTEMS:			2,151.55		
<b>AMERICAN LEGAL PUBLISHING CORPORATION</b>					
27169	CODE UP-DATE	07/31/2023	70.00		01-12-5260
Total AMERICAN LEGAL PUBLISHING CORPORATION:			70.00		
<b>ANA LOPEZ - C/O PETTY CASH - PD</b>					
072023	MC JOA JM	07/20/2023	20.00		01-21-5410
082123	KCCPA	08/21/2023	50.00		01-21-5420
082123	COFFEE CREAMER	08/21/2023	38.50		01-21-5610
082123	POSTAGE	08/21/2023	3.67		01-21-5680
Total ANA LOPEZ - C/O PETTY CASH - PD:			112.17		
<b>ANA LOPEZ - C/O PETTY CASH - VH</b>					
082123	SUMMER SIGN	08/21/2023	14.16		01-12-5610
082123	MED REIM W/C INJ	08/21/2023	2.39		01-31-5240
082123	DOMINOS PIZZA	08/21/2023	32.34		01-31-5420
082123	MM PAPER	08/21/2023	30.79		01-37-5610
082123	SANTA DICKENS CHAIR	08/21/2023	50.00		01-37-5630
082123	KCWA	08/21/2023	40.00		60-33-5420
Total ANA LOPEZ - C/O PETTY CASH - VH:			169.68		
<b>AT&amp;T</b>					
080423	ATT W/S	08/04/2023	763.63		60-33-5320
Total AT&T:			763.63		
<b>BATEMAN LAW OFFICES, LTD</b>					
080723	EDPD AA HEARING	08/07/2023	47.00		01-21-5230
080723	AA BUILDING	08/07/2023	333.00		01-25-5230



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total BATEMAN LAW OFFICES, LTD:			380.00		
<b>BAXTER AND WOODMAN CONSULTING ENGINEERS</b>					
247621	MS4 SERVICES	06/21/2023	2,000.00		01-31-5220
247620	WATER ST WATER MAIN	06/21/2023	8,157.75		34-01-5950
248485	WATER PROTECTION PLAN	07/25/2023	9,405.00		60-33-5220
Total BAXTER AND WOODMAN CONSULTING ENGINEERS:			19,562.75		
<b>BLUE CROSS BLUE SHIELD</b>					
080123	BCBS ADMIN	08/01/2023	4,842.44		01-12-5060
080123	BCBS FIN	08/01/2023	648.93		01-14-5060
080123	BCBS PD	08/01/2023	26,181.33		01-21-5060
080123	BCBS BLDG	08/01/2023	1,760.21		01-25-5060
080123	BCBS PW	08/01/2023	5,419.40		01-31-5060
080123	BCBS EMP CONTRIB	08/01/2023	4,236.43		27-01-2207
080123	COBRA CONT	08/01/2023	1,946.78		27-01-2210
080123	BCBS RETIREES	08/01/2023	7,241.18		27-01-2210
080123	BCBS WTR/SWR	08/01/2023	6,954.48		60-33-5060
Total BLUE CROSS BLUE SHIELD:			59,231.18		
<b>CAMPION, BARROW &amp; ASSOC</b>					
35308	PRE EMPLOYMENT TESTING	07/31/2023	455.00		01-21-5290
Total CAMPION, BARROW & ASSOC:			455.00		
<b>CENTURY SPRINGS</b>					
102.09	EDPD WATER 2128101	07/21/2023	76.52		01-21-5630
102.09	PW WATR	07/21/2023	25.57		01-31-5630
073123	DEPOT WATER	07/31/2023	63.42		01-37-5330
Total CENTURY SPRINGS:			165.51		
<b>CINTAS FIRST AID &amp; SAFETY</b>					
4163488124	MATS - VH	08/02/2023	39.88		01-12-5110
4163488116	MATS PD	08/02/2023	49.19		01-21-5121
Total CINTAS FIRST AID & SAFETY:			89.07		
<b>CLARK HILL PLC</b>					
1337419	LEGAL SERV ADMIN	07/26/2023	284.50		01-12-5230
1337419	LEGAL SERV PD	07/26/2023	6,090.00		01-21-5230
1337419	LEGAL SERV	07/26/2023	2,168.50		01-31-5230
Total CLARK HILL PLC:			8,543.00		
<b>COM ED</b>					
081023	COM ED VH	08/10/2023	145.82		01-31-5510
081023	COM ED STREETS	08/10/2023	193.79		28-01-5510
Total COM ED:			339.61		
<b>COMED</b>					
072523	COM ED VILLAGE	07/25/2023	2,124.53		28-01-5510



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total COMED:			2,124.53		
<b>COMPASS MINERALS AMERICA INC</b>					
1202353	COARSE ROCK SALT	07/24/2023	3,517.76		60-33-5650
Total COMPASS MINERALS AMERICA INC:			3,517.76		
<b>COVERALL NORTH AMERICA DBA</b>					
1010717505	CLEANING VH	08/01/2023	329.00		01-12-5110
1010717505	CLEANING POLICE	08/01/2023	595.00		01-21-5121
1010718003	RATE/FREQ CHANGE	07/31/2023	2,115.85		01-21-5121
1010717505	CLEANING PW 446 ELGIN AVE	08/01/2023	95.00		01-31-5110
1010717505	CLEANING DEPOT	08/01/2023	95.00		01-31-5196
1010717505	CLEANING PW PRAIRIE LAKE	08/01/2023	236.00		60-33-5110
1010717505	CLEANING PW 401 ELGIN AVE	08/01/2023	236.00		60-33-5111
Total COVERALL NORTH AMERICA DBA:			3,701.85		
<b>DAVEY TREE</b>					
917863685	STUMP GRINDING	07/31/2023	1,105.00		01-31-5190
Total DAVEY TREE:			1,105.00		
<b>DIRECT ENERGY</b>					
232080052216	STREET LIGHTS	07/27/2023	188.09		01-31-5510
232080052216	W & WW UTILITIES	07/27/2023	15,795.72		60-33-5510
Total DIRECT ENERGY:			15,983.81		
<b>DOWN TO EARTH LANDSCAPING</b>					
91786	TOP SOIL	08/04/2023	60.00		01-31-5150
Total DOWN TO EARTH LANDSCAPING:			60.00		
<b>DUNDEE NAPA AUTO PARTS</b>					
453878	TRAILER WIRE KIT	08/14/2023	24.00		01-31-5120
453011	SHOP SUPPLIES	08/04/2023	19.99		01-31-5630
453264	RETURN	08/07/2023	7.63-		01-31-5630
Total DUNDEE NAPA AUTO PARTS:			36.36		
<b>ELGIN KEY &amp; LOCK CO. INC.</b>					
231260	KEYS VH	08/01/2023	29.89		01-12-5110
Total ELGIN KEY & LOCK CO. INC.:			29.89		
<b>ENTERPRISE FM TRUST</b>					
2729	PD MAINT ON LEASE	08/04/2023	4,412.70		01-21-5120
4817423	PD LEASE VEH	08/03/2023	3,082.43		01-21-5280
Total ENTERPRISE FM TRUST:			7,495.13		
<b>FASTSIGNS</b>					
97-64166	MM SIGN	08/14/2023	350.00		01-37-5340
97-64040	ARTS COUNCIL SIGNCADE	08/08/2023	147.50		34-01-5940



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total FASTSIGNS:			497.50		
<b>FEHR GRAHAM</b>					
117160	SPEEDWAY	07/28/2023	1,175.00		85-01-2381
Total FEHR GRAHAM:			1,175.00		
<b>FERGUSON ENTERPRISES, LLC</b>					
44138	SWEEPER PART	07/21/2023	44.95		01-31-5120
7361	HYDRANT WRENCH	08/08/2023	75.54		60-33-5640
Total FERGUSON ENTERPRISES, LLC:			120.49		
<b>FIRST COMMUNICATIONS</b>					
125671455	VH PHONES	08/06/2023	229.10		01-12-5320
125671455	PHONE DEPOT	08/06/2023	18.60		01-12-5320
125671455	PHONES PD	08/06/2023	1,271.35		01-21-5320
125671455	PHONES WATER	08/06/2023	424.97		01-31-5320
125671455	PHONES P/W	08/06/2023	102.75		01-31-5320
125671455	PHONES SEWER	08/06/2023	460.18		60-33-5320
Total FIRST COMMUNICATIONS:			2,506.95		
<b>GALLS PARENT HOLDINGS, LLC</b>					
25227100-252	UNIFORM ALLOW. - KM	07/31/2023	220.05		01-21-5080
25227100-252	UNIFORM ALLOW. - KM	07/31/2023	145.00		01-21-5080
25334239	UNIFORM ALLOW	08/10/2023	113.50		01-21-5080
Total GALLS PARENT HOLDINGS, LLC:			478.55		
<b>GOLD SHIELD DETECTIVE AGENCY, INC</b>					
2128	BG CHECK	07/25/2023	290.00		01-12-5290
Total GOLD SHIELD DETECTIVE AGENCY, INC:			290.00		
<b>GRAINGER, INC.</b>					
9784144066	WTP FIRE SPRINKLER	07/26/2023	23.92		60-33-5110
Total GRAINGER, INC.:			23.92		
<b>GRIFFIN WILLIAMS MCMAHON &amp; WALSH LLP</b>					
17477	LOCAL PROSECUTIONS	07/31/2023	750.00		01-21-5230
Total GRIFFIN WILLIAMS MCMAHON & WALSH LLP:			750.00		
<b>HEINZ, GERALD &amp; ASSOC.</b>					
20817	MISC ENGINEERING	08/03/2023	546.00		01-12-5220
20825	JACKSON STREET PARKING RF	08/03/2023	1,170.00		01-12-5220
20857	VAN BUREN/MAIDEN LANE	08/04/2023	2,067.00		01-12-5220
20829	SUMMIT AVE DRAINAGE	08/03/2023	156.00		01-31-5220
20827	STREET IMP PROG	08/03/2023	13,056.00		32-31-6090
20828	PLOTE EAST ANNEXATION	08/03/2023	702.00		85-01-2066
20820	PENNY RD/RT 68	08/03/2023	2,238.00		85-01-2378
20823	PENNY RD/RT 68	08/03/2023	1,248.00		85-01-2378
20824	201 CHRISTINA DR	08/03/2023	78.00		85-01-2382
20826	201 CHRISTINA DR	08/03/2023	78.00		85-01-2382



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
20818	LOT 2 TERRA 5	08/03/2023	390.00		85-01-2386
20822	TERRA LOT 2	08/03/2023	1,014.00		85-01-2386
20821	590 HEALY	08/03/2023	696.00		85-01-2395
20819	HIGH STREET	08/03/2023	1,404.00		85-01-2401
Total HEINZ, GERALD & ASSOC.:			24,843.00		
<b>HELPING HAND IT</b>					
23-43531	IT SERVICES	07/26/2023	490.00		01-12-5286
23-43555	IT SERVICES	07/27/2023	925.00		01-12-5286
23-43645	IT SERVICES	08/01/2023	2,955.40		01-12-5286
23-43674	IT SERVICES	08/04/2023	3,760.48		01-12-5286
Total HELPING HAND IT:			8,130.88		
<b>HITCHCOCK DESIGN GROUP</b>					
30899	RIVERFRONT MASTER PLAN	07/31/2023	4,650.00		32-31-5955
Total HITCHCOCK DESIGN GROUP:			4,650.00		
<b>HUGHES ENVIRONMENTAL CONSULTING</b>					
1057	HUGHES ENVIR	07/31/2023	9,920.00		60-33-5291
Total HUGHES ENVIRONMENTAL CONSULTING:			9,920.00		
<b>ILLINOIS STATE POLICE BUREAU OF ID</b>					
20230704110	LIQ LIC BG CHECK	07/01/2023	56.50		01-12-5290
Total ILLINOIS STATE POLICE BUREAU OF ID:			56.50		
<b>ITRON, INC</b>					
656908	MTER READING SOFTWARE/HA	08/12/2023	7,896.75		60-33-5290
Total ITRON, INC:			7,896.75		
<b>KLEIN, THORPE AND JENKINS, LTD</b>					
4006-004	POLICE LEGAL SERV	07/28/2023	157.50		01-21-5230
Total KLEIN, THORPE AND JENKINS, LTD:			157.50		
<b>LAKE JULIAN CONTRACTING INC</b>					
1274	VAC TRUCK SAND/STONES	08/02/2023	1,400.00		60-33-5141
Total LAKE JULIAN CONTRACTING INC:			1,400.00		
<b>LAUDERDALE ELECTRIC, INC.</b>					
9266	HANDHOLE IN DEPOT LAWN	08/11/2023	229.93		01-31-5110
9257	MEIER ST LITNG RECONFIG	08/08/2023	4,584.65		01-31-5150
Total LAUDERDALE ELECTRIC, INC.:			4,814.58		
<b>LIFELINE PLUMBING</b>					
61840921	BASEMENT SEWER ROD OUT	06/01/2023	159.00		01-12-5110
63378131	VH PLUMBING REPAIR	07/28/2023	2,880.00		32-15-5948
Total LIFELINE PLUMBING:			3,039.00		



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>MENARDS - CARPENTERSVILLE</b>					
08888	TAPE TO HANG VH PICTURES	07/13/2023	4.49		01-12-5110
08888	POST FOR DOG POOP BAG DIS	07/13/2023	12.98		01-31-5110
08888	CABLES AND CLAMPS FOR ADI	07/13/2023	26.88		01-31-5196
9714	WTP LIGHT BULBS	07/31/2023	69.99		60-33-5110
Total MENARDS - CARPENTERSVILLE:			114.34		
<b>MOTOROLA SOLUTIONS INC</b>					
3202992965	PROGRAMMING OF RADIOS	08/11/2023	1,217.64		01-21-5940
770952023070	MAINTENANCE AGREEMENT	08/01/2023	697.00		01-21-5940
Total MOTOROLA SOLUTIONS INC:			1,914.64		
<b>MUNICIPAL ELECTRONICS</b>					
69962	RADAR CERTS	07/31/2023	240.00		01-21-5130
Total MUNICIPAL ELECTRONICS:			240.00		
<b>NATIONAL TESTING NETWORK, INC</b>					
13255	POLICE COMM MEMBERSHIP	08/11/2023	750.00		01-21-5410
Total NATIONAL TESTING NETWORK, INC:			750.00		
<b>NICOR GAS</b>					
073123	NICOR S/W	07/31/2023	495.86		60-33-5510
Total NICOR GAS:			495.86		
<b>ORANGE CRUSH</b>					
104745	ASPHALT	08/04/2023	39.90		01-31-5150
Total ORANGE CRUSH:			39.90		
<b>OTTO ENGINEERING</b>					
1148624	EARPHONE KIT	08/08/2023	53.35		01-21-5080
Total OTTO ENGINEERING:			53.35		
<b>PACE ANALYTICAL SERVICES, LLC</b>					
9563126	WATER TESTING	07/31/2023	394.75		60-33-5290
9563127	WW TESTING	07/31/2023	2,904.60		60-33-5291
Total PACE ANALYTICAL SERVICES, LLC:			3,299.35		
<b>PADDOCK PUBLICATIONS, INC</b>					
260282	LEGAL NOTICE	08/13/2023	333.50		01-12-5330
259908	LEGAL NOTICE	08/06/2023	330.05		32-31-6090
Total PADDOCK PUBLICATIONS, INC:			663.55		
<b>PAL LAND, LLC</b>					
071323	CHRISTINA DRIVE TIF - 1ST INS	07/13/2023	147,861.58		36-01-5876
071323	DUNDEE CROSSING TIF - 1ST I	07/13/2023	445,676.99		38-01-5876
Total PAL LAND, LLC:			593,538.57		



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>PALUMBO MANAGEMENT LLC</b>					
17910	STONE FOR WATER SERVICE R	07/31/2023	150.00		60-33-5140
Total PALUMBO MANAGEMENT LLC:			150.00		
<b>PRINCIPAL LIFE INSURANCE CO</b>					
080123	ADMIN VIS DENT LIFE	08/01/2023	352.16		01-12-5060
080123	FIN VIS DENT LIFE	08/01/2023	72.61		01-14-5060
080123	PD VIS DENT LIFE	08/01/2023	1,815.70		01-21-5060
080123	BLDG VIS DENT LIFE	08/01/2023	129.83		01-25-5060
080123	PW VIS DENT LIFE	08/01/2023	426.78		01-31-5060
080123	EMP CONT VIS DENT LIFE	08/01/2023	625.82		27-01-2208
080123	COBRA CONT VIS DENT LIFE	08/01/2023	201.97		27-01-2210
080123	W/S VIS DENT LIFE	08/01/2023	540.73		60-33-5060
Total PRINCIPAL LIFE INSURANCE CO:			4,165.60		
<b>PUMP SUPPLY</b>					
90298-01	BRINE PUMPS	07/26/2023	3,208.00		60-33-5130
Total PUMP SUPPLY:			3,208.00		
<b>QUAD COM 9-1-1</b>					
23-EDPD-08	DISPATCH SERV	08/01/2023	15,538.87		01-21-5360
Total QUAD COM 9-1-1:			15,538.87		
<b>REID SPEARS</b>					
080323	BILLY ELTON	08/03/2023	2,500.00		01-37-5290
Total REID SPEARS:			2,500.00		
<b>ROBERT W. EDENHOFER</b>					
010723	OKT FEST BAND	01/07/2023	3,000.00		01-37-5290
Total ROBERT W. EDENHOFER:			3,000.00		
<b>SPORTSWEREUS, INC</b>					
053123	AMMO	05/31/2023	2,750.00		01-21-5430
Total SPORTSWEREUS, INC:			2,750.00		
<b>STANDARD EQUIPMENT COMPANY</b>					
44831	SWEEPER PARTS	08/10/2023	241.36		01-31-5120
P44641	SWEEPER PART	08/01/2023	574.93		01-31-5120
Total STANDARD EQUIPMENT COMPANY:			816.29		
<b>STAPLES ADVANTAGE</b>					
8071175607	OFFICE SUPPLIES	08/05/2023	186.20		01-21-5610
Total STAPLES ADVANTAGE:			186.20		
<b>SUMMIT SQUARE ASSOCIATION</b>					
080123	ASSOCIATION DUES	08/01/2023	1,910.27		01-12-5410



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total SUMMIT SQUARE ASSOCIATION:			1,910.27		
<b>SYNAGRO TECHNOLOGIES</b>					
40381	CAKE LAND APP	08/01/2023	3,450.00		60-33-5287
Total SYNAGRO TECHNOLOGIES:			3,450.00		
<b>THE FUNKY BRUSH AND PALETTE, LLC</b>					
081123	DICKENS EVENT	08/11/2023	370.00		01-37-5290
Total THE FUNKY BRUSH AND PALETTE, LLC:			370.00		
<b>THIRD MILLENNIUM ASSOCIATES</b>					
30252	UB REFUSE	07/27/2023	15.27		01-33-5340
30252	UTILITY BILLING W/S	07/27/2023	137.38		60-33-5340
Total THIRD MILLENNIUM ASSOCIATES:			152.65		
<b>TLO LLC</b>					
259283-20230	MEMBERSHIP	08/01/2023	75.00		01-21-5410
Total TLO LLC:			75.00		
<b>TRAFFIC CONTROL &amp; PROTECT</b>					
115472	STREET SIGNS	08/01/2023	138.30		01-31-5150
Total TRAFFIC CONTROL & PROTECT:			138.30		
<b>TRUE BLUE CAR WASH LLC</b>					
4935	PD CAR WASH	07/31/2023	45.00		01-21-5120
Total TRUE BLUE CAR WASH LLC:			45.00		
<b>ULINE</b>					
166717093	UMBRELLAS FOR DEPOT	08/02/2023	118.00		01-31-5196
166717093	TP FOR DEPOT BATHROOMS	08/02/2023	585.00		01-31-5196
166717093	SHIPPING	08/02/2023	47.53		01-31-5196
166659236	GLOVES	08/01/2023	137.65		01-31-5630
166659236	GLOVES	08/01/2023	137.65		60-33-5630
Total ULINE:			1,025.83		
<b>UNCLE JOHN'S MUSIC, INC</b>					
092323	OKT FEST BANK	09/23/2023	1,650.00		01-37-5290
Total UNCLE JOHN'S MUSIC, INC:			1,650.00		
<b>US BANK</b>					
3999 072523 P	PODS STORAGE	07/25/2023	89.00		01-12-5110
5221 072523 B	ADOBE	07/25/2023	254.85		01-12-5286
1680 072523 K	MAILCHIMP	07/25/2023	80.00		01-12-5410
1680 072523 K	SIRIUS	07/25/2023	17.83		01-12-5410
9750 072523 F	MEETING	07/25/2023	44.53		01-12-5420
5221 072523 B	OFF SUPPLIES	07/25/2023	71.89		01-12-5610
5221 072523 B	PHONE DETANGLERS	07/25/2023	7.99		01-12-5610
6309 072523 E	OFFICE SUPP	07/25/2023	966.02		01-12-5610



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
1680 072523 K	WALMART	07/25/2023	18.92		01-12-5630
1680 072523 K	AMAZON	07/25/2023	26.98		01-12-5630
5221 072523 B	MEMBERSHIP	07/25/2023	299.50		01-14-5410
5221 072523 B	PENSION OVERVIEW	07/25/2023	245.00		01-14-5430
6309 072523 E	FIN OFF SUPPLIES	07/25/2023	188.90		01-14-5610
1706 072523 J	CLEANING	07/25/2023	52.64		01-21-5080
2601 072523 P	HOME DEPOT PURCHASES	07/25/2023	228.76		01-21-5121
5824 072523 G	TOILET PARTS - POLICE DEPT	07/25/2023	77.51		01-21-5121
1706 072523 J	EDPD PHOTOS	07/25/2023	208.00		01-21-5290
5221 072523 B	COMCAST	07/25/2023	31.62		01-21-5320
1706 072523 J	SUBSCRIPTION	07/25/2023	15.96		01-21-5410
2107 072523 J	MEMBERSHIP	07/25/2023	14.99		01-21-5410
1600 072523 A	TRAINING	07/25/2023	795.00		01-21-5430
1706 072523 J	PHONE CASE	07/25/2023	10.39		01-21-5610
2107 072523 J	COFFEE	07/25/2023	37.99		01-21-5610
1706 072523 J	COFFEE	07/25/2023	73.98		01-21-5630
5541 072523 J	WEIGHING SCALE	07/25/2023	27.00		01-21-5630
3999 072523 P	OIL CHANGE	07/25/2023	38.48		01-31-5120
1680 072523 K	DOG WASTE BAGS	07/25/2023	87.98		01-31-5196
3999 072523 P	DEPOT LAWN CHAIRS	07/25/2023	496.45		01-31-5196
3999 072523 P	ICLOUD	07/25/2023	.99		01-31-5320
1680 072523 K	DICKENS	07/25/2023	750.00		01-37-5290
1680 072523 K	EVENTS CARD	07/25/2023	186.00		01-37-5340
1680 072523 K	EVENT OFF SUPPO	07/25/2023	16.33		01-37-5610
1680 072523 K	WDW	07/25/2023	41.98		01-37-5630
1680 072523 K	AMAZON	07/25/2023	41.77		01-37-5630
1680 072523 K	OKT FEST BANNER	07/25/2023	10.99		01-37-5631
1680 072523 K	CHALK	07/25/2023	79.90		34-01-5940
5221 072523 B	OFF SUPPLIES	07/25/2023	145.80		34-01-5940
3999 072523 P	OIL CHANGE	07/25/2023	38.47		60-33-5120
5824 072523 G	ICLOUD	07/25/2023	.99		60-33-5320
5824 072523 G	MAGNETIC LAB STIRRER	07/25/2023	35.99		60-33-5630
Total US BANK:			5,857.37		
<b>USA BLUEBOOK</b>					
101994	W LAB SUPPLIES	08/11/2023	145.12		60-33-5630
102570	W LAB SUPPLIES	08/11/2023	385.69		60-33-5630
Total USA BLUEBOOK:			530.81		
<b>VORTEX TECHNOLOGIES, INC</b>					
6828	CALIBRATE FLOW METERS - W	08/08/2023	2,550.00		60-33-5131
Total VORTEX TECHNOLOGIES, INC:			2,550.00		
<b>WELCH BROTHERS, INC.</b>					
3239490	STORM INLET BASIN - WATER	08/09/2023	292.50		01-31-5140
Total WELCH BROTHERS, INC.:			292.50		
<b>WILLIAM C ZELSDORF</b>					
071023	DEPOT	07/10/2023	468.00		01-12-6010
071723	DEPOT	07/17/2023	468.00		01-12-6010
072423	DEPOT	07/24/2023	468.00		01-12-6010
073123	DEPOT	08/13/2023	936.00		01-12-6010



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
	Total WILLIAM C ZELSDORF:		2,340.00		
	Grand Totals:		860,704.65		

## 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>AFLAC</b>					
72063	AFLAC	08/26/2023	797.00		27-01-2215
Total AFLAC:			797.00		
<b>ALTORFER INDUSTRIES</b>					
K0148501	PURCHASE BOOM LIFT	08/25/2023	78,310.00		32-31-5945
K0148501	DELIVERY	08/25/2023	2,932.00		32-31-5945
Total ALTORFER INDUSTRIES:			81,242.00		
<b>ANA LOPEZ - C/O PETTY CASH - VH</b>					
082823	PETTY CASH FOR OKT FEST	09/22/2023	750.00		01-37-5631
Total ANA LOPEZ - C/O PETTY CASH - VH:			750.00		
<b>ASCAP</b>					
082023	ASCAP ANN LIC	08/20/2023	440.00		01-37-5290
Total ASCAP:			440.00		
<b>AT&amp;T</b>					
081323	ATT W/S	08/13/2023	361.21		60-33-5320
Total AT&T:			361.21		
<b>AZAVAR AUDIT SOLUTIONS</b>					
156944	LOCALGOV SERVICES AND LIC	05/31/2023	22,500.00		01-12-5290
Total AZAVAR AUDIT SOLUTIONS:			22,500.00		
<b>B&amp;F CONSTRUCTION CODE SERVICES INC</b>					
18051	INSPECTIONS	08/17/2023	45.00		01-25-5290
62475	PLUBMING PLAN REVIEW	08/24/2023	450.00		01-25-5290
Total B&F CONSTRUCTION CODE SERVICES INC:			495.00		
<b>BEVERLY MATERIALS INC.</b>					
294503	STONE	08/12/2023	292.13		01-31-5150
294503	STONE	08/12/2023	292.13		60-33-5140
Total BEVERLY MATERIALS INC.:			584.26		
<b>BLUE CROSS BLUE SHIELD</b>					
090123	BCBS ADMIN	09/01/2023	4,933.31		01-12-5060
090123	BCBS FIN	09/01/2023	970.49		01-14-5060
090123	BCBS PD	09/01/2023	24,548.66		01-21-5060
090123	BCBS BLDG	09/01/2023	1,786.32		01-25-5060
090123	BCBS PW	09/01/2023	5,839.54		01-31-5060
090123	BCBS EMP CONTRIB	09/01/2023	4,928.53		27-01-2207
090123	BCBS RETIREES	09/01/2023	5,966.51		27-01-2210
090123	COBRA CONT	09/01/2023	693.21-		27-01-2210
090123	BCBS WTR/SWR	09/01/2023	7,714.08		60-33-5060
Total BLUE CROSS BLUE SHIELD:			55,994.23		



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>BONKOSKI LAWN CARE, INC.</b>					
081623	MOW - 7 MAIDEN	08/16/2023	900.00		01-31-5110
081623	MOW VARIOUS ROW AND VILL	08/16/2023	5,645.00		01-31-5110
081623	MOW WATER FACILITIES	08/16/2023	940.00		60-33-5110
081623	MOW VARIOUS ROW AND VILL	08/16/2023	780.00		60-33-5111
Total BONKOSKI LAWN CARE, INC.:			8,265.00		
<b>CENTURION PLUMBING COMPANY</b>					
2230	WATER MAIN BREAK	08/16/2023	4,748.75		60-33-5140
2231	WATER MAIN BREAK	08/22/2023	7,656.76		60-33-5140
Total CENTURION PLUMBING COMPANY:			12,405.51		
<b>CINTAS FIRST AID &amp; SAFETY</b>					
4164823788	FLOOR MATS - VH	08/16/2023	39.88		01-12-5110
4164823074	MATS PD	08/16/2023	49.19		01-21-5121
Total CINTAS FIRST AID & SAFETY:			89.07		
<b>CLARK HILL PLC</b>					
1344514	LEGAL SERV PD	08/17/2023	4,271.00		01-21-5230
1344514	LEGAL SERV PW	08/17/2023	236.00		01-31-5230
Total CLARK HILL PLC:			4,507.00		
<b>CLAUDINE CINA</b>					
804000	REFUND UB OVERPAYMENT	08/28/2023	354.46		99-00-1005
Total CLAUDINE CINA:			354.46		
<b>COMED</b>					
082323	COM ED VILLAGE	08/23/2023	394.88		28-01-5510
Total COMED:			394.88		
<b>COMPASS MINERALS AMERICA INC</b>					
1209786	COARSE ROCK SALT	08/15/2023	3,606.00		60-33-5650
Total COMPASS MINERALS AMERICA INC:			3,606.00		
<b>COTTER, PHILLIP</b>					
083023	STAFF BBQ ITEMS 083123	08/30/2023	220.60		01-12-5645
Total COTTER, PHILLIP:			220.60		
<b>DAVEY TREE EXPERT COMPANY</b>					
917926697	REMOVE DEAD TREE	08/18/2023	5,070.00		01-31-5190
Total DAVEY TREE EXPERT COMPANY:			5,070.00		
<b>DIRECT ENERGY</b>					
232350052416	STREET LIGHTS	08/23/2023	196.74		01-31-5510
232350052416	W & WW UTILITIES	08/23/2023	16,751.38		60-33-5510
Total DIRECT ENERGY:			16,948.12		



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>DOWN TO EARTH LANDSCAPING</b>					
92327	TOP SOIL	08/15/2023	60.00		01-31-5150
Total DOWN TO EARTH LANDSCAPING:			60.00		
<b>DUNDEE FORD</b>					
858210	SQ 32	04/11/2023	473.37		01-21-5120
Total DUNDEE FORD:			473.37		
<b>DUNDEE LANDSCAPE CONSTRUCTION</b>					
6393	LANDSCAPE MAINT	07/28/2023	1,550.00		01-31-5110
Total DUNDEE LANDSCAPE CONSTRUCTION:			1,550.00		
<b>DUNDEE MARATHON</b>					
5297988	TT ICE	08/24/2023	16.00		01-37-5631
5298048	TT ICE	08/17/2023	4.00		01-37-5631
Total DUNDEE MARATHON:			20.00		
<b>DUNDEE NAPA AUTO PARTS</b>					
453923	TRAILER	08/15/2023	20.11		01-31-5130
454791	TRAILER LIGHTS	08/24/2023	19.00		01-31-5130
Total DUNDEE NAPA AUTO PARTS:			39.11		
<b>DW-SERVANT FUND (EAST DUNDEE) LLC</b>					
082523 1	BDD REV DUNDEE GATEWAY	08/25/2023	4,166.67		33-01-5876
Total DW-SERVANT FUND (EAST DUNDEE) LLC:			4,166.67		
<b>ELGIN KEY &amp; LOCK CO. INC.</b>					
231395	FRANCO KEYS	08/24/2023	13.00		01-12-5110
231417	VH FIN STG ROOM KEY	08/28/2023	6.30		01-12-5110
Total ELGIN KEY & LOCK CO. INC.:			19.30		
<b>ELROD FRIEDMAN LLP</b>					
073123	PROFESSIONAL SERVICES	07/31/2023	12,459.00		01-12-5230
073123	TIF 3 DOWNTOWN	07/31/2023	2,333.00		39-01-5230
Total ELROD FRIEDMAN LLP:			14,792.00		
<b>FASTSIGNS</b>					
97-64040 1	ARTS COUNCIL SIGN	08/14/2023	147.50		34-01-5940
97-64040 2	ARTS COUNCIL SIGNCADE	08/08/2023	147.50		34-01-5940
Total FASTSIGNS:			295.00		
<b>FERGUSON ENTERPRISES, LLC</b>					
7361-1	DEPOT FOUNTAIN	08/18/2023	43.40		01-31-5196
WW045404	PERM PUMP AT WTP	08/23/2023	196.00		60-33-5130
Total FERGUSON ENTERPRISES, LLC:			239.40		



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>GALLS PARENT HOLDINGS, LLC</b>					
25460184	UNIFORM ALLOW. - KM	08/23/2023	182.60		01-21-5080
Total GALLS PARENT HOLDINGS, LLC:			182.60		
<b>GOLD SHIELD DETECTIVE AGENCY, INC</b>					
2144	BG CHECK	08/14/2023	941.25		01-12-5290
Total GOLD SHIELD DETECTIVE AGENCY, INC:			941.25		
<b>GRAINGER, INC.</b>					
9797163830	POWER WASHER	08/08/2023	30.66		01-31-5130
9804749803	FLASHLIGHT BATTERY	08/15/2023	21.49		01-31-5640
9812210418	BELTS FOR OX DITCH	08/21/2023	340.80		60-33-5131
Total GRAINGER, INC.:			392.95		
<b>GRIFFIN WILLIAMS MCMAHON &amp; WALSH LLP</b>					
17776	LOCAL PROSECUTIONS	08/28/2023	750.00		01-21-5230
Total GRIFFIN WILLIAMS MCMAHON & WALSH LLP:			750.00		
<b>HAWKINS, INC.</b>					
6552006	W CHEMICALS	08/15/2023	230.00		60-33-5650
6552007	W CHEMICALS	08/15/2023	10.00		60-33-5650
6553739	W CHEMICALS	08/15/2023	3,290.86		60-33-5650
Total HAWKINS, INC.:			3,530.86		
<b>HELPING HAND IT</b>					
23-43695	IT SERVICES	08/14/2023	105.00		01-12-5286
Total HELPING HAND IT:			105.00		
<b>HOME DEPOT</b>					
081323	HVAC CLEANING	08/13/2023	50.46		01-12-5110
081323	VH LIGHT	08/13/2023	86.95		01-12-5110
081323	VH ADDRESSES	08/13/2023	34.50		01-12-5110
081323	FOX RIVER TRIAL BRIDGE REP	08/13/2023	84.38		01-31-5110
Total HOME DEPOT:			256.29		
<b>ILLINOIS PUBLIC RISK FUND</b>					
79377	W/C ADMIN	08/14/2023	779.21		01-12-5520
79377	W/C FIN	08/14/2023	584.41		01-14-5520
79377	W/C PD	08/14/2023	3,183.71		01-21-5520
79377	W/C BLDG	08/14/2023	389.61		01-25-5520
79377	W/C W/S	08/14/2023	592.13		01-31-5520
79377	W/C PW	08/14/2023	562.93		60-33-5520
Total ILLINOIS PUBLIC RISK FUND:			6,092.00		
<b>J.G. UNIFORMS, INC</b>					
119788	UNIFORM SR	08/25/2023	95.49		01-21-5080
119816	UNIFORM DD	08/28/2023	909.25		01-21-5080



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total J.G. UNIFORMS, INC:			1,004.74		
<b>JOSEPH D. FOREMAN &amp; CO.</b>					
333113	SEWER REPAIR - SPRINGCRES	08/09/2023	849.46		60-33-5141
Total JOSEPH D. FOREMAN & CO.:			849.46		
<b>KYLE DIRKS</b>					
1716000	OVERPAYMENT ON UB	08/25/2023	39.78		99-00-1005
Total KYLE DIRKS:			39.78		
<b>LAKE JULIAN CONTRACTING INC</b>					
1277	VAC TRUCK SAND/STONES	08/15/2023	1,750.00		60-33-5141
Total LAKE JULIAN CONTRACTING INC:			1,750.00		
<b>LAUDERDALE ELECTRIC, INC.</b>					
9294	VH EXT LIGHTING	08/25/2023	1,449.78		01-12-5110
Total LAUDERDALE ELECTRIC, INC.:			1,449.78		
<b>LYLA BLANCHARD</b>					
060123	DICKENS CARRIAGE	06/01/2023	100.00		01-37-5290
Total LYLA BLANCHARD:			100.00		
<b>MAURO SEWER CONSTRUCTION</b>					
2308.2	WATER ST WATER MAIN	08/24/2023	164,958.60		34-01-5950
Total MAURO SEWER CONSTRUCTION:			164,958.60		
<b>MENARDS - CARPENTERSVILLE</b>					
10387	VH EXT REPAIR	08/13/2023	93.20		01-12-5110
10177	ROOF REPAIR	08/10/2023	882.81		01-21-5121
Total MENARDS - CARPENTERSVILLE:			976.01		
<b>MUKITE, BILL &amp; LINDA</b>					
083123	SEWER BACK UP AT RESIDENC	08/31/2023	1,000.00		60-33-5291
Total MUKITE, BILL & LINDA:			1,000.00		
<b>NICK WATERS</b>					
512	VEHICLE DETAIL	08/17/2023	800.00		01-21-5120
Total NICK WATERS:			800.00		
<b>NORTHEAST MULTI-REGIONAL TRAINING</b>					
333147	TRAINING RM	08/22/2023	150.00		01-21-5430
Total NORTHEAST MULTI-REGIONAL TRAINING:			150.00		
<b>NORTHWESTERN MEDICINE OCCUPATIONAL HEALT</b>					
542190	PRE-EMPLOYMENT	07/31/2023	172.00		01-12-5240
542190	RANDOM DRUG POOL	07/31/2023	130.00		01-31-5240



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
542190	NEW EMPLOYEE SCREENING	07/31/2023	215.00		01-31-5240
Total NORTHWESTERN MEDICINE OCCUPATIONAL HEALT:			517.00		
<b>PETER GRECO</b>					
082323	LOUNGE PUPPETS	08/23/2023	2,500.00		01-37-5290
Total PETER GRECO:			2,500.00		
<b>PRINCIPAL LIFE INSURANCE CO</b>					
081723	ADMIN VIS DENT LIFE	08/17/2023	318.53		01-12-5060
081723	FIN VIS DENT LIFE	08/17/2023	104.68		01-14-5060
081723	PD VIS DENT LIFE	08/17/2023	1,824.01		01-21-5060
081723	BLDG VIS DENT LIFE	08/17/2023	134.79		01-25-5060
081723	PW VIS DENT LIFE	08/17/2023	457.45		01-31-5060
081723	EMP CONT VIS DENT LIFE	08/17/2023	715.54		27-01-2208
081723	W/S VIS DENT LIFE	08/17/2023	606.34		60-33-5060
Total PRINCIPAL LIFE INSURANCE CO:			4,161.34		
<b>SPEEDWAY</b>					
083123	SPEEDWAY ROADWAY REIMBU	08/31/2023	1,118,942.00		32-36-6090
Total SPEEDWAY:			1,118,942.00		
<b>ULINE</b>					
167290565	TP FOR DEPOT BATHROOMS	08/16/2023	382.73		01-31-5196
167140607	TRASH CAN LINERS	08/13/2023	413.38		01-31-5630
Total ULINE:			796.11		
<b>VCNA PRAIRIE LLC</b>					
891154563	CONCRETE FOR CURB - STOR	08/22/2023	664.14		01-31-5140
Total VCNA PRAIRIE LLC:			664.14		
<b>VERIZON WIRELESS</b>					
99416364631	VERIZON ADMIN	08/10/2023	86.14		01-12-5320
99416364631	VERIZON FIN	08/10/2023	86.12		01-14-5320
99416364631	VERIZON PD	08/10/2023	282.23		01-21-5320
99416364631	VERIZON B&Z	08/10/2023	50.10		01-25-5320
99416364631	VERIZON SWR/WTR	08/10/2023	320.35		01-31-5320
99416364631	VERIZON PW	08/10/2023	149.33		60-33-5320
9942029241	W/WW DIALER MODEMS	08/14/2023	74.32		60-33-5320
Total VERIZON WIRELESS:			1,048.59		
<b>WAGEWORKS, INC</b>					
5560667	HEALTHCARE BENEFIT	08/23/2023	176.00		01-12-5060
Total WAGEWORKS, INC:			176.00		
<b>WEX INC</b>					
91289008	FUEL CHARGES PD	08/23/2023	4,210.12		01-21-5620
91289008	B&Z FUEL	08/23/2023	120.37		01-25-5620
91289008	FUEL CHARGES PW	08/23/2023	1,475.91		01-31-5620



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
91289008	WW/TT WATER/ICE	08/23/2023	20.58		01-37-5631
91289008	FUEL CHARGES WS	08/23/2023	963.60		60-33-5620
Total WEX INC:			6,790.58		
<b>WILLIAM C ZELSDORF</b>					
081423	DEPOT	09/27/2023	468.00		01-12-6010
081423	DEPOT	09/27/2023	468.00		01-12-6010
Total WILLIAM C ZELSDORF:			936.00		
Grand Totals:			1,558,540.27		

## 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>ALVERSON SOUND, INC</b>					
010623 - 1	OKT FEST STAGE	01/16/2023	2,500.00		01-37-5330
Total ALVERSON SOUND, INC:			2,500.00		
<b>AT&amp;T</b>					
090423	ATT W/S	09/04/2023	335.53		60-33-5320
Total AT&T:			335.53		
<b>AXON ENTERPRISES</b>					
183118	BODY CAMS	09/01/2023	26,110.80		32-21-5940
Total AXON ENTERPRISES:			26,110.80		
<b>B&amp;F CONSTRUCTION CODE SERVICES INC</b>					
62572	PLAN REVIEW	09/05/2023	200.00		01-25-5290
Total B&F CONSTRUCTION CODE SERVICES INC:			200.00		
<b>BATEMAN LAW OFFICES, LTD</b>					
091123	AA BUILDING	09/11/2023	308.75		01-25-5230
Total BATEMAN LAW OFFICES, LTD:			308.75		
<b>BEVERLY MATERIALS INC.</b>					
295452	RAVINE CULVERT	08/31/2023	444.73		01-31-5140
Total BEVERLY MATERIALS INC.:			444.73		
<b>BRANIFF COMMUNICATIONS INC.</b>					
34938	WARNING SIRENS	09/01/2023	1,440.00		01-21-5131
Total BRANIFF COMMUNICATIONS INC.:			1,440.00		
<b>C.S.R. BOBCAT, INC</b>					
01-13411	RENTAL FLAIL MOWER	09/07/2023	1,650.00		01-31-5530
Total C.S.R. BOBCAT, INC:			1,650.00		
<b>CASSIDY TIRE &amp; SERVICE</b>					
922017924	TRUCK 33 TIRES	09/06/2023	1,600.00		01-31-5120
922017941	TRUCK 33	09/06/2023	211.56		01-31-5120
922017924	TRUCK 33 TIRES	09/06/2023	1,600.00		60-33-5120
922017941	TRUCK 33	09/06/2023	211.56		60-33-5120
Total CASSIDY TIRE & SERVICE:			3,623.12		
<b>CENTURY SPRINGS</b>					
214114,214455	EDPD WATER	09/01/2023	239.37		01-21-5630
Total CENTURY SPRINGS:			239.37		
<b>CINTAS FIRST AID &amp; SAFETY</b>					
4166317213	MATS - VH	08/30/2023	39.88		01-12-5110
4166317288	MATS PD	08/30/2023	49.19		01-21-5121



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total CINTAS FIRST AID & SAFETY:			89.07		
<b>CIVICSERV LLC</b>					
1023	TIFIQ ANNUAL	08/22/2023	3,000.00		35-01-5230
1023	TIFIQ ANNUAL	08/22/2023	3,000.00		47-01-5230
Total CIVICSERV LLC:			6,000.00		
<b>CLOWNING AROUND ENTERTAINMENT, INC</b>					
41575	OKT FEST INFLATABLES	07/18/2023	5,572.00		01-37-5330
Total CLOWNING AROUND ENTERTAINMENT, INC:			5,572.00		
<b>COMED</b>					
090623	COM ED STREETS	09/06/2023	1,706.70		28-01-5510
Total COMED:			1,706.70		
<b>COMPASS MINERALS AMERICA INC</b>					
1217140	COARSE ROCK SALT	09/06/2023	3,556.85		60-33-5650
Total COMPASS MINERALS AMERICA INC:			3,556.85		
<b>COVERALL NORTH AMERICA DBA</b>					
1010718815	CLEANING VH	09/01/2023	329.00		01-12-5110
1010718815	CLEANING POLICE	09/01/2023	1,410.00		01-21-5121
1010718815	CLEANING PW 446 ELGIN AVE	09/01/2023	95.00		01-31-5110
1010718815	CLEANING DEPOT	09/01/2023	95.00		01-31-5196
1010718815	CLEANING PW PRAIRIE LAKE	09/01/2023	236.00		60-33-5110
1010718815	CLEANING PW 401 ELGIN AVE	09/01/2023	236.00		60-33-5111
Total COVERALL NORTH AMERICA DBA:			2,401.00		
<b>DAVEY TREE EXPERT COMPANY</b>					
917952714	STUMP GRINDING	08/28/2023	390.00		01-31-5190
917965615	TREE REMOVAL	08/31/2023	7,150.00		01-31-5190
Total DAVEY TREE EXPERT COMPANY:			7,540.00		
<b>DC COBBS EAST DUNDEE</b>					
091223	FOOD VOUCHERS	09/12/2023	226.00		01-37-5631
Total DC COBBS EAST DUNDEE:			226.00		
<b>DIXON ENGINEERING, INC.</b>					
23-0583	IL 25 TOWER WARRANTY INSP	06/20/2023	1,950.00		60-33-5220
Total DIXON ENGINEERING, INC.:			1,950.00		
<b>DOWN TO EARTH LANDSCAPING</b>					
111629	MULCH	09/08/2023	69.00		01-31-5150
Total DOWN TO EARTH LANDSCAPING:			69.00		
<b>DUNDEE LANDSCAPE CONSTRUCTION</b>					
6516	LANDSCAPE MAINT	09/01/2023	1,550.00		01-31-5110



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total DUNDEE LANDSCAPE CONSTRUCTION:			1,550.00		
<b>DUNDEE MARATHON</b>					
082423	EMPLOYEE BBQ	08/31/2023	12.00		01-12-5645
082423	TT ICE	08/31/2023	33.96		01-37-5630
Total DUNDEE MARATHON:			45.96		
<b>DUNDEE NAPA AUTO PARTS</b>					
455864	MISC PARTS	09/07/2023	77.25		01-31-5120
455202	TRUCK 20	08/29/2023	12.68		60-33-5120
Total DUNDEE NAPA AUTO PARTS:			89.93		
<b>ELROD FRIEDMAN LLP</b>					
083123	PROFESSIONAL SERVICES	08/31/2023	10,506.00		01-12-5230
083123	POLICE LEGAL	08/31/2023	88.50		01-21-5230
083123	TIF 3 DOWNTOWN	08/31/2023	5,140.00		39-01-5230
083123	PW WATER FUND	08/31/2023	216.00		60-33-5230
083123	PAL LAND LLC	08/31/2023	2,832.00		85-01-2382
083123	590 HEALY RD	08/31/2023	737.50		85-01-2395
Total ELROD FRIEDMAN LLP:			19,520.00		
<b>ENTERPRISE FM TRUST</b>					
4825769	PD MAINT ON LEASE	09/06/2023	394.03		01-21-5120
2731	PD LEASE VEH	09/06/2023	3,776.06		01-21-5280
Total ENTERPRISE FM TRUST:			4,170.09		
<b>FEHR GRAHAM</b>					
117695	SPEEDWAY	08/25/2023	1,752.00		85-01-2381
Total FEHR GRAHAM:			1,752.00		
<b>FERGUSON ENTERPRISES, LLC</b>					
45404	SODIUM PERM TUBING	08/23/2023	196.00		60-33-5130
45540	SODIUM PERM PUMP	08/29/2023	417.00		60-33-5130
Total FERGUSON ENTERPRISES, LLC:			613.00		
<b>FIRST COMMUNICATIONS</b>					
125787453	VH PHONES	09/06/2024	229.10		01-12-5320
125787453	PHONE DEPOT	09/06/2024	18.60		01-12-5320
125787453	PHONES PD	09/06/2024	1,271.35		01-21-5320
125787453	PHONES WATER	09/06/2024	424.97		01-31-5320
125787453	PHONES P/W	09/06/2024	102.75		01-31-5320
125787453	PHONES SEWER	09/06/2024	460.18		60-33-5320
Total FIRST COMMUNICATIONS:			2,506.95		
<b>GORDON FLESCH COMPANY, INC</b>					
14345995	COPIER TONER DEPOT	09/01/2023	121.84		01-37-5340
Total GORDON FLESCH COMPANY, INC:			121.84		



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>GRAINGER, INC.</b>					
9816207188	HOSE REEL WATER TRAILER	08/24/2023	495.15		01-31-5130
Total GRAINGER, INC.:			495.15		
<b>HARRY STOCKMAN</b>					
230411-05096	CANCELLATION FOR HEARING	08/26/2023	1,200.00		01-21-5290
Total HARRY STOCKMAN:			1,200.00		
<b>HAWKINS, INC.</b>					
6571859	WW CHEMICALS	09/05/2023	2,367.84		60-33-5651
Total HAWKINS, INC.:			2,367.84		
<b>HEINZ, GERALD &amp; ASSOC.</b>					
20858	MISC ENGINEERING	09/05/2023	390.00		01-12-5220
20865	JACKSON STREET PARKING RF	09/05/2023	546.00		01-12-5220
20869	455 E MAIN STREET	09/05/2023	234.00		01-25-5290
20867	STREET IMP PROG	09/05/2023	10,828.00		32-31-6090
20870	SAFE ROADS GRANT APP	09/05/2023	156.00		39-01-5290
20899	VAN BUREN/MAIDEN LANE	09/07/2023	234.00		39-01-5955
20868	PLOTE EAST ANNEXATION	09/05/2023	702.00		85-01-2066
20862	PENNY RD/RT 68	09/05/2023	780.00		85-01-2378
20864	PENNY RD/RT 68	09/05/2023	2,418.00		85-01-2378
20866	201 CHRISTINA DR	09/05/2023	234.00		85-01-2382
20859	LOT 2 TERRA 5	09/05/2023	2,106.00		85-01-2386
20861	590 HEALY	09/05/2023	3,714.00		85-01-2395
20863	590 HEALY	09/05/2023	1,794.00		85-01-2395
20860	HIGH STREET	09/05/2023	936.00		85-01-2401
Total HEINZ, GERALD & ASSOC.:			25,072.00		
<b>HELPING HAND IT</b>					
23-43717	IT SERVICES	08/29/2023	509.09		01-12-5286
23-43749	IT SERVICES	08/29/2023	894.00		01-12-5286
23-43771	IT SERVICES	08/31/2023	140.00		01-12-5286
23-43858	IT SERVICES	09/01/2023	3,414.40		01-12-5286
23-43749	REPLACEMENT LAPTOP BJM	08/29/2023	1,328.89		01-14-5286
Total HELPING HAND IT:			6,286.38		
<b>HITCHCOCK DESIGN GROUP</b>					
31042	RIVERFRONT MASTER PLAN	08/31/2023	1,000.00		32-31-5955
Total HITCHCOCK DESIGN GROUP:			1,000.00		
<b>HUGHES ENVIRONMENTAL CONSULTING</b>					
1058	HUGHES ENVIR	02/17/2032	10,600.00		60-33-5291
Total HUGHES ENVIRONMENTAL CONSULTING:			10,600.00		
<b>IMPACT NETWORKING</b>					
3043639	C454E ADMIN OVERAGE	09/01/2023	28.61		01-12-5340
3043639	C454E FIN OVERAGE	09/01/2023	28.61		01-14-5340
3043639	C454E BZ OVERAGE	09/01/2023	28.61		01-25-5340



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total IMPACT NETWORKING:			85.83		
<b>INDESTRUCTO RENTAL COMPANY, INC</b>					
031623 - 1	OKTOBEST TENT RENTAL DEP	03/16/2023	4,965.00		01-37-5330
Total INDESTRUCTO RENTAL COMPANY, INC:			4,965.00		
<b>IPMG</b>					
083123	CLAIM #230118W052	08/31/2023	3,887.30		01-09-4885
Total IPMG:			3,887.30		
<b>J.G. UNIFORMS, INC</b>					
119943	UNIFORM BM	08/29/2023	263.60		01-21-5080
Total J.G. UNIFORMS, INC:			263.60		
<b>JOSEPH D. FOREMAN &amp; CO.</b>					
333278	VALVE BOXES	09/01/2023	452.00		60-33-5140
Total JOSEPH D. FOREMAN & CO.:			452.00		
<b>KANE COUNTY RECORDER</b>					
EDUN082223	HIGH STREET	08/22/2023	80.00		85-01-2401
Total KANE COUNTY RECORDER:			80.00		
<b>KENIG, LINDGREN,O'HARA, ABOONA INC</b>					
29696	TRUCK/TRAFFIC STUDY	08/30/2023	8,625.00		01-31-5220
Total KENIG, LINDGREN,O'HARA, ABOONA INC:			8,625.00		
<b>KLEIN, THORPE AND JENKINS, LTD</b>					
4006-002	KANE COUNTY COURT	08/29/2023	64.00		01-12-5230
Total KLEIN, THORPE AND JENKINS, LTD:			64.00		
<b>L &amp; A AUTOMOTIVE</b>					
6587	PW TRUCK 22	08/28/2023	67.70		01-31-5120
6587	PW TRUCK 22	08/28/2023	67.70		60-33-5120
Total L & A AUTOMOTIVE:			135.40		
<b>LAKE JULIAN CONTRACTING INC</b>					
1280	RAVINE CULVERT BASIN REPAI	08/31/2023	8,500.00		01-31-5140
Total LAKE JULIAN CONTRACTING INC:			8,500.00		
<b>LAUDERDALE ELECTRIC, INC.</b>					
9305	LIGHT POLE REPL - 72 & VAN B	08/31/2023	1,629.15		01-31-5150
Total LAUDERDALE ELECTRIC, INC.:			1,629.15		
<b>LAUTERBACH &amp; AMEN, LLP</b>					
81598	ACT REPORT GASB 74/75	08/25/2023	2,580.00		01-14-5210



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total LAUTERBACH & AMEN, LLP:			2,580.00		
<b>M.E. SIMPSON COMPANY INC</b>					
40938	WATER VALVE EXERCISING	08/29/2023	11,220.00		60-33-5140
Total M.E. SIMPSON COMPANY INC:			11,220.00		
<b>MATT HILE</b>					
16110-03	WATER METER RENTAL CREDI	09/05/2023	212.25		99-00-1005
Total MATT HILE:			212.25		
<b>MCGINTY BROTHERS INC.</b>					
249349	SPRUCE TREE	09/05/2023	128.00		01-31-5190
Total MCGINTY BROTHERS INC.:			128.00		
<b>MCHEENRY COUNTY COLLEGE</b>					
533	FLAGGER TRAINING	09/07/2023	300.00		01-31-5430
533	FLAGGER TRAINING	09/07/2023	300.00		60-33-5430
Total MCHEENRY COUNTY COLLEGE:			600.00		
<b>MENARDS - CARPENTERSVILLE</b>					
10801	POLICE DEPT	08/23/2023	48.91		01-21-5121
10802	CRATE RETURN	08/23/2023	75.99		01-21-5121
11240	FOR TRUCK SAFETY INSPECTI	09/01/2023	71.92		01-31-5120
11240	TOOLS	09/01/2023	34.97		01-31-5640
Total MENARDS - CARPENTERSVILLE:			79.81		
<b>MIDWEST DECORATING, INC</b>					
4858	WTP INTERIOR PAINTING	09/11/2023	10,950.00		60-33-5111
Total MIDWEST DECORATING, INC:			10,950.00		
<b>MIDWEST FUN FACTORY, INC</b>					
042023	BALLOON TWISTING	04/20/2023	505.00		01-37-5290
Total MIDWEST FUN FACTORY, INC:			505.00		
<b>NICOR GAS</b>					
082423	NICOR S/W	08/24/2023	514.40		60-33-5510
Total NICOR GAS:			514.40		
<b>P.F. PETTIBONE</b>					
184187	UNIFORM	07/14/2023	323.80		01-21-5080
184381	UNIFORM DC F	08/31/2023	2,508.35		01-21-5080
184289	PAPER	08/17/2023	236.80		01-21-5610
Total P.F. PETTIBONE:			3,068.95		
<b>PACE ANALYTICAL SERVICES, LLC</b>					
9566712	WATER TESTING	08/31/2023	813.50		60-33-5290
9566713	WW TESTING	08/31/2023	3,403.80		60-33-5291



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total PACE ANALYTICAL SERVICES, LLC:			4,217.30		
<b>QUAD COM 9-1-1</b>					
23-EDPD-09	DISPATCH SERV	09/01/2023	15,538.87		01-21-5360
Total QUAD COM 9-1-1:			15,538.87		
<b>QUADIENT FINANCE USA, INC</b>					
082423	ADMIN POSTAGE	08/24/2023	12.42		01-12-5680
082423	FINANCE POSTAGE	08/24/2023	28.77		01-14-5680
082423	POLICE POSTAGE	08/24/2023	311.61		01-21-5680
082423	BLDG POSTAGE	08/24/2023	23.64		01-25-5680
082423	W/S POSTAGE INK	08/24/2023	33.72		01-31-5610
Total QUADIENT FINANCE USA, INC:			410.16		
<b>RALPH HELM, INC</b>					
383326	MISC PARTS	08/31/2023	190.10		01-31-5130
Total RALPH HELM, INC:			190.10		
<b>SHARP EXPRESS</b>					
457	REPAIRS -TRUCK #35	06/22/2023	5,677.71		01-31-5120
457	REPAIRS -TRUCK #35	06/22/2023	5,677.71		60-33-5120
Total SHARP EXPRESS:			11,355.42		
<b>SKIRMONT MECHANICAL CONTRACTORS INC</b>					
45796	PW SHOP BACKFLOW PREVEN	09/06/2023	5,821.63		01-31-5110
Total SKIRMONT MECHANICAL CONTRACTORS INC:			5,821.63		
<b>STAPLES ADVANTAGE</b>					
8071325801	OFFICE SUPP,LIES	08/19/2023	169.46		01-21-5610
Total STAPLES ADVANTAGE:			169.46		
<b>STEPHEN D. TOUSEY LAW OFFICES</b>					
070123	LEGAL PROSECUTION	07/01/2023	750.00		01-21-5230
080123	LEGAL PROSECUTION	08/01/2023	750.00		01-21-5230
090123	LEGAL PROSECUTION	09/01/2023	750.00		01-21-5230
Total STEPHEN D. TOUSEY LAW OFFICES:			2,250.00		
<b>SUMMIT SQUARE ASSOCIATION</b>					
090123	ASSOCIATION DUES	09/01/2023	1,910.27		01-12-5410
Total SUMMIT SQUARE ASSOCIATION:			1,910.27		
<b>SYNAGRO TECHNOLOGIES</b>					
41272	DISPOSAL BIOSOLID	09/01/2023	2,587.50		60-33-5290
Total SYNAGRO TECHNOLOGIES:			2,587.50		
<b>THE BLUE LINE</b>					
45382	LATERAL POL OFF RECRUITME	08/31/2023	598.00		01-21-5290



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total THE BLUE LINE:			598.00		
<b>THE FUNKY BRUSH AND PALETTE, LLC</b>					
042523	FACE PAINTING OKT FST	04/25/2023	840.00		01-37-5290
Total THE FUNKY BRUSH AND PALETTE, LLC:			840.00		
<b>TLO LLC</b>					
259283-20230	MEMBERSHIP	09/01/2023	75.00		01-21-5410
Total TLO LLC:			75.00		
<b>TRAFFIC CONTROL &amp; PROTECT</b>					
116136	STREET SIGN	08/31/2023	93.10		01-21-5121
116150	STREET SIGN	08/31/2023	104.00		01-31-5150
Total TRAFFIC CONTROL & PROTECT:			197.10		
<b>TRUE BLUE CAR WASH LLC</b>					
4986	PD CAR WASH	08/31/2023	75.00		01-21-5120
Total TRUE BLUE CAR WASH LLC:			75.00		
<b>US BANK</b>					
5221 082523 B	ADO	08/25/2023	270.78		01-12-5286
5221 082523 B	ADOBE	08/25/2023	16.45		01-12-5286
1680 082523 K	MAILCHIMP	08/25/2023	80.00		01-12-5410
1680 082523 K	XM RADIO	08/25/2023	17.83		01-12-5410
9750 082523 F	INTERN MEMBERSHIPS	08/25/2023	30.00		01-12-5410
1680 082523 K	SPRA SHOWCASE	08/25/2023	30.00		01-12-5420
1680 082523 K	IML CONF	08/25/2023	2,025.00		01-12-5420
1680 082523 K	SUPPLIES	08/25/2023	53.97		01-12-5630
1680 082523 K	NAPNAMEPLATES	08/25/2023	162.65		01-12-5630
1680 082523 K	LANDS END KD	08/25/2023	21.61		01-12-5630
1680 082523 K	SUPPLIES	08/25/2023	30.11		01-12-5630
5221 082523 B	MEMBERSHIP AL	08/25/2023	150.00		01-14-5410
1680 082523 K	SPRA SHOWCASE	08/25/2023	30.00		01-14-5420
5221 082523 B	TRAINING	08/25/2023	805.00		01-14-5430
1680 082523 K	LANDS END	08/25/2023	80.90		01-14-5630
1706 092523 C	DRY CLEANING	09/25/2023	52.64		01-21-5080
5221 082523 B	COMCAST	08/25/2023	31.62		01-21-5320
1706 092523 C	CHICAGO TRIB	09/25/2023	15.96		01-21-5410
1706 092523 C	MEMBERSHIP	09/25/2023	120.00		01-21-5410
1706 092523 C	MEMBERSHIP C JK	09/25/2023	190.00		01-21-5410
2107 082523 J	MEMBERSHIP	08/25/2023	14.99		01-21-5410
6309 082523 E	MEMBERSHIP	08/25/2023	402.50		01-21-5410
1706 092523 C	LUNCH	09/25/2023	29.09		01-21-5420
1706 092523 C	TRAINING LUNCH	09/25/2023	9.00		01-21-5420
1706 092523 C	LUNCH	09/25/2023	150.88		01-21-5420
5738 082523 D	TRAINING	09/25/2023	389.88		01-21-5420
5738 082523 D	TRAINING	09/25/2023	20.60		01-21-5430
1706 092523 C	TONER	09/25/2023	31.59		01-21-5610
1706 092523 C	COFFEE	09/25/2023	69.47		01-21-5610
1706 092523 C	WEBCAM	09/25/2023	19.99		01-21-5610
2107 082523 J	COPY PAPER	08/25/2023	37.99		01-21-5610
2107 082523 J	COFFEE	08/25/2023	32.48		01-21-5610



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
5738 082523 D	PICT HANG STRIPS	09/25/2023	23.98		01-21-5610
1680 082523 K	LANDS END	08/25/2023	108.90		01-21-5630
2107 082523 J	WINDSHIELD WASHER FLUID	08/25/2023	29.94		01-21-5630
2107 082523 J	FLASH DRIVES & TONER	08/25/2023	108.38		01-21-5630
2107 082523 J	FLASH DDRIVE	08/25/2023	77.97		01-21-5630
5541 092523 O	WEIGHT	08/25/2023	13.50		01-21-5630
5824 082523 G	GAS SHUT OFF VALVE	08/25/2023	9.99		01-31-5110
5824 082523 G	GREASE/ELEC TAPE	08/25/2023	27.98		01-31-5120
6309 082523 E	DOG WASTE BAGS	08/25/2023	129.99		01-31-5196
3999 082523 P	ICLOUD	08/25/2023	.99		01-31-5320
5824 082523 G	TESTER/BUFFERE	08/25/2023	231.59		01-31-5570
5824 082523 G	IPHONE CASES	08/25/2023	29.97		01-31-5630
5824 082523 G	FENCE POST CAPS	08/25/2023	204.30		01-31-5630
5824 082523 G	SUPPLIES	08/25/2023	25.83		01-31-5630
5221 082523 B	PORT/MISTING FANS	08/25/2023	35.99		01-37-5630
1680 082523 K	EVENT SUPPLIES	08/25/2023	12.80		01-37-5631
1680 082523 K	EVENT SUPPLIES	08/25/2023	60.82		01-37-5631
1680 082523 K	EVENT SUPPLIES	08/25/2023	25.72		01-37-5631
1680 082523 K	EVENT SUPPLIES	08/25/2023	24.92		01-37-5631
1680 082523 K	WRIST BANDS	08/25/2023	120.00		01-37-5631
1680 082523 K	WRIST BANDS	08/25/2023	120.00		01-37-5631
1680 082523 K	HANDICAP PANEL	08/25/2023	156.14		01-37-5631
1680 082523 K	HANDICAP PANEL	08/25/2023	156.14		01-37-5631
1680 082523 K	HANDICAP PANEL	08/25/2023	156.15		01-37-5631
6309 082523 E	SUPPLIES	08/25/2023	36.99		01-37-5631
5824 082523 G	ICLOUD STORAGE	08/25/2023	.99		60-33-5320
5824 082523 G	MANHOLE HOOKS	08/25/2023	159.16		60-33-5640
Total US BANK:			7,512.11		
<b>US BANK EQUIPMENT FINANCE</b>					
1500 082523 A	TRAINING	08/25/2023	495.00		01-21-5430
Total US BANK EQUIPMENT FINANCE:			495.00		
<b>USA BLUEBOOK</b>					
126397	WW OPER SUPPLIES	09/07/2023	387.71		60-33-5630
Total USA BLUEBOOK:			387.71		
<b>VALLEY HYDRAULIC SERVICE INC</b>					
2272699	REPAIR PRESSURE WASHER	08/30/2023	8.32		01-31-5130
Total VALLEY HYDRAULIC SERVICE INC:			8.32		
<b>VOGELSANG USA, LTD</b>					
50015909	GRINDER HILL ST LIFT STATIO	08/15/2023	10,800.00		60-33-5952
50015909	FREIGHT/PCK	08/15/2023	325.00		60-33-5952
Total VOGELSANG USA, LTD:			11,125.00		
<b>WASTE MANAGEMENT OF ILLINOIS</b>					
9497-2776-2	DISPOSAL OF MISC MATERIAL	08/01/2023	460.16		01-31-5570
Total WASTE MANAGEMENT OF ILLINOIS:			460.16		



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>WILLIAM C ZELSDORF</b>					
082823	DEPOT	09/10/2023	468.00		01-12-6010
082823	DEPOT	09/10/2023	468.00		01-12-6010
Total WILLIAM C ZELSDORF:			936.00		
Grand Totals:			269,059.86		

## Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.



## Memorandum



**To:** Village President and Board of Trustees  
**From:** Franco Bottalico, Assistant to the Village Administrator  
**Subject:** Text Amendment to the Liquor Code to Match IL Liquor Control Act  
**Date:** September 18, 2023

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### **Action Requested:**

Staff recommends Village Board approval of an ordinance amending Chapter 116 of the East Dundee Village Code to conform to the Illinois Liquor Control Act ("ACT") regarding limiting fines.

### **Summary:**

Staff has been working with attorneys at Elrod Friedman to document processes as they relate to liquor license violations that come before the East Dundee Local Liquor Control Commission. During that process current practices were reviewed and a discrepancy in Section 116.99, Penalty, of the Village Code was found. The discrepancy permits fines in excess of that allowed by the Act, and allows action to be taken after investigation in regard to suspensions or revocations. This does not conform to the Act. The following text amendment is recommended to the Village Code to allow us to conform to state law:

#### 116.10 SUSPENSION OR REVOCATION.

(A) Any license or registration granted may be revoked or suspended for cause by the Liquor Commission, by notice, in writing, served either by registered mail, personal service or posting notice on the premises. The action may be taken ~~after investigation or after public hearing in the discretion of~~ **before** the Liquor Commission.

#### 116.99 PENALTY

(A) Any person violating any provision of this chapter shall be fined not less than \$25 nor more than ~~\$5,000~~ **\$1,000 for a first violation within a 12-month period** exclusive of court costs and administrative fees established by statute and the cost of prosecution; and for a second offense not less than \$50 nor more than ~~\$10,000~~ **\$1,500 within a 12-month period**; and for a third offense shall be fined not less than \$100 nor more than ~~\$15,000~~ **\$2,500 within a 12-month period**. Each day the



violation continues shall constitute a separate offense. In addition to any other penalties set forth in this chapter, the Liquor Commission may order the licensee to pay costs incurred by the village in preparing or hearing the case including, but not limited to, reasonable attorneys' fees and court reporter's fees. The levy and/or payment of any penalty herein provided shall not be deemed a waiver of the power of the Local Commission to suspend or revoke any license."

**Attachments:**

Ordinance Amending Chapter 116



**ORDINANCE NUMBER 23-\_\_\_\_\_**  
**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE**  
**COUNTIES, ILLINOIS, AMENDING VILLAGE CODE CHAPTER 116, ALCOHOLIC**  
**BEVERAGES TO MATCH IL LIQUOR CONTROL ACT (PENALTY)**

**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**, Section 7-5 of the Illinois Liquor Control Act of 1934, 235 ILCS 5/ ("Act"), requires a local liquor commissioner to conduct a public hearing in order to levy fines or to suspend or revoke a liquor license; and

**WHEREAS**, Section 116.10 of the "Code of the Village of East Dundee," as amended ("Code"), permits revocation or suspension of a liquor license after an investigation and without a public hearing; and

**WHEREAS**, Section 7-5 of the Act limits fines levied by the local liquor commissioner to \$1,000 for a first violation within a 12-month period, \$1,500 for a second violation within a 12-month period, and \$2,500 for a third or subsequent violation within a 12-month period; and

**WHEREAS**, Section 116.99 of the Code permits fines in excess of that allowed by the Act; and

**WHEREAS**, the Village desires to amend the Code to conform with the requirements of Section 7-5 of the Act; and

**WHEREAS**, the President and Board of Trustees have determined it to be in the best interest of the Village to amend the Village Code; and

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

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

**SECTION 2: Amendment.** That Chapter 116, titled "Alcoholic Beverages" of the Village Code is hereby amended to add a new Section 116.05(B) as follows, with additions **bold** and double-underlined and deletions ~~struck through~~:

**"§116.10      SUSPENSION OR REVOCATION.**

(A) Any license or registration granted may be revoked or suspended for cause by the Liquor Commission, by notice, in writing, served either by registered mail, personal service or posting notice on the premises. The action may be taken ~~after investigation or after public hearing in the discretion of~~ **before** the Liquor Commission.



\* \* \*

§116.99 PENALTY.

(A) Any person violating any provision of this chapter shall be fined not less than \$25 nor more than ~~\$5,000~~ **\$1,000 for a first violation within a 12-month period** ~~exclusive of court costs and administrative fees established by statute and the cost of prosecution;~~ and for a second offense not less than \$50 nor more than ~~\$10,000~~ **\$1,500 within a 12-month period**; and for a third offense shall be fined not less than \$100 nor more than ~~\$15,000~~ **\$2,500 within a 12-month period**. Each day the violation continues shall constitute a separate offense. **In addition to any other penalties set forth in this chapter, the Liquor Commission may order the licensee to pay costs incurred by the village in preparing or hearing the case including, but not limited to, reasonable attorneys' fees and court reporter's fees.** The levy and/or payment of any penalty herein provided shall not be deemed a waiver of the power of the Local Commission to **suspend or** revoke any license."

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

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

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

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

[SIGNATURE PAGE FOLLOWS]



**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Jeffrey Lynam, Village President

**ATTEST:**

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



## Memorandum



**To:** Village President and Board of Trustees

**From:** Caleb Haydock, Management Intern

**Subject:** Text Amendment to Chapter 120 Regarding Depot Fencing

**Date:** September 18, 2023

---

### **Action Requested:**

Staff recommends Village Board approval of an ordinance amending Chapter 120 of the Village Code to restrict the location of the use of the Village-owned white picket decorative fencing to the Depot only.

### **Summary:**

As the Village continues to coordinate/operate events at the Depot Park, and as interest in renting the Depot remains strong, clarification in language specific to the permitted use of the Village-owned decorative fencing is necessary. Staff recommends that the decorative fence be allowed to be used at the Depot only. Occasionally staff receives requests from outside parties to use the fencing in areas outside the depot. Restricting the fencing to the Depot only will ensure that it stays in good working condition and is always available for Depot events. It is also recommended that only our public works staff who are familiar with the equipment be allowed to put up and take down the fencing.

Below are suggested text amendments to accomplish the above recommendation:

Section 120.04 is amended as follows, with new text bolded and double-underlined:

- (A) The permit fees for the use of the Depot and/or Depot Park are per the fee schedule in Chapter 37 of the Code of the Village of East Dundee.
- (B) Additional fees may be assessed for additional services by the village as stated in the current annual fee schedule.
- (C) If village labor or equipment is requested and approved by the Village Administrator, or designee, any associated costs will be charged to the applicant.
- (D) A valid certificate of insurance, in ACORD format, shall be filed in amounts and coverages as described on the application form.



(E) Village-owned fence to be assembled and disassembled at the Depot Park only by Village Public Works staff only or their designee.

(F) No other fencing is permitted at this location unless approved by the Village Administrator, or designee, or the Village Board of Trustees.

**Attachment(s):**

Ordinance



**ORDINANCE NUMBER 23 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE  
COUNTIES, ILLINOIS, AMENDING THE EAST DUNDEE BUSINESS REGULATIONS  
ORDINANCE CHAPTER 120 REGARDING VILLAGE-OWNED DEPOT FENCING**

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

**WHEREAS**, the Village President and Board of Trustees have reviewed the recommendation, and hereby desire to amend Chapter 120 of the Municipal Code.

**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:** That each of the Recitals above are incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

**SECTION 2: Amendment.** Chapter 120 of the Municipal Code, entitled “Requests for the use of the Depot and Depot Park,” is hereby amended to read as follows:

**§ 120.04 PERMIT FEES AND INSURANCE.**

(A) The permit fees for the use of the Depot and/or Depot Park are per the fee schedule in Chapter 37 of the Code of the Village of East Dundee.

(B) Additional fees may be assessed for additional services by the village as stated in the current annual fee schedule.

(C) If village labor or equipment is requested and approved by the Village Administrator, or designee, any associated costs will be charged to the applicant.

(D) A valid certificate of insurance, in ACORD format, shall be filed in amounts and coverages as described on the application form.

**(E) Village-owned fence to be assembled and disassembled at the Depot Park only by Village Public Works staff only or their designee.**

**(F) No other fencing is permitted at this location unless approved by the Village Administrator, or designee, or the Village Board of Trustees.**

**SECTION 3: Severability.** That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.



**SECTION 4: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

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

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Jeffrey Lynam, Village President

**ATTEST:**

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



## Memorandum



**To:** Village President and Board of Trustees

**From:** Franco Bottalico, Assistant to the Village Administrator  
Katherine Diehl, Village Clerk / Special Events Coordinator

**Subject:** Chapter 116 Table Amendment

**Date:** September 18, 2023

---

**Action Requested:**

Staff recommends Village Board approval of an ordinance amending Chapter 116 of the Village Code, alcoholic beverages, regarding the number of licenses issued in all classes.

**Background and Summary:**

Per State statute, the village must retain a published number of permitted liquor license classes within the village code. This ordinance updates the table to reflect all current licenses in the Village of East Dundee.

**Attachments:**

Ordinance



**ORDINANCE NUMBER 23-\_\_\_\_\_**  
**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE**  
**COUNTIES, ILLINOIS, AMENDING VILLAGE CODE CHAPTER 116, ALCOHOLIC**  
**BEVERAGES NUMBER OF LICENSES TO BE PERMITTED**

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

**WHEREAS**, the Village desires to amend the Code of the Village of East Dundee ("Village Code") to provide an update relating to the number of alcoholic beverage business licenses pursuant to Chapter 116.05(B) "Classification;" and

**WHEREAS**, the President and Board of Trustees have determined it to be in the best interest of the Village to amend the Village Code; and

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

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

**SECTION 2: Amendment.** That Chapter 116, titled "Alcoholic Beverages" of the Village Code is hereby amended to add a new Section 116.05(B) as follows, with additions **bold** and double-underlined and deletions ~~struck through~~:

(B) *Number of licenses to be permitted.* The number of licenses issued in all preceding classes shall be as follows, except as modified from time to time by ordinance:

Classification	Number Permitted
A	<del>4</del> <b><u>5</u></b>
A-1	3
A-2	1
B	<del>0</del> <b><u>1</u></b>
B-1	0
B-2	0



B-3	4 <u>0</u>
B-4	6 <u>4</u>
B-5	2
C	0
C-1	1
D	1
E	6 <u>3</u>
E-1	3
E-2	5
E-3	4 <u>0</u>
<u>E-4</u>	<u>1</u>
F	No limit
G	2
H	2 <u>1</u>
I	2 <u>1</u>
J	1
J-1	0
K	4 <u>0</u>
L	1



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

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

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

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

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Jeffrey Lynam, Village President

**ATTEST:**

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



## Memorandum



**To:** Village President and Board of Trustees  
**From:** Phil Cotter, Director of Public Works  
**Subject:** Authorization to Dispose of Surplus Property  
**Date:** September 18, 2023

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### **Action Requested:**

Staff recommends Village Board approval of a resolution authorizing the sale of municipal surplus property by public auction.

### **Funding Source:**

Revenue from the sale of surplus vehicles/equipment will be deposited into the Capital Projects Fund.

### **Summary:**

Village code authorizes the Village Administrator, with the Village Board's authorization, to dispose of surplus property with an estimated value that is equal to or more than \$5,000. Attached is a Resolution authorizing the disposal of Village-owned surplus property, valued to be more than \$5,000 for each item, via public auction. The following is a summary of the items to be auctioned:

**2015 International 7400 Dump Truck:** In 2014, the Village purchased a 2015 International 7400 6-wheel (tandem axle) dump truck with a stainless-steel dump body (equipped with a conveyor system), 12-foot plow, 9-foot side/wing plow, salt slurry generator, salt spreader, and pre-wetting system. Staff recommends disposing of this vehicle as surplus property based on the following reasons:

- The specifications for this dump truck were based on dump trucks utilized by the Illinois Department of Transportation (IDOT) which are equipped (mainly for snow and ice control operations) for use on state routes that include interstate and tollway road systems. This dump truck (with a 12-foot wide snowplow) is substantially oversized for use on local (two-lane) Village roads. It is staff's understanding that this truck was purchased with the intention of the Village maintaining Illinois State Routes 68, 25, and 72. An intergovernmental agreement/relationship with IDOT was never established.
- The dump body is equipped with a conveyor system. This conveyor system is limited in the type of materials it can haul and is not ideal for hauling large aggregate materials such as broken asphalt, broken concrete, hot mix asphalt, and spoils associated with underground excavations.



- This dump truck has an extensive repair history as it has been in the repair shop on numerous occasions. This has resulted in extended periods of lost operating time. Since 2021, the truck has incurred numerous repairs that collectively have exceeded \$27,000.

Staff established a minimum purchase price of \$25,000 for this truck and will likely establish a reserve price higher than the minimum purchase price. This is also the ideal time of year to sell a dump truck with snow/ice control capabilities with the winter season approaching.



**1999 Bobcat 763H Skid-Steer Loader:** In October 2022, the Village Board approved the purchase of a 2023 Caterpillar skid-steer loader. The 2023 loader replaces the 1999 Bobcat 763H skid-steer loader that the Village purchased new in 1999/2000. Staff kept the 1999 Bobcat loader through this past winter and is recommending for disposal via public auction. Staff established a minimum purchase price of \$5,000.00.



**2006 Genie Articulated Boom Lift:** In July 2023, the Village Board authorized the purchase of a 2024 Genie articulated boom lift. The 2024 lift replaces the 2006 Genie articulated boom lift that the Village purchased in 2013 in used condition. Public Works has taken delivery of the new lift and staff is recommending for disposal the 2006 Genie lift via public auction. Staff established a minimum purchase price of \$5,000.00.





**2009 Chevrolet Silverado 2500HD:** In August 2023, the Village Board authorized the purchase of a 2022 Ford F-350 pickup/utility box truck. The 2022 Ford F-350 replaces the 2009 Chevrolet Silverado that was donated to the Village 2013/2014 in used condition. Public Works has taken delivery of the new Ford F-350 and therefore staff is recommending for disposal the 2009 Chevrolet Silverado pickup truck via public auction. Staff established a minimum purchase price of \$2,500.00 although it may sell for more than \$5,000 and therefore is included in the attached Resolution.



Staff proposes to dispose of this surplus property using an online public auction, such as Obenauf Online Auction Service, and accordingly recommends passage of the attached Resolution authorizing such action. The Village has used Obenauf previously and experienced positive results.

**Attachments:**

Resolution



**RESOLUTION NUMBER \_\_\_\_-23**

**RESOLUTION DECLARING CERTAIN VEHICLES, EQUIPMENT AND OTHER  
VILLAGE PROPERTY TO BE SURPLUS AND AUTHORIZING SALE OF SAID  
VEHICLES, EQUIPMENT AND OTHER VILLAGE PROPERTY  
AT AUCTION**

**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**, the Village Board has been advised that the following described property has been removed from service and are no longer needed by the Village:

<u>ITEM DESCRIPTION</u>	<u>MINIMUM VALUE</u>
1. 2015 International 7400 Dump Truck - with snowplows, pre-wet system, and salt spreader Vehicle Identification Number – 1HTWHAZTXFH667760	\$25,000.00
2. 1999 Bobcat 763H Skid-Steer Loader Product Identification Number - 512242250	\$5,000.00
3. 2006 Genie Z-45/25 Articulated Boom Lift Serial Number – Z452506-27487	\$5,000.00
4. 2009 Chevrolet Silverado 2500 Pickup Truck Vehicle Identification Number – 1GCHK59K59E146165	\$2,500.00

; and

**WHEREAS**, the Village Board has determined that the vehicles, equipment and other Village property so listed have been used beyond their economical and/or useful life and may be declared as surplus property; and

**WHEREAS**, pursuant to 65 ILCS 5/11-76-4 of the Illinois Municipal Code, the Village Board may authorize the sale of surplus village property; and

**WHEREAS**, it is deemed necessary and desirable for the Village of East Dundee to sell the listed surplus items at Internet auction to the highest bidder.



**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. Recitals.** The foregoing recitals are hereby incorporated into, and made a part of, this Resolution as the findings of the President and Board of Trustees of the Village of East Dundee.

**Section Two. Sale of Surplus Property.** That the Village of East Dundee, acting by and through its President and Board of Trustees, approves the sale of the vehicles, equipment and other Village property so listed by the Village Administrator and has determined the items to be surplus property as identified.

**Section Three. Proceeds.** That the proceeds from the sale of the surplus property will be deposited in the appropriate Village fund from which the property was originally purchased.

**Section Four. 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 Five. 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 \_\_\_\_\_, 2023, pursuant to a roll call vote as follows:

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

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

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_



JEFF LYNAM, President

ATTEST:

**KATHERINE DIEHL, Village Clerk**

Recorded in the Village Records on \_\_\_\_\_, 2023.



## Memorandum



**To:** Village President and Board of Trustees

**From:** Caleb Haydock, Management Intern  
Franco Bottalico, Assistant to the Village Administrator

**Subject:** Amendment to Section 30.05 of the Village Code Removing the Former Annex

**Date:** September 18, 2023

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### **Action Requested:**

Staff recommends Village Board approval of an ordinance amending Section 30.05, Meetings, of the Village Code to remove the location of Board of Trustee meetings to reflect current practices.

### **Summary:**

Since the Village of East Dundee has had its Board room relocated at the Police Department, Section 30.05(A) of the Village Code has not been updated to reflect this change. Prior to the commencement of each fiscal year, the Board passes a resolution setting the schedule of Board of Trustees meetings dates and times as well as other committees and commissions. On that resolution, the location of the meetings is also included to satisfy public notice requirements. Further, staff recommends the below updates in (C) to reflect modern practices as follows, with deletions ~~struck through~~ and additions **bolded and double underlined**:

Sec. 30.05, Meetings.

(A) Regular meetings of the Board of Trustees shall be held ~~at Village Hall Annex, unless otherwise specified,~~ on the first and third Mondays of each month. The meetings shall begin at 6:00 p.m. unless otherwise ordered at a regular meeting.

(B) In every case where the regular meeting falls on a legal holiday, the regular meeting may be held on the day following such holiday.

(C) Special meetings ~~or Work Shop meetings~~ may be held at any time on call of the President or of any three Trustees. Such call shall be made in writing, ~~duly signed,~~ and shall be presented to the Village Clerk at least 50 hours prior to the time specified for such meeting. The Clerk, **or Village Administrator, or designee,** shall immediately serve, or cause to be served, written notice of such special meeting on all members of the Board of Trustees. The written notice shall



describe briefly the object of the special meeting and shall be served, except in case of emergency, at least 48 hours before the meeting. At a special meeting, no business other than that proposed by the call shall be in order.

(D) In addition to any notice requirement prescribed by the Board of Trustees, public notice of meetings must be given as prescribed in §§ 2.02 and 2.03 of the Open Meetings Act (ILCS, Chapter 5, Act 120, §§ 1 *et seq.*).

(E) All regular and special meetings of the Board of Trustees shall be open to the public, except that a closed executive session can be declared for purposes permitted by statute by a majority vote of the members of the Board present. The presiding officer may invite such persons as may be required for advice and information. During any executive session, a formal vote may not take on any matter under discussion, except as to adjournment of the executive session.

(F) News media so requesting shall be provided with the agenda for all meetings of the Board of Trustees and their representatives shall be entitled to attend all open meetings.

**Attachment(s):**  
Ordinance



**ORDINANCE NUMBER 23-\_\_\_\_\_**  
**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE**  
**COUNTIES, ILLINOIS, AMENDING VILLAGE CODE CHAPTER 30, BOARD OF**  
**TRUSTEES, STRIKING VILLAGE HALL ANNEX**

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

**WHEREAS**, the Village desires to amend the Code of the Village of East Dundee ("Village Code") to provide rules and regulations relating to Village Board meetings; and

**WHEREAS**, the President and Board of Trustees have determined it to be in the best interest of the Village to amend the Village Code; and

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

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

**SECTION 2: Amendment.** That Chapter 30, titled "Board of Trustees" of the Village Code is hereby amended to strike location from Section 30.05, Meetings, as follows, with deletions ~~struck through~~ and additions **bolded and underlined**:

Sec. 30.05. Meetings.

(A) Regular meetings of the Board of Trustees shall be held ~~at Village Hall Annex, unless otherwise specified,~~ on the first and third Mondays of each month. The meetings shall begin at 6:00 p.m. unless otherwise ordered at a regular meeting.

(B) In every case where the regular meeting falls on a legal holiday, the regular meeting may be held on the day following such holiday.

(C) Special meetings ~~or Work Shop meetings~~ may be held at any time on call of the President or of any three Trustees. Such call shall be made in writing, ~~duly signed,~~ and shall be presented to the Village Clerk at least 50 hours prior to the time specified for such meeting. The Clerk, **or Village Administrator, or designee,** shall immediately serve, or cause to be served, written notice of such special meeting on all members of the Board of Trustees. The written notice shall describe briefly the object of the special meeting and shall be served, except in case of emergency, at least 48 hours before the meeting. At a special meeting, no business other than that proposed by the call shall be in order.



(D) In addition to any notice requirement prescribed by the Board of Trustees, public notice of meetings must be given as prescribed in §§ 2.02 and 2.03 of the Open Meetings Act (ILCS, Chapter 5, Act 120, §§ 1 *et seq.*).

(E) All regular and special meetings of the Board of Trustees shall be open to the public, except that a closed executive session can be declared for purposes permitted by statute by a majority vote of the members of the Board present. The presiding officer may invite such persons as may be required for advice and information. During any executive session, a formal vote may not take on any matter under discussion, except as to adjournment of the executive session.

(F) News media so requesting shall be provided with the agenda for all meetings of the Board of Trustees and their representatives shall be entitled to attend all open meetings.

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

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

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

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

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Jeffrey Lynam, Village President

**ATTEST:**

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



## Memorandum



**To:** Village President and Board of Trustees  
**From:** James R. Kruger, Chief of Police  
**Subject:** Amendment to Administrative Tow Ordinance Prohibiting Trailers Unattached to a Vehicle on the Roadway  
**Date:** September 18, 2023

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### **Action Requested:**

Staff recommends Village Board approval of an amendment to Title III, Chapter 72, adding Section 72.02 of the East Dundee Code of Ordinances to add sections “A” no trailer attached to a vehicle for longer than two hours on the street, and “B” no trailer parked on the street without motive power due to the safety concerns these types of trailers present.

### **Summary:**

The Village of East Dundee currently has no local ordinance against parking a trailer of any kind in the public roadway. There is a significant danger to public safety as well as the potential for theft of these types of vehicles when left unattended on the public roadway. An unattached trailer by its design is kept upright by a hand or electrically operated tongue jack holding up the weight of the trailer when not connected to a motive unit. There is generally no locking mechanism, allowing the trailer to be unstable on grade unless the tires are fully chocked. This presents a significant danger, especially to young children that may be in the area of the parked trailer and may create an attractive nuisance.

When a trailer is connected to a power unit, it is inherently more stable and its weight rests on the power unit. The trailer then is less likely to be stolen as well because of the stability of the vehicle it is attached to and also is less likely to roll out of control. A motor vehicle-trailer combination is also significantly longer and more likely to create a hazard for passing motorists as well as residents pulling out of residential driveways due to decreased visibility. Staff would therefore request the Village Board pass the attached ordinance to regulate trailers parked upon the public roadways. It allows police officers to enforce under the traffic code. This request does not address trailers on private property in the zoning code.

### **Attachments:**

Ordinance Amending Chapter 72 of the Village of East Dundee Village Code



**ORDINANCE NUMBER 23-\_\_\_\_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AMENDING VILLAGE CODE CHAPTER 72, PARKING REGULATIONS, TO RESTRICT PARKING OF COMMERCIAL AND RECREATIONAL VEHICLES, TRAILERS, AND TRUCK TRACTORS**

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

**WHEREAS**, the Village desires to amend the Code of the Village of East Dundee ("Village Code") to provide rules and regulations relating to the parking of commercial and recreational vehicles, trailers and truck tractors; and

**WHEREAS**, the President and Board of Trustees have determined it to be in the best interest of the Village to amend the Village Code; and

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

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

**SECTION 2: Amendment.** That Chapter 72, titled "Parking Regulations," of the Village Code is hereby amended to add a new Section 72.02 as follows, with additions **bold** and double-underlined and ~~deletions struck through~~:

**"§ 72.02 PARKING OF RECREATIONAL VEHICLES, TRAILERS OR TRUCK TRACTORS RESTRICTED."**

**(A) No person shall park, stop, or leave standing any recreational vehicle without motive power, nor any trailer of any kind without motive power, on any street, right of way, designated publicly used parking lot or alley.**

**(B) No person shall park any recreational vehicle with motive power or trailer with motive power on any public street for more than two hours.**

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

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

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



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

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Jeffrey Lynam, Village President

**ATTEST:**

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



## Memorandum



**To:** Village President and Board of Trustees

**From:** Phil Cotter, Director of Public Works

**Subject:** Gearbox/Motor Replacement – Wastewater Treatment Plant

**Date:** September 18, 2023

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### **Action Requested:**

Staff recommends Village Board approval of a resolution waiving competitive bidding and awarding contracts to The Flolo Corporation in the amount of \$22,024.35 and Sabel Mechanical in the amount of \$13,185.00 for the replacement of the gearbox/motor assembly in the west oxidation ditch at the Wastewater Treatment Plant at a total project cost of \$35,209.35.

### **Funding Source:**

This is not a budgeted expenditure and therefore staff proposes to use Water and Sewer Operating funds for this project as there are sufficient funds in 60-33-5131 for this expenditure.

### **Summary:**

The Wastewater Treatment Plant has two oxidation ditches (east and west) that are each operated by four gearbox/motor assemblies that run continuously. An oxidation ditch is a sludge biological treatment (aeration) process that provides a continuous flow of sewage to remove biodegradable organics. One of the gearboxes located in the west oxidation ditch has locked up and is inoperable. This, in part, is causing an accumulation of scum on the surface of the sewage in the inner two rings – reference the photo above. The inoperable gearbox (along with the motor) dates back to 1995 and is shown in the photo below.





Staff solicited proposals to purchase and replace a new gearbox/motor assembly in the west oxidation ditch. Although the motor is still operable, it is similar in age to the gearbox and staff is recommending its replacement concurrent with the gearbox.



Below is a summary of the proposals:

	<u>Gearbox/Motor</u>	<u>Labor</u>	<u>Total</u>
Proposal #1:			
The Flolo Corporation	\$22,024.35		
Sabel Mechanical		\$13,185.00	
			<b>\$35,209.35</b>
Proposal #2:			
The Flolo Corporation	\$22,024.35		
Dahme Mechanical Industries		\$13,570.00	
			<b>\$35,594.35</b>
Proposal #3:			
Evoqua Water Technologies	\$51,610.48		
DPS Equipment Services		\$14,500.00	
			<b>\$66,110.48</b>

Accordingly, staff recommends waiving competitive bidding and awarding contracts to The Flolo Corporation to purchase a new gearbox and motor in the amount of \$22,024.35 and Sabel Mechanical for the labor to install the new equipment in the amount of \$13,185.00 at a total project cost of \$35,209.35.

**Attachments:**

Resolution

Proposal from The Flolo Corporation

Proposal from Sabel Mechanical



RESOLUTION NUMBER \_\_\_\_-23

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE,  
COOK AND KANE COUNTIES, ILLINOIS,  
AUTHORIZING THE VILLAGE TO EXECUTE AGREEMENTS WITH THE FLOLO  
CORPORATION TO PURCHASE A NEW GEARBOX/MOTOR ASSEMBLY AND  
SABEL MECHANICAL TO INSTALL THE NEW EQUIPMENT AT A TOTAL PROJECT  
COST OF \$35,209.35**

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

**WHEREAS**, the Village owns and operates a Wastewater Treatment Plant; and

**WHEREAS**, there are two oxidation ditches located at the Wastewater Treatment Plant that operate continuously; and

**WHEREAS**, the Village solicited proposals for the replacement of an inoperable gearbox located in the west oxidation ditch along with the accompanying motor; and

**WHEREAS**, Village Staff recommends that the Village Board waive competitive bids and approve a resolution authorizing the execution of contract agreements with The Flolo Corporation in the amount of \$22,024.35 and Sabel Mechanical in the amount of \$13,185.00 for the purchase and replacement of the gearbox/motor assembly in the west oxidation ditch at the Wastewater Treatment Plant at a total project cost of \$35,209.35.

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

**SECTION 1:** The Village's corporate authorities waive competitive bids and approve a resolution authorizing the execution of contract agreements with The Flolo Corporation in the amount of \$22,024.35 and Sabel Mechanical in the amount of \$13,185.00 for the purchase and replacement of the gearbox/motor assembly in the west oxidation ditch at the Wastewater Treatment Plant at a total project cost of \$35,209.35 and further authorize and direct the Village Administrator to execute the Agreement and for the Village Clerk to attest the Agreement.

**ADOPTED** this 18<sup>th</sup> day of September, 2023, pursuant to a roll call vote as follows:

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

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



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

**APPROVED** by me this 18<sup>th</sup> day of September, 2023.

\_\_\_\_\_  
Jeffrey J. Lynam, Village President

**ATTEST:**

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

Published in pamphlet form this \_\_\_\_ day of \_\_\_\_\_, 2023, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on \_\_\_\_\_, 2023.





1400 Harvester Rd. West Chicago, IL 60185  
Cell (847)340-0660

September 14, 2023

Quote 23-35-4-50-295rev.1

Dan Hughes  
Village of East Dundee

RE: Replacement gearbox for oxidation ditch

Thank you for giving The Flolo Corporation the opportunity to provide you with the following proposal based on your request for quotation.

Replacement for Foote-Jones #8407-H26. Some dimensions are different from the existing unit.

A replacement gearbox consists of the following (6) items.

(1) Dodge #908001

TA8407H25 Tapered bushed reducer

Price: \$ 15,375.75 ea. Plus freight

Delivery: Currently in factory stock

FOB: Crossville, TN

(1) Dodge #908020

TA8407TB X 4-7/16 Taper bushing kit

Price: \$ 830.00 ea. Plus freight

Delivery: Currently in factory stock

FOB: Crossville, TN

(1) Dodge #907109

TA7315/8407RA Torque arm rod assembly

Price: \$ 466.87 ea. Plus freight

Delivery: Currently in factory stock

FOB: Crossville, TN

(1) Dodge #907090

TA7315/8407MM INCH Motor mount assembly

Price: \$ 1,224.77 ea. Plus freight

Delivery: Currently in factory stock

FOB: Crossville, TN

(1) Dodge #907096

TA7315/8407BG Belt guard – position B

Price: \$ 926.48 ea. Plus freight

Delivery: Currently in factory stock

FOB: Crossville, TN



(1) Dodge #907142

TA8407 ABS Closed end cover assembly

Price: \$ 117.23 ea. Plus freight

Delivery: Currently in factory stock

FOB: Crossville, TN

TOTAL: \$ 18,941.10

(1) WEG AC motor - #04018ET3E324T-W22

40hp, 1750rpm, 3/60hz, 230/460v, 324T frame, foot mount, TEFC, 1.25 service factor, Premium efficient, Class F insulation, Design B, Inverter duty, 4:1 constant torque, Severe duty, standard F-1 conduit box location.

Price: \$ 3,083.25 ea. Plus freight

Delivery: Factory stock

FOB: Romeoville, IL

Respectfully

THE FLOLO CORPORATION

Kim Hjerstedt

Sales Manager



## QUOTE

DATE 9/11/23

QUOTE #3549



W3150 County Road H, Fond du Lac, WI 54937  
920-904-5579

[doug@sabelmechanical.com](mailto:doug@sabelmechanical.com)

SEND TO
East Dundee WWTP

Date	Job	Payment Term	QUOTE EXPIRES
9/11/23	Installation of owners drive and motor	30 DAYS	Today

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	<p>This quote is for the removal of the oxidation ditch motor and drive assembly. Installation of owner's new drive and drive accessory, new motor.</p> <p>Including the following</p> <ul style="list-style-type: none"> <li>a) Crane</li> <li>b) Labor and equipment</li> <li>c) SST anchors and misalliance hardware</li> </ul>		

PAST DUE AMOUNTS ARE SUBJECT TO A FINANCE CHARGE AT THE MAXIMUM RATE ALLOWED BY STATE. REASONABLE COLLECTION FEES AND ATTORNEY FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION

SUBTOTAL	\$ 13,185.00
SALES TAX	\$
TOTAL	\$



## Memorandum



**To:** Village President and Board of Trustees

**From:** Franco Bottalico, Assistant to the Village Administrator

**Subject:** 210 Penny Ave. – Special Use Request for Package Liquor Store

**Date:** September 18, 2023

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### **Action Requested**

The Planning, Zoning and Historic Commission (PZHC) and staff recommend Village Board approval of an ordinance authorizing a special use permit for a package liquor store as a food and beverage retail use as described in Section 157.050(F)(1)(c)(2) for the property located at 210 Penny Ave., Units G & H, East Dundee, IL 60118 (PIN 03-23-376-018) in the B-2 Community Business District.

### **Summary**

Staff has received a special use application from Nitesh Patel (55% owner) and Manishkumar Patel (45% owner) of Sarathi, LLC (“Applicant”). The Applicant is proposing to open “East Dundee Liquors” at 210 Penny Ave., units G & H, which is about +/- 2,300 sq. ft.

According to Section 157.150(T), at least one parking space for each 200 sq. ft. of floor area is required. 11 spaces are required for this use; Building Inspector Ranieri has confirmed that sufficient parking is available at this location for this use. Units G & H to the right are highlighted with red lines in the Google Street image below.





The applicant is applying for a liquor license at this Village Board meeting as well, to be considered alongside this special use permit.

At the September 7, 2023, meeting the PZHC recommended the Village Board approval of this special use without conditions. Additionally, staff sees no issues at present with the store opening in this location.

The applicant will also be applying for a video gaming license which will be considered at a future Village Board meeting. The square footage of this proposed establishment would allow for 3 video gaming machines at this location. However, if approved for gaming, it would also make 3 out of 4 businesses in this strip mall contain video gaming, with the fourth business at this location being a massage establishment.

The PZHC discussed the impacts such a use would have on existing establishments that have video gaming terminals in the community and nearby if the Village Board were to grant a video gaming license to this applicant in this location. The PZHC discussed the concept of oversaturation as a possibility but did not want to discourage businesses. The PZHC advised staff they would be in favor for the Village Board to include in the new Comprehensive Plan specific language relating to a maximum number of these types of licenses in each business district, or the amount permitted Village-wide.

The applicant advised that the gaming is not critical to the operation and that they would move forward with the store with or without the gaming. This material is provided for informational purposes only and will be discussed further at a Village Board meeting in October.

### **Attachments**

Certificates of Publication in the Daily Herald

Findings of Fact

Ordinance

Redacted Application



**ORDINANCE NUMBER 23 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS GRANTING A SPECIAL USE PERMIT FOR A  
PACKAGE LIQUOR STORE FOR THE PROPERTY LOCATED AT 210 PENNY  
AVENUE, UNITS G & H, EAST DUNDEE, ILLINOIS 60118  
PIN 03-23-376-018, LOCATED IN THE B-2 COMMUNITY BUSINESS DISTRICT**

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

**WHEREAS**, pursuant to Section 157.224 of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") and the Village's home rule authority, the Village President and Board of Trustees of the Village ("Corporate Authorities") may provide for and allow the classification of special uses in its zoning districts; and

**WHEREAS**, pursuant to the Zoning Ordinance, any person owning or having an interest in property may file an application to use such property for one or more of the special uses provided for in the zoning district in which the land is situated; and

**WHEREAS**, Copa Holdings, LLC ("Owner") is the record owner of real property located at 210 Penny Avenue, East Dundee, IL 60118 ("Property"); and

**WHEREAS**, Nitesh M. Patel and Manishkumar J. Patel, of Sarathi LLC, are the ("Applicant"), and with consent of the Owner, filed an application ("Application") with the Village seeking a special use permit to operate a package liquor store, at the Property, as more fully described in the Application; and

**WHEREAS**, public notice of a public hearing was published in the Fox Valley Daily Herald and Northwest Suburbs Daily Herald on August 11, 2023 regarding the Application before the Village's Planning and Zoning Commission was duly given, and a public hearing was held on the Application on September 7, 2023; and

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 157.224 of the Zoning Ordinance for a special use permit and recommended approval of the Application, and related findings of fact; and

**WHEREAS**, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendations on the Application, and find it to be in the best interests of the health, safety and welfare of its residents to approve the requested special use for a package liquor store on the Property, subject to the conditions contained within Section 3 of this Ordinance;



**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: Approval of Special Use Permit.** The Corporate Authorities hereby approve the Application and grant a special use permit for the Property (as depicted in Exhibit A) legally described as:

PIN 03-23-376-018

LEGAL DESCRIPTION:

LOT 1 IN SPRINGWATER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. COMMON ADDRESS; 210 PENNY AVE.

Commonly known as 210 Penny Avenue Units G & H, East Dundee, Illinois 60118 for a package liquor store.

**SECTION 3: Severability.** That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

**SECTION 4: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

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

**PASSED** this \_\_\_\_ day of \_\_\_\_\_ 2023 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_ 2023.



---

Jeffrey Lynam, Village President

**ATTEST:**

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Katherine Diehl, Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_ 2023, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on \_\_\_\_\_, 2023.

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: \_\_\_\_\_

Applicant

Date: \_\_, 2023





P&Z File # \_\_\_\_\_

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

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

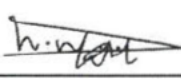

**PART I. GENERAL INFORMATION**

**A. Project Information**

Nitesh m patel / manishkumar j patel

1. Project/Owner Name: \_\_\_\_\_
2. Project Location: Unit G & H 210 penny Ave east dundee IL 60118 USA
3. Brief Project Description: New Liquor & wine store  
\_\_\_\_\_  
\_\_\_\_\_
4. Project Property Legal Description:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Project Property Size in Acres and Square Feet: 2500 Square feer
6. Current Zoning Status: B-2
7. Current Use Status: Vacant
8. Surrounding Land Use Zoning: B-2 ,R-4,R-2  
\_\_\_\_\_
9. Zoning District Being Requested (if applicable): \_\_\_\_\_
10. Parcel Index Numbers of Property: \_\_\_\_\_

**B. Owner Information**

1. Signature:  
2. Name: Nitesh m patel. / Manishkumar j patel
3. Address: [REDACTED]
4. Phone Number: [REDACTED]

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

1. Name/Company: East Dundee Liquor & Wine
2. Address: Unit G & H 210 penny ave East dundee IL 60118 USA
3. Phone Number: [REDACTED]



### PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers. **Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.**

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

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

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

No

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

No

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

No

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

Existing Building Everything done

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)?

SPECIAL USE Permit

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?

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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)

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

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

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

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

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

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**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.





**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.

~~Signature~~ Nitesh Patel 6-8-2023  
Individually and for the Applicant Date

[Redacted Address] [Redacted Phone Number]  
Address Phone Number

Project Description:

SPECIAL USE Permit  
210 PENNY AVE UNIT G+H





**Affidavit of Ownership & Control**

I (We), Copa Holdings, LLC - 210 Penny, 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: [Signature]

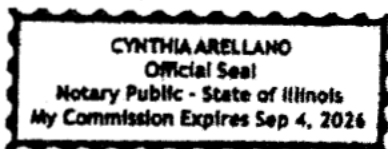
Owner: Copa Holdings, LLC - 210 Penny, LLC

Address: [Redacted]

Phone: 612/2023

SUBSCRIBED AND SWORN TO before me this  
14<sup>th</sup> day of JUNE, 2023.

[Signature]  
(NOTARY SIGNATURE)



(NOTARY STAMP)



State of Illinois }  
Counties of Cook and Kane } SS  
Village of East Dundee }

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning and Zoning & Historic Commission of the Village of East Dundee will hold a public hearing on September 7, 2023, at 6:00 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following request:

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

PIN: 03-23-376-018

Legal Description: LOT 1 IN SPRINGWATER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. COMMON ADDRESS: 210 PENNY AVE.

Published in Daily Herald August 11, 2023 (4604011)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**Northwest Suburbs  
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/11/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

*Danula Baltz*

Designee of the Publisher of the Daily Herald

Control # 4604011





State of Illinois }  
Counties of Cook and Kane } SS  
Village of East Dundee }

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Published in Daily Herald August 11, 2023 (4604011)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**Fox Valley  
Daily Herald**

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I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/11/2023 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

*Danula Baltz*

Designee of the Publisher of the Daily Herald

Control # 4604011







Scanned In

## Planning and Zoning & Historic Commission Meeting

### Findings of Fact – Special Use

Property Location: 210 Penny Ave., Units G & H, East Dundee, IL 60118 (PIN 03-23-376-018) in the B-2 Community Business District

Hearing Date: September 7, 2023

Special Use

Requested: Package Liquor Store

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

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



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

6 ayes ~~0~~ nayes ~~0~~ absent \_\_\_\_ abstain

Date:

9/7/2023

Signature:



Chair, Planning and Zoning & Historic Commission



## Memorandum



**To:** Village President and Board of Trustees  
**From:** Franco Bottalico, Assistant to the Village Administrator  
**Subject:** Request for Liquor License – 210 Penny Ave. Units G & H  
**Date:** September 18, 2023

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### **Action Requested:**

Staff recommends Village Board approval of an ordinance issuing a Class B liquor license to Nitesh M. Patel and Manishkumar J. Patel, of Sarathi, LLC for a package liquor store located 210 Penny Ave. Units G & H, East Dundee, IL 60118 (PIN 03-23-376-018) in the B-2 Community Business District.

### **Summary:**

Staff has received a special use permit application and liquor license application from the owners, Nitesh M. Patel (55%) and Manishkumar “Max” J. Patel (45%), of Sarathi, LLC (“Applicant”) for a proposed packaged liquor store to be titled “East Dundee Liquor & Wine”. The Applicant went before the Planning and Zoning & Historic Commission (“PZHC”) on September 7, 2023. The PZHC motioned to recommend approval of a packaged liquor store to the Village Board without any conditions.

The special use permit request is also on the Village Board agenda for approval this meeting, and if approved, this ordinance can be considered for approval as well. The proposed location of the store is in a strip mall located at 210 Penny Ave. Units G & H are in red below.





Currently tenants of the strip mall include Dolly's Café and Lucky Joe's Café, both of which have an E-2 liquor license which is designated for a restaurant with beer and wine only, not packaged sales, and no service bar. The third and final tenant in the mall is a massage establishment.

The Village Code allows a Class B License holder to sell packaged liquor, while not permitting consumption on-premise.

*Class B.*

*(a) Package store license which shall allow licensee to sell and offer to sell at retail in the premises specified in the license alcoholic liquor solely in the original package not for consumption on the premises where sold.*

*(b) This license shall not be issued to any applicant whose principal business is the retail sale to the general public of products or services other than alcoholic liquors.*

Package liquor stores are permitted by special use only in B-1, B-2, and B-3.

**Attachments:**

Ordinance

Proposed Store Area Layout

Liquor License Application



**ORDINANCE NUMBER 23 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE,  
COOK AND KANE COUNTIES, ILLINOIS, GRANTING A  
CLASS B LIQUOR LICENSE TO SARATHI LLC  
(East Dundee Liquor & Wine)**

**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 Illinois Liquor Control Act, 235 ILCS 5/1-1, *et seq.*, authorizes the Village to determine the number, kind and classification of licenses for the retail sale of alcohol liquor (each, a "Liquor License"), and to establish rules and regulations for the sale thereof; and

**WHEREAS**, the Village has received a request from Nitesh M. Patel and Manishkumar "Max" J. Patel for the issuance of a Class B Liquor License to Sarathi LLC, an Illinois limited liability company d/b/a East Dundee Liquor & Wine ("Licensee"), for the premises located at 210 Penny Ave., units G & H, East Dundee, Illinois ("Premises"); and

**WHEREAS**, the President and Board of Trustees have deemed it to be in the best interest of the Village to grant a Class B Liquor License to Licensee for the Premises;

**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: Granting of Class B Liquor License.** That the Local Liquor Control Commissioner or their designee is hereby authorized to issue a Class B Liquor License to Licensee for the Premises.

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

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

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



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

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2023 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Jeffrey Lynam, Village President

**ATTEST:**

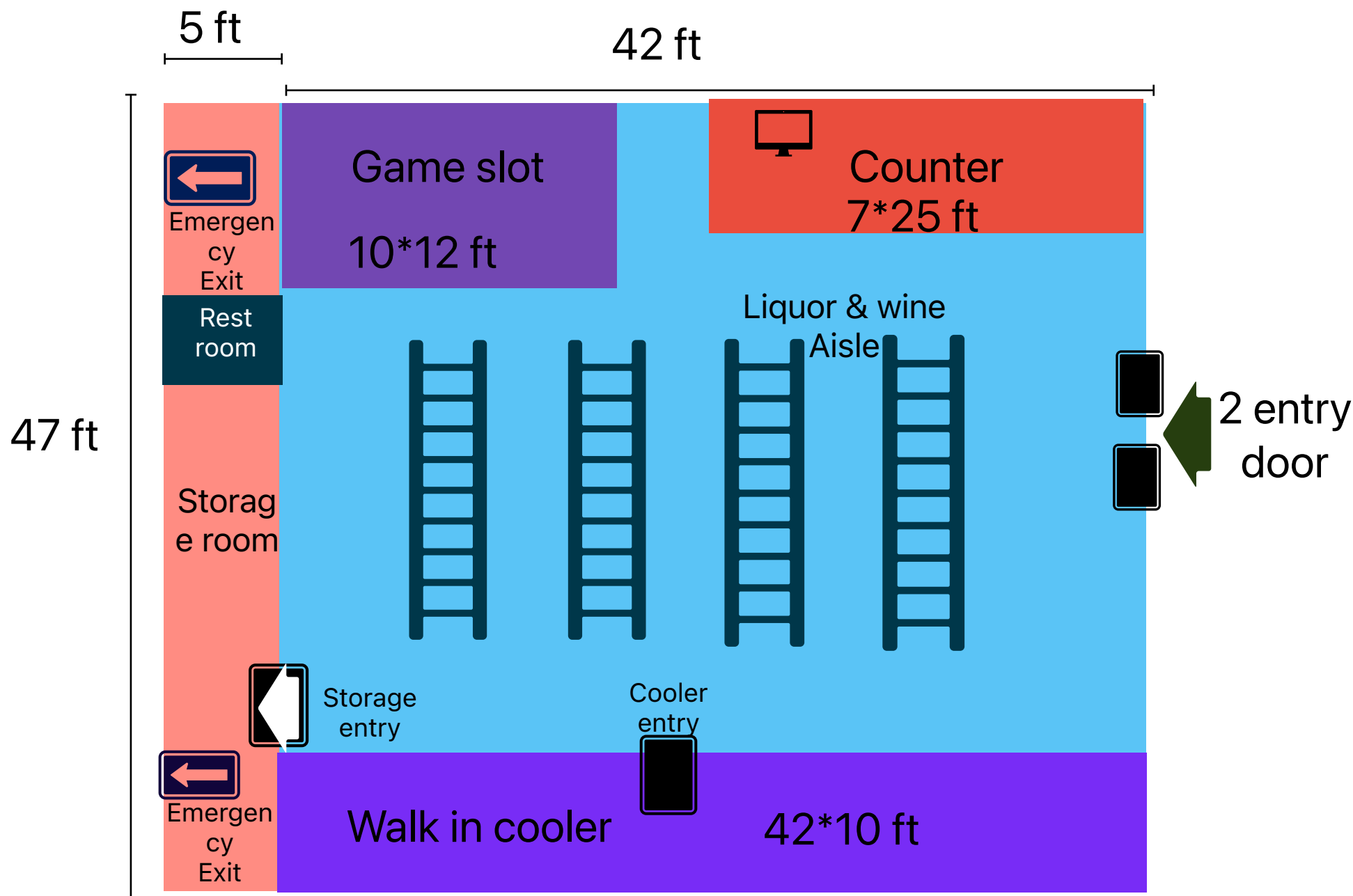
\_\_\_\_\_  
Katherine Diehl, Village Clerk

Published in pamphlet form this \_\_\_\_ day of \_\_\_\_\_, 2023, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on \_\_\_\_\_, 2023.



# EAST DUNDEE LIQUOR & WINE STORE LAYOUT







# APPLICATION FOR ALCOHOLIC LIQUOR LICENSE

License Period January 1, 2023 - December 31, 2023

DATE OF APPLICATION: 6-8-2023

LEGAL NAME OF BUSINESS: SARATHI LLC

DBA NAME: EAST DUNDEE LIQUOR IL SALES TAX #: 4486-1249

BUSINESS ADDRESS: 210 PENNY AVE UNIT 6+H, EAST DUNDEE, IL PHONE: [REDACTED]

MAILING ADDRESS (if different): \_\_\_\_\_

NAME OF APPLICANT: MANISH KUMAR PATEL PHONE: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

NAME/ADDRESS of the person who will be managing the ongoing affairs of this business at these premises: \_\_\_\_\_

1. License Classification and Annual Fee: *Please check the classification that you are applying for*

CLASS	ANNUAL FEE
<input type="checkbox"/> Class A Tavern .....	\$2000
<input type="checkbox"/> Class A-1 Tavern with Beer Garden (consumption on premises) .....	\$3000
<input type="checkbox"/> Class A-2 Beer/wine on premises with Beer Garden .....	\$2500
<input type="checkbox"/> Class B Package Liquor.....	\$2000
<input type="checkbox"/> Class B-1 Supermarket/Drug Store.....	\$2000
<input type="checkbox"/> Class B-2 Package Liquor.....	\$1200
<input type="checkbox"/> Class B-3 Mail Order License.....	\$300
<input type="checkbox"/> Class B-4 Beer, Wine & Liquor (Package form - consumption off premises) .....	\$1500
<input type="checkbox"/> Class B-5 Beer, Wine & Liquor (Package form - consumption on premises) .....	\$2000
<input type="checkbox"/> Class C Incorporated not-for-profit organization.....	\$750
<input type="checkbox"/> Class C-1 Public Golf Course/Restaurant.....	\$2500
<input type="checkbox"/> Class D Outdoor Amusement Park.....	\$1250
<input type="checkbox"/> Each Additional Point of Distribution.....	\$375
<input type="checkbox"/> Class E Restaurant with Bar.....	\$2500
<input type="checkbox"/> Class E-1 Restaurant with Service Bar Only.....	\$1500
<input type="checkbox"/> Class E-2 Wine & Liquor .....	\$1000
<input type="checkbox"/> Class E-3 Restaurant with Beer & Wine Only and Packaged Sales.....	\$2500
<input type="checkbox"/> Class F Special Event .....	\$100/day
<input type="checkbox"/> Class G Banquet .....	\$2500
<input type="checkbox"/> Class H Entertainment Venue.....	\$3000
<input type="checkbox"/> Class I Specialty Food & Beverage Establishment.....	\$1000
<input type="checkbox"/> Class J Village Caterer .....	\$500
<input type="checkbox"/> Class J-1 Caterer with Business Outside of Village.....	\$300
<input type="checkbox"/> Class K Caboose Concession Stand .....	\$500
<input type="checkbox"/> Class L Brew Pub .....	\$2500

\* Fee for additional license shall be \$1000

☐ Sidewalk Service Endorsement (\$100) ☐ Village Right-Of-Way Service Endorsement  
(Events sponsored or approved by the Village)



2. License Period: Commencing each year on July 1 and ending on June 30

3. Type of Business Entity (check one):

☐ Individual  
☐ Partnership

☐ Corporation  
☒ Other (specify) LLC

4. The following information must be provided with respect to any and all individual owners, partners, corporate officers, corporate directors, managers and, if a corporation, all persons owning directly or beneficially more than 5% of the corporation stock:

**Note:** Full names must be listed with middle initials. Furthermore, the applicant must notify the Local Liquor Control Commission in writing of a change in partnerships, officers, directors, persons holding directly or beneficially more than 5% in interest of the stock or ownership interest, or managers of the establishment within ten (10) days of said change.

NAME MANISH KUMAR PATEL

SOCIAL SECURITY #

HOME ADDRESS

DRIVER'S LICENSE #

BUSINESS TITLE MEMBER

PERCENTAGE OF STOCK HELD 45%

NAME NITESH PATEL

SOCIAL SECURITY #

HOME ADDRESS 4

DRIVER'S LICENSE #

BUSINESS TITLE MEMBER

PERCENTAGE OF STOCK HELD 55%

NAME

SOCIAL SECURITY # BIRTHDATE

HOME ADDRESS

DRIVER'S LICENSE # HOME PHONE #

BUSINESS TITLE

PERCENTAGE OF STOCK HELD

**Note:** If additional space is required, please attach a separate sheet of paper.



5. Has the applicant ever had a liquor license issued by the Federal government, any State government, County or municipal government? ☐ Yes ☒ No

If answer is in the affirmative, state the name of the licensing unit of government, when and where said license was issued.

6. Has the applicant/any owner ever had any previous liquor license denied, suspended or revoked? ☐ Yes ☒ No  
If answer is in the affirmative, state the date and reason for such.

7. Have any of the applicants/any owners ever been convicted of a felony or any violation of the Gaming Laws of the State of Illinois or any other state or any Federal Gaming Laws? ☐ Yes ☒ No

If answer is in the affirmative, state the date and reason for such conviction.

8. If the applicant does not own the premises for which the license is sought, does the applicant have a lease for a full period of a year of which the license is to be issued? ☒ Yes ☐ No ☐ I own the premises

**NOTE:** If the answer is affirmative, attach a copy of said lease to the application.

9. Has the applicant/any owners been delinquent in payment of any federal, state or local taxes? ☐ Yes ☒ No  
If the answer is affirmative, please explain:

Is the payment still delinquent at this present time? ☐ Yes ☐ No

10. Does the applicant understand that successful completion of a State certified beverage alcohol sellers and servers education and training (BASSET) program is required of all persons who sell or serve alcoholic beverages, all management personnel working on the premises, and anyone whose job entails the checking of IDs for the purchase of alcoholic beverages, pursuant to the requested license, and that such compliance is subject to random checks by the Village of East Dundee? ☒ Yes ☐ No

11. Does the applicant understand and agree that during the license period, any violation of Federal, State or Village laws and ordinances will be referred to the Local Liquor Control Commission and that such violation may result in the suspension or revocation of said license laws and ordinances will be referred to the Local Liquor Control Commission and that such violation may result in the suspension or revocation of said license? ☒ Yes ☐ No

12. Does the applicant understand and agree that members of the East Dundee Police Department shall have the authority to enter at any time upon the premises licensed hereunder to determine whether any State or Village laws and ordinances have been or are being violated, and at such time to examine the premises of said licensee in connection therewith?

☒ Yes ☐ No

13. Are any of the applicants public officials, or is any other person, directly or indirectly related in any way to the business entity, a public official? ☐ Yes ☒ No

14. Will the applicant be applying for a state supplemental video gaming license from the Village? ☒ Yes ☐ No

15. Applicant has provided all required documents included in the attached checklist ☒ Yes ☐ No



16. Do you owe money to any other village department or have any liens by the Village of East Dundee against the property? If yes, please explain: ☐ Yes ☒ No

DO YOU ATTEST, BY YOUR NOTARIZED SIGNATURE BELOW, THAT YOU WILL NOT VIOLATE ANY OF THE LAWS OF THE UNITED STATES, OF THE STATE OF ILLINOIS, OF OF THE VILLAGE OF EAST DUNDEE? YES (Please answer YES or NO)

\*\*\*\*\*

STATE OF ILLINOIS)  
) SS.  
COUNTY OF KANE)

I hereby swear by my signature here affixed that all of the foregoing facts are true and correct and that I have given these answers to induce the Village of East Dundee to grant the Liquor License mentioned aforesaid.

I am signing in my capacity as MEMBER  
(Individual, Owner, or Partner)

or as \_\_\_\_\_, Officer of  
(President, Secretary or Treasurer)  
SARATHI LLC  
(Corporation)

[Signature]  
Signature of Applicant

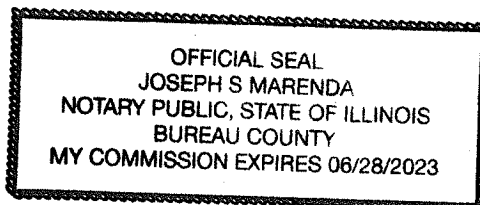
I am signing in my capacity as MEMBER  
(Individual, Owner, or Partner)

or as \_\_\_\_\_, Officer of  
(President, Secretary or Treasurer)  
SARATHI LLC  
(Corporation)

[Signature]  
Signature of Applicant #2

Subscribed and sworn to before  
me this 8th day of  
JUNE, 20 23.

[Signature]  
Notary Public





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## CHECKLIST

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A complete application for a liquor license must include the documents noted below. Please ensure that ALL required documentation is provided so not to delay the review/approval process.

- ☐ **ALL** questions on the application are answered and completed in full.
- ☐ **Signature of applicant(s)** on last page of application swearing all statements are true and correct, witnessed and notarized by an Illinois Notary Public. *Do not sign in advance, signatures must be signed in the presence of a Notary. Village Hall has notaries on staff at NO cost.*
- ☐ **Certificate of Dram Shop (Liquor Liability) Insurance** evidencing \$1,000,000 of coverage. *Should the certificate expire during the village license year, a copy of the renewal certificate must be submitted to the Village.*
- ☐ **Applicable lease or proof of ownership** (tax bill or purchase documentation) for location. If application is for a renewal license, this need not be submitted unless a lease has been renewed or amended since the last liquor license renewal (January 1 of each year).
- ☐ **A copy of your current Illinois Liquor License.** *Should your State license expire during the village license year, a copy of the renewed State license must be submitted to the Village.* For new applications, a village-issued license must be obtained prior to applying for State license. Upon receipt, a copy of the State license must be submitted to the Village before any liquor service operations may begin.
- ☐ **If this is a new application or ownership/management has changed**, fingerprinting is required for each person holding more than five percent (5%) interest in the establishment or, in the case of a corporation or an establishment not managed directly by the owner, fingerprinting is required for the general manager of the establishment.  
  
Fingerprints are to be taken at the East Dundee Police Department. Any person required to submit fingerprints who does not live in the area should call the East Dundee Police Department to inquire about an alternative process.
- ☐ **Copy of BASSET Certificates for all employees** permitted to serve alcohol/check IDs. State statute requires BASSET Certification for all employees who serve alcohol and check Identification for alcohol service. New Employees must complete this training within 90 days of hire.
- ☐ **Floor plan drawing or rendering.** *(For New Applicants or if Floor Plan has been amended)*
- ☐ **Payment** for all appropriate license fees. Payment may be made in-person, by mail, via the drop box outside Village Hall or via online payment at [www.eastdundee.net](http://www.eastdundee.net). Checks should be made payable to THE VILLAGE OF EAST DUNDEE

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Additional items, if applicable:

- ☐ **A copy of your current Illinois Video Gaming License.** *Should your State license expire during the village license year, a copy of your renewed State license must be submitted to the Village.*
- ☐ Sidewalk and/or Right-of-Way Liquor License Endorsement Hold Harmless Agreement





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/01/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> MFS Insurance Services, Inc. 1704 W Foster Avenue Chicago IL 60640		<b>CONTACT</b> NAME: Todd Hague PHONE (A/C, No, Ext): E-MAIL: ADDRESS:		<b>FAX</b> (A/C, No):	
<b>INSURED</b> SARATHI LLC 210 PENNY AVE UNIT G-H EAST DUNDEE, IL 60118		<b>INSURER(S) AFFORDING COVERAGE</b>			
		<b>INSURER A:</b> The Hartford		<b>NAIC #</b>	
		<b>INSURER B:</b>			
		<b>INSURER C:</b>			
		<b>INSURER D:</b>			
		<b>INSURER E:</b>			
		<b>INSURER F:</b>			

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	83SBAA54230	06/10/2023	06/10/2024	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000					
	MED EXP (Any one person) \$ 5,000					
	PERSONAL & ADV INJURY \$ 1,000,000					
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
						\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$
						AGGREGATE \$
						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/> N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
A	Business Personal Property Liquor Liability	X	83SBAA54230	06/10/2023	06/10/2024	BPP \$350,000 Liquor Liability \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Loc 1: 210 PENNY AVE UNIT G-H, EAST DUNDEE, IL 60188

Additional Insured: Illinois Liquor Control Commission

**CERTIFICATE HOLDER****CANCELLATION**

Illinois Liquor Control Commission

50 W Washington St Suite 209

Chicago, IL 60602

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Your "Student ID number" is: 230154

Your "Trainer's ID number" is: 5A-1137345

Your BASSET Card is located BELOW

**DO NOT throw away this letter as you will need your "Student ID number" directly above to re-print your card.**

**IMPORTANT:**

To re-print your card, visit the Illinois Liquor Control Commission website at [ILCC.illinois.gov](http://ILCC.illinois.gov) (click on the RESOURCES tab to access the "BASSET Card Lookup" page).

ILLINOIS LIQUOR CONTROL COMMISSION  
50 W. Washington Street, Suite 209 - Chicago, IL 60601  
BEVERAGE ALCOHOL SELLERS AND SERVERS  
EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 3/26/2023 Expires: 3/26/2026  
Trainer's IL Liquor License Number: 5A-1137345  
MANISHKUMAR PATEL  
720 NORTH MAIN ST  
PRINCETON IL 61356

**\*\*Card is not transferrable\*\***





## Illinois BASSET Training

This card certifies that:

**NITESH PATEL**

has completed the

Off-Premise BASSET Alcohol Certification

  
CEO of American Safety Council

7/3/2023

Exp. Date:



## Memorandum



**To:** Village President and Board of Trustees  
**From:** Phil Cotter, Director of Public Works  
**Subject:** Riverfront Master Plan – Project Update  
**Date:** September 18, 2023

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### **Action Requested:**

Staff requests the Village Board discussion of the Riverfront Master Plan which is currently in the process of being developed.

### **Summary:**

Representatives from Hitchcock Design Group (“HDG”), the Village’s consultant leading this study, will attend Monday night’s meeting to present an update on the project. More specifically, HDG will review the status of the first three phases of the study. The five phases are identified below:

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

To date, the *Analyze* and *Connect* phases are complete and the *Envision* phase is 2/3 completed. HDG will discuss the framework for the Envision phase.

### **Legislative History:**

On December 19, 2022, the Village Board approved a contract with HDG to develop a Riverfront Master Plan to encompass the area from the Village’s north border to the south border along the Fox River. The goals of the plan are to develop a set of actionable recommendations to enhance access to the Fox River, connect the Fox River more with the downtown area, and to beautify the Village’s precious natural asset.

### **Attachment:**

Hitchcock Design Strategies Memo





## Memorandum

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

**RE: East Dundee Riverfront Master Plan**

### Goals and Objectives

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

### Strategies

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

### Desired Program Elements

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

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

[hitchcockdesigngroup.com](http://hitchcockdesigngroup.com)





**Optional Program Elements:**

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

cc: File – HDG



## Memorandum



**To:** Village President and Board of Trustees

**From:** Franco Bottalico, Assistant to the Village Administrator  
Erika Storlie, Village Administrator

**Subject:** Preliminary PUD and Rezoning Approval for Terra Business Park Phase II

**Date:** September 18, 2023

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### **Action Requested:**

The Planning and Zoning & Historic Commission ("PZHC") and staff recommend Village Board approval of an ordinance approving a preliminary planned unit develop plan and rezoning for Pal Land, LLC and Pal Land II, LLC located in the M1, R1, and B3 Zoning Districts in East Dundee, IL (Terra Business Park Phase II).

### **Background and Summary:**

This item was tabled at the request of the applicant at the August 7, 2023 Village Board meeting.

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

According to Section 157.243 of the East Dundee Zoning Ordinance, the procedures for establishing a PUD are as follows:

- (A) (1) *Pre-application conference*. Introductory meeting held with village staff as set forth in § [157.244](#) of this chapter.
- (2) *Concept PUD plan review*. An informal review of overall concept conducted by the Village Board to provide constructive feedback to petitioner of plan as set forth in § [157.245](#) of this chapter.



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

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

The Applicant is currently in stage 157.243(A)(3), *Preliminary PUD plat*, as noted above.

#### **Analysis and Staff Recommendations:**

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

- A.) Regarding Row 9, Staff recommends a 40' setback due to staff recommending a 66' Street ROW in row 35.
- B.) Regarding Row 15, Staff spoke with Applicant via email, and the Applicant will modify the request to also include the manufacturing district's signage as the business district's signage is more strict.
- C.) Regarding Row 28, Applicant is proposing larger islands to compensate for the reduce number. A typical 7' island is around 120 Sq. Ft.
- D.) Regarding Row 31, the Applicant noted this is for a future plan and doesn't have an immediate need for this. Staff recommends the Applicant return to the PZHC with a PUD 2 amendment once Staff can review what the intent is to store on site.
- E.) Regarding Row 34, Staff recommends a sidewalk on one side of the road for accessibility purposes.

1	Principal Structure Requirements	Code Reference	Required	Approved Modifications
2	Front Yard	157.066(A)(6)(a)	40.0'	40.0'
3	Side Yard Front a Street	157.066(A)(6)(b)	40.0'	25.0'
4	Side Yard	157.066(A)(6)(b)	25.0'	20.0'



5	Rear Yard	157.066(A)(6)(c)	40.0'	40.0'
6	Building Height	157.066(A)(5)	35' Max	35' plus the height of any parapet wall required by the Village (or, if not required by the Village but proposed by the developer, then limited to not more than 6 feet) to screen rooftop equipment
7				
8	<b>Parking Setback Requirements</b>	<b>Code Reference</b>	<b>Required</b>	<b>Approved Modifications</b>
9	Front Yard Parking Setback	157.148	40.0'	30.0'
10	Side Yard fronting a street Parking Setback	157.148	40.0'	25.0'
11	Side Yard	157.148	0.0'	10.0'
12	Rear Yard	157.148	0.0'	10.0'
13				
14	<b>Signage Requirements</b>	<b>Code Reference</b>	<b>Required</b>	<b>Approved Modifications</b>
15	Business District Signage standards to apply to all lots.			Yes
16	Free standing signs to follow Village Ordinance 06-46			Yes
17	Free standing sign setback	156.04(C)(2)(b)(3)	15.0'	0.0'
18				
19	<b>Landscape Requirements</b>	<b>Code Reference</b>	<b>Required</b>	<b>Approved Modifications</b>
20	Required Open Space	158.04(B)	15%	10%
21	Front Yard Parking Screening with Shrubs	158.04(D)(2)(a)2.b	75%	85%



22	Front Yard Parking Screening with Trees	158.04(D)(2)(a)2.a	30' Spacing	30' Spacing
23	Side/Rear Parking Screening with Shrubs	158.04(D)(2)(b)4.b	50%	50%
24	Side/Rear Parking Screening with Trees	158.04(D)(2)(b)4.b	40' Spacing	40' Spacing
25	Parking Islands	158.04(D)(2)(d)2.b	1 per 10 Stalls	1 per 18 Stalls
26	Truck Parking Islands	158.04(D)(2)(d)2.b	1 per 10 Stalls	none
27	Parking Island adjacent to Truck Parking	158.04(D)(2)(d)2.b	Required	None
28	Island Size	158.04(D)(2)(d)2.b	7' Wide	400 SF
29	Foundation Area Landscaping	158.04(D)(2)(c)	5' Min. Width	Front Only
30	Trash Enclosure	158.04(E)(1)(a)	Masonry Wall	Masonry Wall or Faux Masonry Wall approved by the Village Inspector
31	Outside Storage Facilities (not including parking areas)	158.04(E)(1)(d)	Solid Wall or Fence	Wall or Fence
32				
33	<b>Subdivision Requirements</b>	<b>Code Reference</b>	<b>Required</b>	<b>Approved Modifications</b>
34	Sidewalk	155.048	Optional in M-1	8' Concrete Multi-use path on one side of road in the R.O.W. or Easement
35	Street ROW	155.045(D)	80'	66'

At its July 6, 2023 public hearing, the PZHC made a motion to approve the findings of fact and the preliminary PUD application incorporating staff's recommendations.

In addition to the above table's recommendations, at the July 6, 2023 public hearing, the Applicant also requested the below items. Staff makes its recommendations to the Board below:



	Principal Structure Requirements	Code Reference	Required	Permitted PUD 1	Proposed PUD 2	Staff Recommends
36.	Retracted by applicant					
37		157.052 157.053 157.054 157.066	M-1 Zoning District	Same as Proposed	Use departures to allow all M1, B2, B3, and B4 permitted and special uses plus gas station; retail; office; automotive, and warehouse; and motor truck terminal; and industrial manufacturing with onsite storage.	Approved use departures to allow all M1, B2, B3, and B4 permitted and special uses plus gas station; retail; office; automotive, and warehouse; and motor truck terminal; and industrial manufacturing with onsite storage.
38		157.150(V)	1 space per maximum number of employees employed on the premises.	No.	Departure as to number of off-street required parking stall, Section 157.150(V) to require one (1) automobile parking stall for each 250 square feet of office (no departure) and one (1) automobile parking stall for each 6,000 square feet of warehouse shop space, but on the condition that if the occupant has more employees than this formula determines, then the Village may require the owner to convert certain truck parking spaces into automobile spaces	No. Staff Recommends adhere to existing parking ordinance due to this request too unknown for future tenants.
39	Retracted by applicant					
40		N.A.	N.A.	No	We have requested other departures that may not be enumerated but that are otherwise apparent from the PUD plan for Lot 1.	No. Staff can only evaluate what was listed and detailed



						during the public hearing.
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Lastly, it is the desire of the Village to have the Applicant include a multi-use path connecting to Penny Road from both the west starting at Rt 25 and from the south starting at Rt 72. In larger scope, staff recommends the Village Board include a multi-use path along Penny Road in the Applicant's final PUD submittal for the Board's approval at a future Village Board meeting.

**Attachments:**

Ordinance with Exhibits

Redacted Application

Project Narrative from Applicant

Map Exhibits

Zoning Map Reference

Daily Herald Certificate of Publication



ORDINANCE NUMBER 23-\_\_\_\_\_

AN ORDINANCE APPROVING  
A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN AND REZONING;  
FOR PAL LAND, LLC AND PAL LAND II, LLC LOCATED IN THE M1, R1, AND B3 ZONING  
DISTRICTS IN EAST DUNDEE, ILLINOIS  
(TERRA BUSINESS PARK PHASE II)

WHEREAS, Pal Land, LLC and Pal Land II, LLC (collectively, ***“Owner”***) is the owner of that certain real property consisting of approximately five lots on 33 acres, commonly known as Terra Business Park, and legally described on **Exhibit A** (collectively, the ***“Property”***); and

WHEREAS, the Property is currently vacant and unimproved and located in the R1, B3, and M1 District of the Village; and

WHEREAS, Owner proposes to develop the Property for additional truck parking, and related uses, and to create potential future retail use (***“Terra Business Park Phase II”***); and

WHEREAS, the Terra Business Park Phase II proposes a mixed-use development planned on a 33-acre parcel of land located near the Illinois Route 68 and Penny Road intersection; the Owner proposes M1 as the base zoning along with requested uses in the B2, B3 and B4 zoning districts as permitted uses; and

WHEREAS, the Owner desires to develop the Property under the Terra Business Park Phase II project similar to the existing Terra Business Park development to the south but is requesting significant departures from the Village Code of Ordinances (***“Code”***) the (***“Proposed Development”***); and

WHEREAS, pursuant to Section 157.246 of the Code, Owner has requested (i) approval of a preliminary planned unit development plan for the Property (***“Preliminary PUD Plan”***); (ii) conditional approval of certain modifications and variations from the Village’s Zoning Code as amended (***“Zoning Ordinance”***), within the planned unit development (***“Zoning Modifications”***); and (iii) conditional approval of a certain variations (***“Variations”***) from the City’s Code pertaining to structure requirements, parking setback requirements, signage requirements, landscape requirements and subdivision requirements (collectively referred to as the ***“Requested Relief”***); and

WHEREAS, a public hearing by the Planning Zoning and Historic Preservation Commission (***“Commission”***) to consider the Requested Relief was duly published in the *Daily Herald* on June 21, 2023, was convened on July 6, 2023, during which hearing evidence and testimony was received by the Commission; and

WHEREAS, on July 6, 2023, the Plan Commission adopted Findings of Fact as set forth and attached hereto and incorporated herewith as **Exhibit B**, recommending that the Village Board approve the Requested Relief; and

WHEREAS, the Village Board has determined that, subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance, the Preliminary PUD Plan complies with the required standards for planned developments as set forth in Section 157.246 of the Zoning Ordinance; and



WHEREAS, consistent with the Commission recommendation, and pursuant to the Village Board of Trustees' power under applicable law, including its home rule powers under the Illinois Constitution of 1970, the Village Board of Trustees has determined that it is in the best interest of the Village and the public to approve the Requested Relief, in accordance with, and subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance;

**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: Recitals.** The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

**SECTION 2: Approval of Preliminary PUD Plan.** In accordance with Section 157.246 of the Zoning Ordinance, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, including specifically, but without limitation, Sections 3 and 4 of this Ordinance, the Preliminary PUD Plan, which consist of: (i) the Project Narrative for Terra Business Park Phase II (33 acres) and site plan prepared by Pinnacle Engineering Group, LLC consisting of two sheets, with a latest revision date of May 17, 2023 ("***Preliminary Site Plan***"), attached to this Ordinance as **Exhibit C**, and (ii) the documents referred to collectively as the "***Preliminary PUD Documents***" and listed on **Exhibit D** attached to this Ordinance, is hereby approved. The Preliminary Site Plan, the Preliminary PUD Documents, Exhibit C and Exhibit D, are, by this reference, made a part of this Ordinance.

**SECTION 3: Conditional Approval of Zoning Modifications.** In accordance with Section 157.246 of the Zoning Ordinance, and subject to the conditions, restrictions, and provisions of this Ordinance, including specifically, but without limitation Sections 3, 4 and 5 of this Ordinance, the following Zoning Modifications, and none other, are hereby conditionally approved:

1	Principal Structure Requirements	Code Reference	Required	Approved Modifications
2	Front Yard	157.066(A)(6)(a)	40.0'	40.0'
3	Side Yard Front a Street	157.066(A)(6)(b)	40.0'	25.0'
4	Side Yard	157.066(A)(6)(b)	25.0'	20.0'
5	Rear Yard	157.066(A)(6)(c)	40.0'	40.0'
6	Building Height	157.066(A)(5)	35' Max	35' plus the height of any parapet wall required by the Village (or, if not required by the Village but proposed by the developer, then limited to not more than 6 feet) to screen rooftop equipment
7				



<b>8</b>	<b>Parking Setback Requirements</b>	<b>Code Reference</b>	<b>Required</b>	<b>Approved Modifications</b>
9	Front Yard Parking Setback	157.148	40.0'	30.0'
10	Side Yard fronting a street Parking Setback	157.148	40.0'	25.0'
11	Side Yard	157.148	0.0'	10.0'
12	Rear Yard	157.148	0.0'	10.0'
<b>13</b>				
<b>14</b>	<b>Signage Requirements</b>	<b>Code Reference</b>	<b>Required</b>	<b>Approved Modifications</b>
15	Business District Signage standards to apply to all lots.			Yes
16	Free standing signs to follow Village Ordinance 06-46			Yes
17	Free standing sign setback	156.04(C)(2)(b)(3)	15.0'	0.0'
<b>18</b>				
<b>19</b>	<b>Landscape Requirements</b>	<b>Code Reference</b>	<b>Required</b>	<b>Approved Modifications</b>
20	Required Open Space	158.04(B)	15%	10%
21	Front Yard Parking Screening with Shrubs	158.04(D)(2)(a)2.b	75%	85%
22	Front Yard Parking Screening with Trees	158.04(D)(2)(a)2.a	30' Spacing	30' Spacing
23	Side/Rear Parking Screening with Shrubs	158.04(D)(2)(b)4.b	50%	50%
24	Side/Rear Parking Screening with Trees	158.04(D)(2)(b)4.b	40' Spacing	40' Spacing



25	Parking Islands	158.04(D)(2)(d)2.b	1 per 10 Stalls	1 per 18 Stalls
26	Truck Parking Islands	158.04(D)(2)(d)2.b	1 per 10 Stalls	none
27	Parking Island adjacent to Truck Parking	158.04(D)(2)(d)2.b	Required	None
28	Island Size	158.04(D)(2)(d)2.b	7' Wide	400 SF
29	Foundation Area Landscaping	158.04(D)(2)(c)	5' Min. Width	Front Only
30	Trash Enclosure	158.04(E)(1)(a)	Masonry Wall	Masonry Wall or Faux Masonry Wall approved by the Village Inspector
31	Outside Storage Facilities (not including parking areas)	158.04(E)(1)(d)	Solid Wall or Fence	Wall or Fence
32				
33	<b>Subdivision Requirements</b>	<b>Code Reference</b>	<b>Required</b>	<b>Approved Modifications</b>
34	Sidewalk	155.048	Optional in M-1	8' Concrete Multi-use path on one side of road in the R.O.W. or Easement
35	Street ROW	155.045(D)	80'	66'
36	Retracted by applicant			
37	Permitted and Special Uses			Approved use departures to allow all M1, B2, B3, and B4 permitted and special uses plus gas station; retail; office; automotive, and warehouse; and motor truck terminal; and industrial manufacturing with onsite storage.
38		157.150(V) parking stalls		none
39	Retracted by applicant			

**SECTION 4: Conditions.** Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code, the Zoning Ordinance or any other rights the Owner may have, the approvals granted in Sections 2, 3 and 4 of this



Ordinance are hereby expressly subject to and contingent upon the conditions, concepts, restrictions, limitations, and provisions set forth in this Section (collectively, the **"Conditions"**).

A. Submission of the Final PUD Plan. Within the applicable timeframe provided in Section 157.254(A)(1) of the Zoning Ordinance, Owner must work diligently to do all work necessary to apply for and present to the Village a revised final planned unit development plan for the Property (**"Final PUD Plan"**), which must be in substantial conformance with the Preliminary PUD Plan, and otherwise comply with the provisions of the Zoning Ordinance, the Village Code, and the Conditions set forth in this Section. Once approved, the redevelopment, use, operation, and maintenance of the Property must comply with the ordinance approving the Final PUD Plan except for minor changes and site work approved in accordance with applicable Village ordinances and standards. If Owner has a minor change to the PUD pursuant to Section 157.248 of the Code, the Village Administrator or her designee may approve the minor change administratively. Notwithstanding the foregoing, the Preliminary PUD Plan, Preliminary Plat and Preliminary Engineering are hereby approved subject to final approval by the Illinois Department of Transportation ("IDOT") as to the proposed geometry of the proposed Rock Road / Route 68 intersection shown thereon. If IDOT requires changes to such of the proposed geometry of the proposed Rock Road / Route 68 intersection, such changes may be incorporated into the Final PUD Plan and the Final Plat and Final Engineering to the extent acceptable to the Village without the necessity of any further public hearings. Additionally, the 12-month time period for approval of the Final plat / Final PUD prescribed by Section 157.254(A)(1) of the Zoning Ordinance shall be measured from the date that IDOT gives its approval to the approved preliminary PUD.

B. Multi-Use Path. Owner must include in the Final PUD Plan a multi-use path of concrete construction with a minimum width of 8 feet which shall be located within the Right of Way ("R.O.W.") of Rock Road from Illinois Route 68 extending south the entire length of Rock Road to south line of Lot 1, with further extensions thereof to Highway 72 as additional PUD phases are approved leading south to Highway 72. Additionally, a multi-use path of the same width and construction shall be constructed starting at the north/south path along Rock Road at the easternmost point of Lot 3 of this subdivision, within the R.O.W. of Illinois Route 68 or dedicated easement adjacent to the R.O.W., and continuing west to the west line of said Lot 3 when said Lot 3 is developed. The said multi-use path shall be constructed and extended further west to the northerly extension of the easterly line of Bonnie Acres at its intersection with the southerly R.O.W. of Illinois Route 68 when the land adjacent to that portion of the southerly right-of-way of Route 68 is developed, as part of future PUD approvals. The multi-use path shall be constructed as set forth in Exhibit E, attached to this Ordinance and incorporated herewith, or as otherwise mutually agreed upon in writing between Owner and the Village. The Village will make best efforts to identify and procure any grants available in order to assist Owner in constructing or completing the Multi-Use Path; however, the Village does not guarantee the procurement of grants for this purpose.

C. Civil Engineer Review. The Owner must comply with the review comments and recommendations outlined in the Civil Engineering Review Memo, consisting of four pages, and dated June 21, 2023, attached to and, by this reference, made a part of this Ordinance as **Exhibit F ("Engineering Review Memo")**.

D. East Dundee Fire Protection District Review. The Owner must address and comply with City Code-supported comments outlined in the East Dundee Fire Protection District's Review.

F. Fees and Security Guaranteeing Completion of Public Improvements. The Owner



or Applicant must pay/submit all applicable review and inspection fees and the required security guaranteeing completion of all public improvements prior to the recording of the ordinance approving the Final PUD Plan for the Proposed Development.

H. Map Amendment. The Village Board has determined that it is in the public interest and will tend to promote the public health, safety, morals, comfort, convenience and general welfare of the citizens of East Dundee, Illinois to amend the Zoning Map to reclassify the Property to M1 Limited Manufacturing District. The zoning classification for the Property is hereby changed to the M1 Limited Manufacturing District in its entirety.

I. The Pre-Development Parking Lot Waivers as set forth in Ordinance 22-21 shall stand.

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

**SECTION 5. Effect of Approvals.** The approvals documented in this Ordinance do not authorize the development or improvement of the Property in any manner other than what is approved through this Ordinance.

**SECTION 6: Invalidation of Approvals.**

A. If the Applicant or Owner fails to comply with any of the terms or conditions set forth in this Ordinance or with the applicable codes and ordinances of the Village, then the approvals granted in this Ordinance shall be immediately rendered null, void, and of no further force and effect.

B. If within one year after the approval of this Ordinance or as set forth in Section 4.A herein, the Applicant or Owner has not submitted the Final PUD Plan then the approvals granted in this Ordinance shall automatically become null, void, and of no further force and effect.

C. If the Applicant fails to otherwise meet the requirements set forth in Section 157.254 of the Zoning Code, then the approvals granted in this Ordinance shall automatically become null, void, and of no further force and effect.

**SECTION 7: Amendments.** Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance as applicable to the affected items of relief.

**SECTION 8: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023 pursuant to a roll call vote as follows:

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

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

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



**APPROVED** by me this \_\_\_\_\_ of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Jeffrey Lynam, Village President

**ATTEST:**

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



## **EXHIBITS**

**Exhibit A – Legal Description of the Property**

**Exhibit B – Findings of Fact**

**Exhibit C – Preliminary PUD Site Plan**

**Exhibit D – Preliminary PUD Documents**

**Exhibit E – Multi-Use Path**

**Exhibit F – Engineering Review Memo**



## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

**PIN: 03-24-276-007**

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 17 MINUTES 02 SECONDS WEST, 492.84 FEET TO THE CENTERLINE OF PENNY ROAD FOR A POINT OF BEGINNING; THENCE NORTH 81 DEGREES 24 MINUTES 06 SECONDS WEST, ALONG SAID CENTERLINE, 342.94 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID CENTERLINE, 343.04 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,908.00 FEET, A CHORD THAT BEARS NORTH 76 DEGREES 15 MINUTES 04 SECONDS WEST AND A CHORD OF 342.58 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 71 DEGREES 06 MINUTES 01 SECONDS WEST, TANGENT TO LAST DESCRIBED CURVE, 379.81 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE, 112.93 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 13,634.89 FEET, A CHORD THAT BEARS NORTH 70 DEGREES 51 MINUTES 47 SECONDS WEST AND A CHORD OF 112.93 FEET TO THE EASTERLY LINE OF THE LANDS DESCRIBED IN DOCUMENT 2008K063994; THENCE NORTH 02 DEGREES 07 MINUTES 51 SECONDS EAST, ALONG SAID EASTERLY LINE, 75.30 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 68, AS MONUMENTED AND OCCUPIED; THENCE NORTHEASTERLY, 501.88 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE BEING A NON TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4,327.46 FEET, A CHORD THAT BEARS NORTH 76 DEGREES 07 MINUTES 51 SECONDS EAST AND A CHORD OF 501.60 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 72 DEGREES 46 MINUTES 11 SECONDS EAST, TANGENT TO LAST DESCRIBED CURVE, 674.98 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 02 SECONDS EAST, ALONG SAID EAST LINE, 688.17 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

**PIN: 03-24-276-008**

THAT PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, 1514.7 FEET; THENCE NORTH 2 DEGREES 06 MINUTES 0 SECONDS EAST 3006.4 FEET TO A POINT 451.1 SOUTHERLY, MEASURED ALONG THE LAST DESCRIBED LINE EXTENDED FROM THE SOUTHERLY LINE OF STATE ROUTE NO. 68; THENCE SOUTH 87 DEGREES 54 MINUTES 4 SECONDS EAST 234 FEET; THENCE NORTH 2 DEGREES 06 MINUTES 0 SECONDS EAST 478.9 TO THE SOUTHERLY LINE OF SAID STATE ROUTE 68; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO



THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING; IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS,

EXCEPT THAT PART FALLING WITHIN THE SOUTHEAST QUARTER OF SAID SECTION 24 AND EXCEPT THAT PART FALLING NORTH OF THE SOUTH LINE OF PENNY ROAD, AS OCCUPIED AND TRAVELED, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

**PINS: 03-24-276-005 & 03-24-276-006**

THAT PART OF THE WEST HALF OF SECTION TWENTY-FOUR (24), TOWNSHIP FORTY-TWO (42) NORTH, RANGE EIGHT (8), EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS

FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROUTE 63 WITH THE CENTER LINE OF STATE ROUTE 25; THENCE EASTERLY ALONG THE CENTER LINE OF STATE ROUTE 63, EIGHT HUNDRED SEVENTY-EIGHT AND 9/10THS (878.9) FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID CENTER LINE, ONE HUNDRED NINETY-SEVEN (197.0) FEET; THENCE SOUTH PARALLEL WITH THE CENTER LINE OF STATE ROUTE 25, THREE HUNDRED SIXTY-SEVEN AND 4/10THS (367.4) FEET; THENCE WEST ALONG A LINE THAT FORMS AN ANGLE OF NINETY (90) DEGREES 00 MINUTES THE RIGHT, WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, ONE HUNDRED NINETY-FOUR AND 4/10THS (194.4) FEET; THENCE NORTH PARALLEL WITH THE CENTER LINE OF ROUTE 25, THREE HUNDRED FORTY-TWO AND 9/10THS (342.9) FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING WITHIN STATE ROUTE 63; SITUATED IN THE TOWNSHIP OF DUNDEE, COUNTY OF KANE, IN THE STATE OF ILLINOIS.

**PIN: 03-24-400-008**

THAT PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, 1514.7 FEET; THENCE NORTH 2 DEGREES 06 MINUTES 0 SECONDS EAST 3006.4 FEET TO A POINT 451.1 SOUTHERLY, MEASURED ALONG THE LAST DESCRIBED LINE EXTENDED FROM THE SOUTHERLY LINE OF STATE ROUTE NO. 68; THENCE SOUTH 87 DEGREES 54 MINUTES 4 SECONDS EAST 234 FEET; THENCE NORTH 2 DEGREES 06 MINUTES 0 SECONDS EAST 478.9 TO THE SOUTHERLY LINE OF SAID STATE ROUTE 68; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING; IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS,

EXCEPT THAT PART FALLING SOUTHERLY OF THE NORTH 593.44 FEET OF THAT PART OF THE EAST 1/2 OF SECTION 24 AND ALSO PART OF THE NORTHEAST



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

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 11 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, 192.05 FEET TO THE NORTHEAST CORNER OF LOT 1 IN ROCKY ROAD POWER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1999 AS DOCUMENT 1999KK018491; THENCE SOUTH 89 DEGREES 48 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROCKY ROAD POWER SUBDIVISION, 670.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 11 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1015.58 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING ON THE NORTH LINE OF ROCK ROAD DRIVE; THENCE NORTH 75 DEGREES 43 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF ROCK ROAD DRIVE, 295.02 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF ROCK ROAD DRIVE, 33.00 FEET TO A POINT ON THE EAST LINE OF PREMISES CONVEYED TO JAMES K. SMITH BY DEED RECORDED FEBRUARY 7, 1881 IN BOOK 200, PAGE 253 AS DOCUMENT 13594; THENCE NORTH 00 DEGREES 13 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF PREMISES CONVEYED TO JAMES K. SMITH, 1130.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, SAID POINT BEING 989.3 FEET WESTERLY OF, AS MEASURED ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER, THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 24, 525.4 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 00 SECONDS EAST, 1406.05 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST, 1455.55 FEET TO THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID EAST LINE, 1396.70 FEET TO THE POINT OF BEGINNING AND EXCEPT THAT PART FALLING WITHIN THE NORTHEAST QUARTER OF SECTION 24, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

**PIN: 03-24-177-007**

THE EAST 150.0 FEET, MORE OR LESS, OF THAT PART OF SECTION 24, TOWNSHIP 42, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 592.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 3,303.56 FEET TO THE SOUTHERLY LINE OF ILLINOIS STATE ROUTE 68, DUNDEE ROAD (SBI ROUTE 63) ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1929 AS DOCUMENT NO. 321472 FOR THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 09 MINUTES 48 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID ROUTE 68, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 4,347.28 FEET, A DISTANCE OF 222.06 FEET TO A LINE DRAWN NORTH



2 DEGREES 00 MINUTES 16 SECONDS EAST (NORTH 2 DEGREES 06 MINUTES RECORD) FROM A POINT ON THE SOUTH LINE OF SAID SECTION, 1,514.7 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 2 DEGREES 00 MINUTES 16 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 1,629.26 FEET; THENCE NORTH 72 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE 2,887.22 FEET TO A POINT 66 FEET EASTERLY OF AND NORMALLY DISTANT FROM THE EASTERLY LINE OF BONNIE ACRES ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1956 AS DOCUMENT NO. 813020; THENCE NORTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, ALONG A LINE 66 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID BONNIE ACRES, A DISTANCE OF 489.10 FEET TO THE SOUTHERLY LINE OF SAID ROUTE 68, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 10,061.06 FEET A DISTANCE OF 340.92 FEET; THENCE NORTH 85 DEGREES 09 MINUTES 48 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID ROUTE 68, A DISTANCE OF 599.32 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.



**EXHIBIT B**  
**FINDINGS OF FACT**



S.I.



**Planning and Zoning & Historic Commission Meeting**

**Findings of Fact – Planned Unit  
Development (“PUD”)**

**Property Location:** A request to rezone and establish a new PUD for Pal Land, LLC and Pal Land II, LLC located in the M1 and/or M2 and/or R1 and/or B3 Zoning Districts

**Hearing Date:** July 6, 2023

Staff has determined the below findings of fact for the PZHC’s consideration and review:

**A. Does the proposed PUD meet the conditions for approval under Section 157.249 of the East Dundee Municipal Zoning Code? (Yes / No):** *Yes*

**1. Conditions for Approval:**

- a. In what respect does the design of the PUD meet the requirements and design standards of the development standards and design criteria (see 157.250)?**

*The proposed use matches the code requirements under 157.250 condition on the approved proposed variations.*

- b. The extent to which the proposed plan deviates and/or requires waivers of the bulk regulations in the zoning ordinance and how the modifications in design standards from the subdivision control regulation fulfil the intent of those regulations.**

*The proposed PUD matches the existing surrounding of the nearby 2007 PUD.*



- c. The extent of the public benefit produced by the PUD, such as but not limited to, the adequacy of common open spaces and/or public recreational facilities provided; sufficient control over vehicular traffic; provision of public services; provision and protection of the reasonable enjoyment of land.

**N/A not residential development; however, vehicle traffic would be improved due to a improved traffic intersection.**

- d. The relationship and compatibility, beneficial or adverse, of the PUD to the adjacent properties and nearby land uses.

**The proposed PUD matches the existing surrounding of the nearby 2007 PUD.**

- e. The extent to which the PUD fulfills the objectives of the future planning objectives or other planning policies of the Village.

**The proposed PUD matches the existing industrial use of the area.**

- f. The PZHC finds that the PUD satisfactorily meets the standards for special use as defined in 157.224? (Yes / No?): **Yes**

- i. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

**Yes.**

- ii. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

**Yes.**

- iii. Adequate utilities, access roads, drainage or necessary facilities have been or



will be provided.

Yes.

- iv. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Yes.

- v. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the President and Board of Trustees pursuant to recommendations of the PZHC.

Yes.

**B. Development Standards and Design Criteria – Does the proposed PUD meet the standards and criteria as set forth under Section 157.250 the East Dundee Municipal Zoning Code? (Yes / No?):** Yes

**1. Development Standards and Design Criteria:**

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

No. The side yards fronting a street, side yards and rear yards are proposed to be varied from the M-1 zoning district requirements.

- b. PUDs may be comprised of a single-type of land use or a mixture of land uses when applicable and when different intensity of land uses are appropriately buffered or separated.

Yes. The proposed use may single-type or mixed use as controlled by the proposed subdivision.

- c. The use(s) proposed shall be consistent with those listed as allowable uses in the respective zoning districts.

No. The petitioner has requested additional uses as part of the PUD submittal.

- d. The uses listed as special uses in the zoning district in which the development is located may be allowed.

Yes

- e. The PZHC may recommend and the Village Board may approve access to a dwelling by a driveway or pedestrian walk easement. Off street parking facilities for such dwelling shall be located not more than 200 feet from the dwelling served.

N/A

- f. The PZHC may also recommend and the Village Board may approve yards of lesser widths or depths than require for permitted uses in the zoning classification which the planned development is including, provided that:

- i. Those protective covenants are recorded with perpetual access easements and off-street parking spaces for use by the residents of the dwellings served: N/A



- ii. That spacing between buildings shall be consistent with the application of recognized site planning principles for securing a unified development and that due consideration is given to the openness normally afforded by intervening streets and alleys. **Yes, as part of designated subdivision developments.**
- iii. The yards for principal buildings along the periphery of the development shall not be less in width or depth than required for permitted uses in the district in which the planned unit development is included and the plan is developed to afford adequate protection to neighboring properties (i.e. fire protection and sufficient area needed for utility easements), as recommended by the PZHC and approved by the Village Board. **No, due to reduced building setbacks proposed reduction, however, the Applicant is the owner the adjacent properties other than the ComEd R.O.W.**

C. Do the variations requested in the PUD meet the standards to be applied for variations pursuant to Section 157.207 of the East Dundee Municipal Zoning Code? (Yes/No?): **No**

1. Variation Standards:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district?
- b. The plight of the owner is due to unique circumstances; and
- c. The variation, if granted, will not alter the essential character of the locality. **Yes**

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the Planning and Zoning & Historic Commission voted on the approval of these findings of fact and the requested planned unit development resulting in the following vote:

5 ayes 0 naves 2 absent      abstain

Date:

7/6/2023

Signature:



Chair, Planning and Zoning & Historic Commission



**EXHIBIT C**

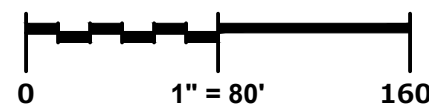
**Preliminary PUD Site Plan**



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GRAPHICAL SCALE (FEET)



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

LEGEND OF LINES

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

SITE DATA

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

AREA SUMMARY

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

GENERAL NOTES

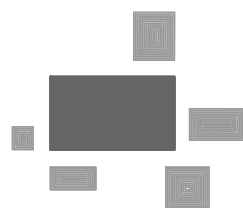
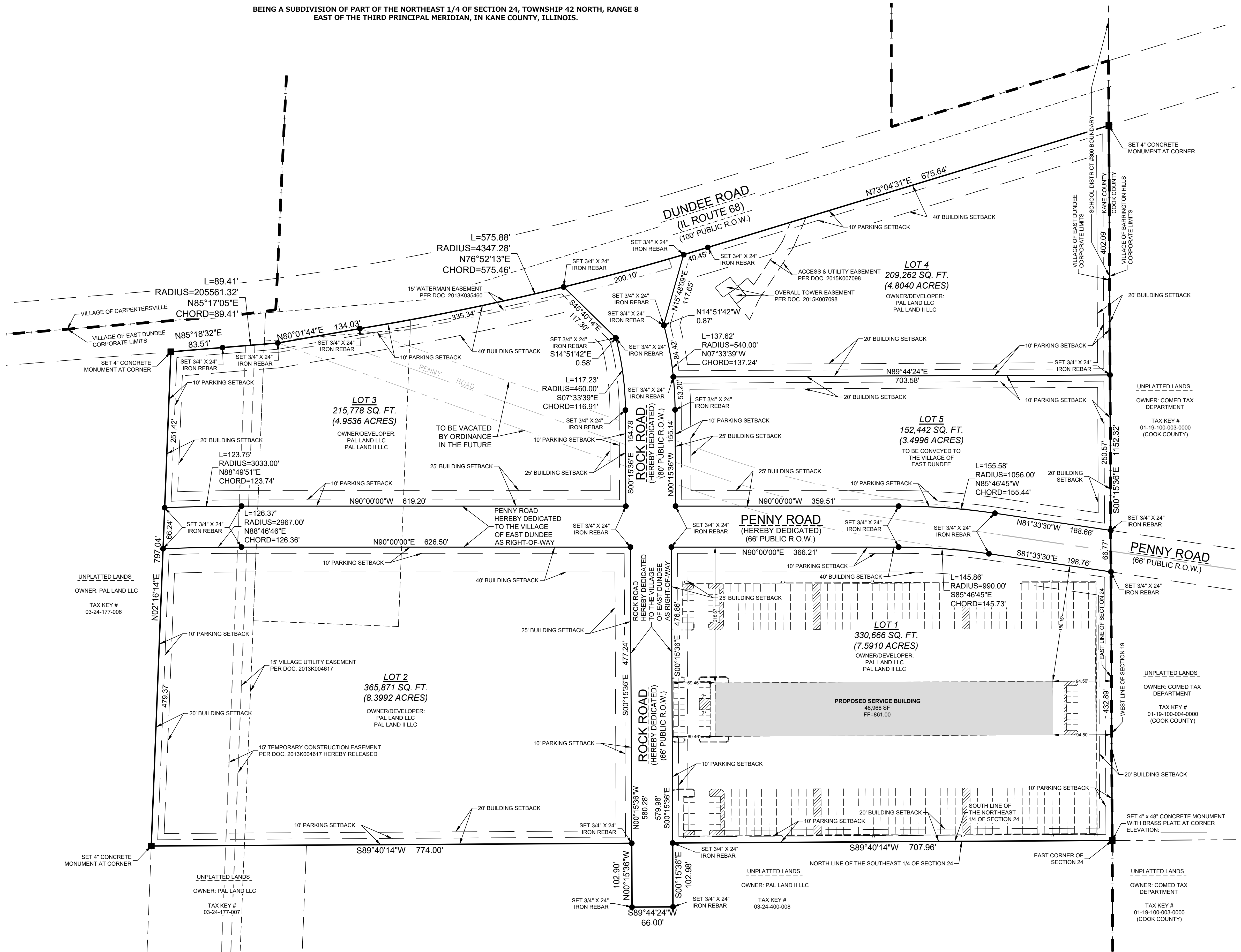
- Field work completed on November 08, 2022.
- All dimensions are measured dimensions, record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.
- No discrepancies, conflicts, shortages in area, gaps, strips, gores or errors in boundary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

# PRELIMINARY P.U.D. PLAN

## TERRA BUSINESS PARK - PHASE II

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

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



PINNACLE ENGINEERING GROUP

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

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

CHICAGO | MILWAUKEE | NATIONWIDE

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

PRELIMINARY  
P.U.D. PLAN

REVISIONS


REV. JOB NO. 1411.40

DATE 05/17/2023

SCALE 1"=80'

DRAFTED BY: KO

SHEET 1 of 2

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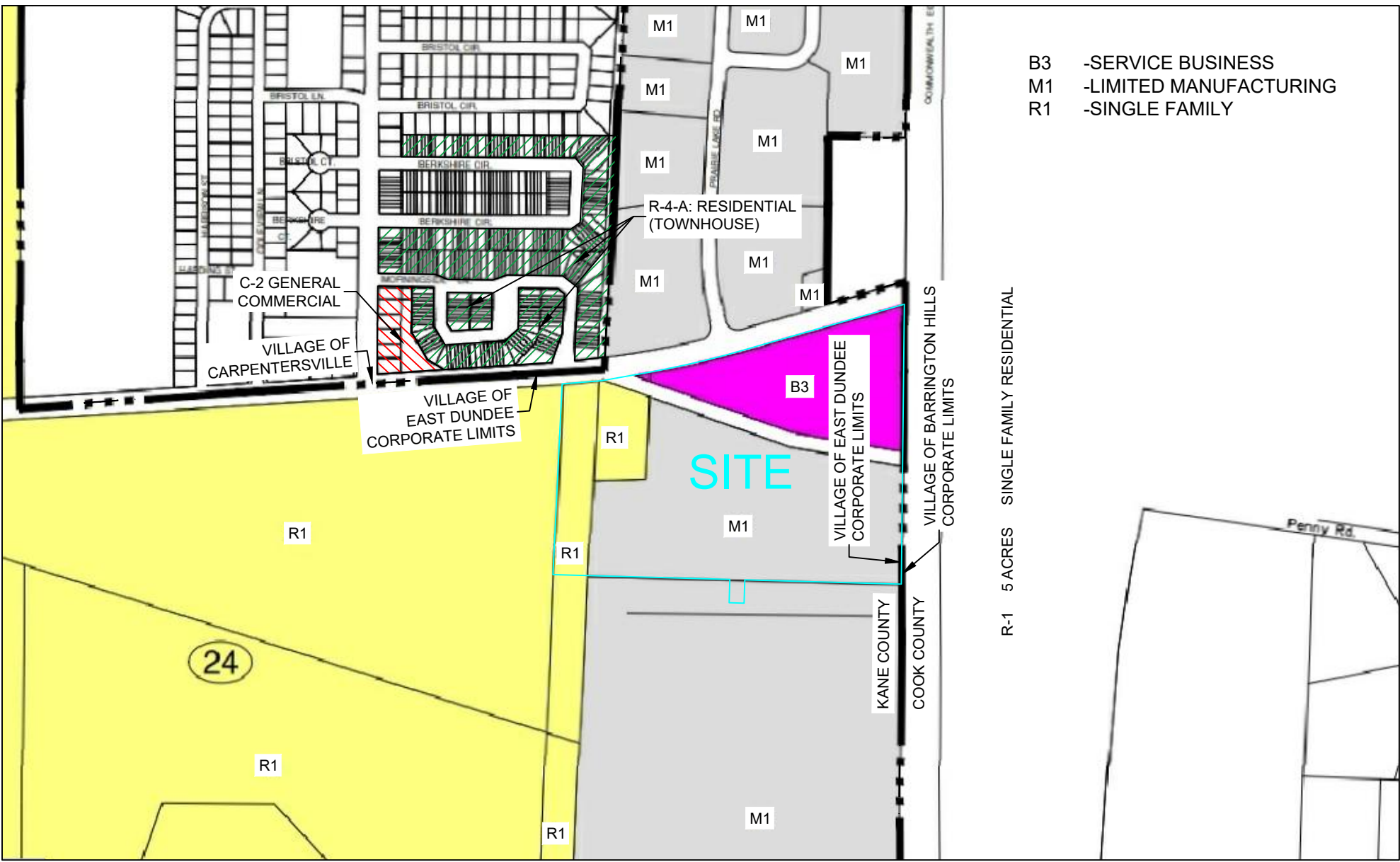
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SURVEY



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

ZONING MAP  
SCALE 1"=600'



VICINITY MAP  
SCALE 1"=400'



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

NOTES

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

SURVEYOR'S CERTIFICATE

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

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

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

CONTAINING 33.1268 ACRES, MORE OR LESS.

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

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

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

**DRAFT**

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

REVISIONS

—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—

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



**EXHIBIT D**

**PRELIMINARY PUD DOCUMENTS**







# **STORM WATER EVALUATION**

## **Storm Sewer Improvements Rock Road Business Park Building No. 1, Penny Road, & Utility Extension East Dundee, Illinois 60118**

Prepared For:  
**PAL LAND LLC**  
201 Christina Drive  
East Dundee, Illinois 60118

Prepared By:  
**Pinnacle Engineering Group**  
*Brian Johnson, P.E., CPESC*  
1051 E. Main Street, Suite 217  
East Dundee, IL 60118  
847-551-5300  
brian.johnson@pinnacle-engr.com

PEG Job No. 1411.40-IL  
January 6, 2023  
Revised: March 17, 2023  
**Revised: April 28, 2023**





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<b>Appendix B – Existing Drainage Exhibit</b> .....	B
<b>Appendix C – Existing Conditions HydroCAD Model</b> .....	C
<b>Appendix D – Proposed Drainage Exhibit</b> .....	D
<b>Appendix E – Storm Sewer Calculations</b> .....	E
<b>Appendix F – Kane County Stormwater Management Permit Application</b> .....	F
<b>Appendix G – IDNR Endangered Species Correspondence</b> .....	G



**SECTION 1: INTRODUCTION & SITE LOCATION**

The owner of the subject property will be developing the area into the Rock Road Business Park. The improvements subject of this report include the extension of Rock Road to Dundee Road (IL Route 68), the realignment and extension of Penny Road, development of parcels of property for two (2) retail developments along Dundee Road, and two (2) new service buildings. The improvements also include a parcel of land, north of Penny Road, to be given to the Village of East Dundee for their use. This parcel is not included in the storm sewer sizing analysis as that parcel drains to the east. A proposed sanitary sewer service extension and connection to the existing sanitary sewer manhole on the south side of Dundee Road and just to the east of Vista Lane is also included with these engineering plans.

**SECTION 2: EXISTING CONDITIONS**

The entire site has ground surface composed of gravel and asphalt grindings. Runoff from the site is currently directed to a central excavated area, a northeast stormwater pond, Palumbo Lake, and offsite areas refer to Appendix A for an aerial of the subject area of development. The central excavated area and the northeast stormwater pond will be filled in as part of the “Rock Road Business Park” plans by Pinnacle Engineering Group dated June 7, 2022.

**SECTION 3: PROPOSED CONDITIONS**

Storm sewer for this development is proposed to collect runoff from a portion of the western extension of Penny Road, future Rock Road, the proposed new service building on the east side of Rock Road and the two (2) retail parcels along Dundee Road and route this runoff to discharge into Lake Palumbo to the west. The storm sewer will be conveyed to the lake via the storm sewer that was designed and approved with the “Rock Road Business Park” plans by Pinnacle Engineering Group dated June 7, 2022.

A runoff coefficient of 0.35 is used for pervious surfaces and 0.90 is used for impervious surfaces for sizing the storm sewer. These values were used to develop the composite C-values for the individual drainage areas for the outfall storm sewer sizing. See the proposed drainage exhibit in Appendix B and Storm Sewer Calculations for the storm sewer for reference.

The existing Palumbo Lake acts a Best Management Practice as it does not have a storm sewer outfall. The lake discharges via infiltration into the ground and through the air via evapotranspiration. However, the developer will also be utilizing natural plantings in the drainage swales that convey the runoff from the parking lots and other paved areas prior to entering the storm sewer. There will also be a pre-treatment basin sized (refer to Appendix E for calculations) for the entire development and is located at the storm sewer outfall with a sediment trap that will treat the water before it discharges to the lake.



## Appendix A – Site Location Map

(Source: Google Earth)





## **Appendix B – Existing Drainage Exhibit**

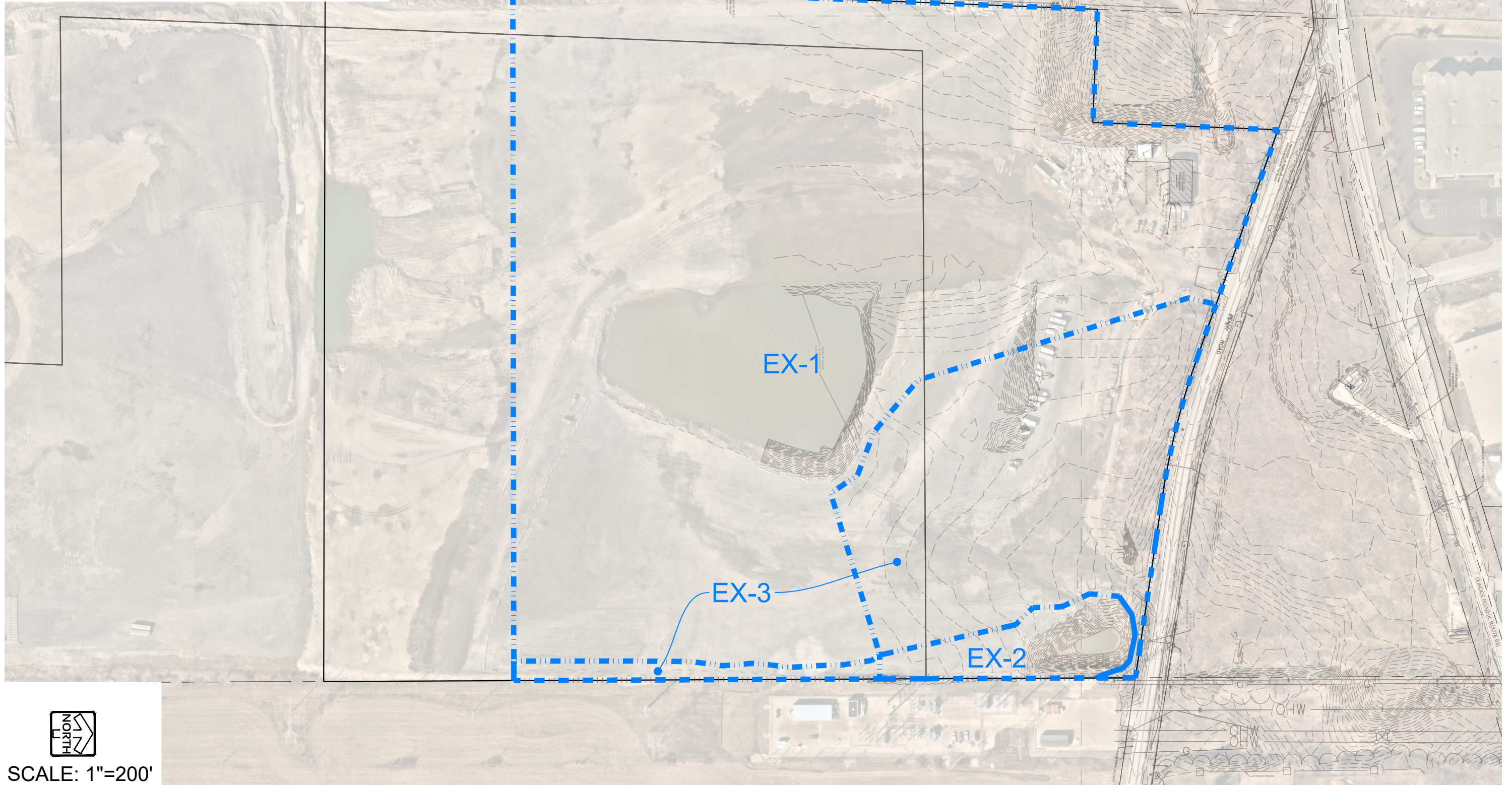


3/23/2023 4:57 PM - Z:\Projects\2018\1411.40-IL\312 - ENGINEERING\FINAL\EXHIBITS\STORM\1411.40-IL Existing Drainage Exhibit 3-21-25.dwg

## LEGEND



DRAINAGE DIVIDE



SCALE: 1"=200'



ROCK ROAD BUSINESS PARK - EXISTING DRAINAGE EXHIBIT

PINNACLE ENGINEERING GROUP

1051 E. MAIN STREET | SUITE 217 | EAST DUNDEE, IL 60118 | WWW.PINNACLE-ENGR.COM | CHICAGO@PINNACLE-ENGR.COM

JOB NO. 1411.40-IL 03/23/2023

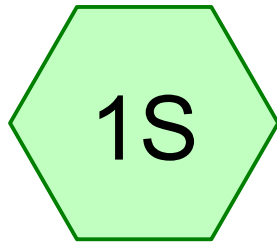
PLAN | DESIGN | DELIVER



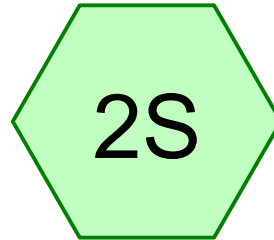
## **Appendix C – Existing Conditions HydroCAD Model**



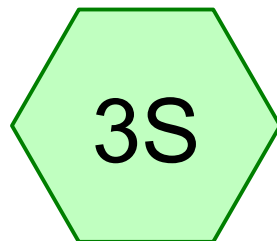
# Existing Conditions Model



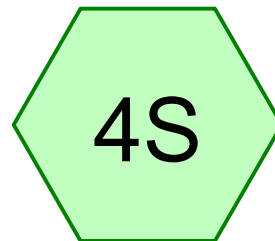
DA EX-1



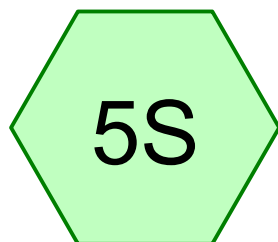
DA EX-2



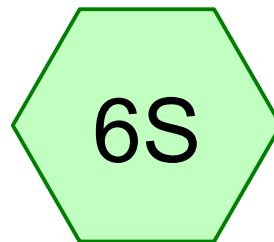
DA EX-3 0 (not calc'd)



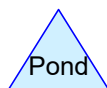
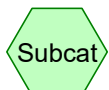
DA EX-4



DA NE area (between  
Penny & Dundee)



Penny Rd



**Routing Diagram for 1411.40-IL Existing**

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## 1411.40-IL Existing

Prepared by Pinnacle Engineering Group

Printed 3/8/2023

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Page 2

### Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	75 100-yr, 24 hr	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2



## 1411.40-IL Existing

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Page 3

### Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
65.030	87	(1S)
0.160	84	50-75% Grass cover, Fair, HSG D (5S)
23.660	96	Gravel surface, HSG D (2S, 4S, 5S, 6S)
0.690	98	Paved parking, HSG D (6S)
<b>89.540</b>	<b>89</b>	<b>TOTAL AREA</b>



## 1411.40-IL Existing

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Page 4

### Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
24.510	HSG D	2S, 4S, 5S, 6S
65.030	Other	1S
<b>89.540</b>		<b>TOTAL AREA</b>



**1411.40-IL Existing**

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Page 5

**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	65.030	65.030		1S
0.000	0.000	0.000	0.160	0.000	0.160	50-75% Grass cover, Fair	5S
0.000	0.000	0.000	23.660	0.000	23.660	Gravel surface	2S, 4S, 5S, 6S
0.000	0.000	0.000	0.690	0.000	0.690	Paved parking	6S
<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>24.510</b>	<b>65.030</b>	<b>89.540</b>	<b>TOTAL AREA</b>	



Time span=0.00-73.00 hrs, dt=0.05 hrs, 1461 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment1S: DA EX-1** Runoff Area=65.030 ac 0.00% Impervious Runoff Depth=7.01"  
Flow Length=997' Tc=10.0 min CN=87 Runoff=58.38 cfs 37.964 af

**Subcatchment2S: DA EX-2** Runoff Area=1.340 ac 0.00% Impervious Runoff Depth=8.09"  
Flow Length=408' Tc=10.0 min CN=96 Runoff=1.26 cfs 0.903 af

**Subcatchment3S: DA EX-3 0 (not calc'd)** Runoff=0.00 cfs 0.000 af

**Subcatchment4S: DA EX-4** Runoff Area=0.600 ac 0.00% Impervious Runoff Depth=8.09"  
Flow Length=40' Slope=0.0500 '/' Tc=10.0 min CN=96 Runoff=0.56 cfs 0.404 af

**Subcatchment5S: DA NE area (between** Runoff Area=9.530 ac 0.00% Impervious Runoff Depth=8.09"  
Flow Length=1,033' Tc=10.0 min CN=96 Runoff=8.96 cfs 6.424 af

**Subcatchment6S: Penny Rd** Runoff Area=13.040 ac 5.29% Impervious Runoff Depth=8.09"  
Flow Length=1,013' Tc=10.0 min CN=96 Runoff=12.26 cfs 8.791 af

**Total Runoff Area = 89.540 ac Runoff Volume = 54.487 af Average Runoff Depth = 7.30"**  
**99.23% Pervious = 88.850 ac 0.77% Impervious = 0.690 ac**



### Summary for Subcatchment 1S: DA EX-1

Runoff = 58.38 cfs @ 15.70 hrs, Volume= 37.964 af, Depth= 7.01"  
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-73.00 hrs, dt= 0.05 hrs  
 Huff 0-10sm 3Q scaled to 24.00 hrs 75 100-yr, 24 hr Rainfall=8.57", Smoothing=On

Area (ac)	CN	Description
* 65.030	87	
65.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	268	0.0240	1.84		<b>Sheet Flow,</b> Smooth surfaces n= 0.011 P2= 3.34"
4.5	729	0.0180	2.72		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
3.1					<b>Direct Entry, adj to 10 min. (min.)</b>
10.0	997	Total			



### Hydrograph for Subcatchment 1S: DA EX-1

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	8.57	7.01	0.00
1.00	0.09	0.00	0.00	53.00	8.57	7.01	0.00
2.00	0.30	0.00	0.00	54.00	8.57	7.01	0.00
3.00	0.52	0.03	3.03	55.00	8.57	7.01	0.00
4.00	0.74	0.10	5.45	56.00	8.57	7.01	0.00
5.00	0.96	0.20	7.17	57.00	8.57	7.01	0.00
6.00	1.17	0.32	8.43	58.00	8.57	7.01	0.00
7.00	1.42	0.48	11.68	59.00	8.57	7.01	0.00
8.00	1.71	0.69	13.83	60.00	8.57	7.01	0.00
9.00	2.00	0.91	14.74	61.00	8.57	7.01	0.00
10.00	2.30	1.14	16.23	62.00	8.57	7.01	0.00
11.00	2.64	1.43	20.20	63.00	8.57	7.01	0.00
12.00	3.05	1.78	24.33	64.00	8.57	7.01	0.00
13.00	3.51	2.19	28.55	65.00	8.57	7.01	0.00
14.00	4.11	2.74	42.26	66.00	8.57	7.01	0.00
15.00	4.97	3.54	<b>55.19</b>	67.00	8.57	7.01	0.00
16.00	5.88	4.40	<b>55.22</b>	68.00	8.57	7.01	0.00
17.00	6.61	5.10	40.71	69.00	8.57	7.01	0.00
18.00	7.13	5.61	29.37	70.00	8.57	7.01	0.00
19.00	7.51	5.97	21.17	71.00	8.57	7.01	0.00
20.00	7.78	6.24	16.00	72.00	8.57	7.01	0.00
21.00	8.00	6.45	13.88	73.00	8.57	7.01	0.00
22.00	8.22	6.66	12.95				
23.00	8.38	6.82	9.56				
24.00	<b>8.57</b>	<b>7.01</b>	13.33				
25.00	8.57	7.01	0.00				
26.00	8.57	7.01	0.00				
27.00	8.57	7.01	0.00				
28.00	8.57	7.01	0.00				
29.00	8.57	7.01	0.00				
30.00	8.57	7.01	0.00				
31.00	8.57	7.01	0.00				
32.00	8.57	7.01	0.00				
33.00	8.57	7.01	0.00				
34.00	8.57	7.01	0.00				
35.00	8.57	7.01	0.00				
36.00	8.57	7.01	0.00				
37.00	8.57	7.01	0.00				
38.00	8.57	7.01	0.00				
39.00	8.57	7.01	0.00				
40.00	8.57	7.01	0.00				
41.00	8.57	7.01	0.00				
42.00	8.57	7.01	0.00				
43.00	8.57	7.01	0.00				
44.00	8.57	7.01	0.00				
45.00	8.57	7.01	0.00				
46.00	8.57	7.01	0.00				
47.00	8.57	7.01	0.00				
48.00	8.57	7.01	0.00				
49.00	8.57	7.01	0.00				
50.00	8.57	7.01	0.00				
51.00	8.57	7.01	0.00				



### Summary for Subcatchment 2S: DA EX-2

Runoff = 1.26 cfs @ 15.69 hrs, Volume= 0.903 af, Depth= 8.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-73.00 hrs, dt= 0.05 hrs  
 Huff 0-10sm 3Q scaled to 24.00 hrs 75 100-yr, 24 hr Rainfall=8.57", Smoothing=On

Area (ac)	CN	Description
1.340	96	Gravel surface, HSG D
1.340		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	229	0.0120	1.35		<b>Sheet Flow,</b> Smooth surfaces n= 0.011 P2= 3.34"
0.4	179	0.1460	7.76		<b>Shallow Concentrated Flow,</b> Paved Kv= 20.3 fps
6.8					<b>Direct Entry, adj to 10 min. (min.)</b>
10.0	408	Total			



### Hydrograph for Subcatchment 2S: DA EX-2

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	8.57	8.09	0.00
1.00	0.09	0.00	0.00	53.00	8.57	8.09	0.00
2.00	0.30	0.08	0.15	54.00	8.57	8.09	0.00
3.00	0.52	0.22	0.22	55.00	8.57	8.09	0.00
4.00	0.74	0.40	0.25	56.00	8.57	8.09	0.00
5.00	0.96	0.59	0.26	57.00	8.57	8.09	0.00
6.00	1.17	0.79	0.27	58.00	8.57	8.09	0.00
7.00	1.42	1.02	0.34	59.00	8.57	8.09	0.00
8.00	1.71	1.30	0.37	60.00	8.57	8.09	0.00
9.00	2.00	1.58	0.38	61.00	8.57	8.09	0.00
10.00	2.30	1.86	0.40	62.00	8.57	8.09	0.00
11.00	2.64	2.20	0.48	63.00	8.57	8.09	0.00
12.00	3.05	2.60	0.57	64.00	8.57	8.09	0.00
13.00	3.51	3.06	0.65	65.00	8.57	8.09	0.00
14.00	4.11	3.65	0.94	66.00	8.57	8.09	0.00
15.00	4.97	4.50	<b>1.20</b>	67.00	8.57	8.09	0.00
16.00	5.88	5.41	<b>1.19</b>	68.00	8.57	8.09	0.00
17.00	6.61	6.13	0.87	69.00	8.57	8.09	0.00
18.00	7.13	6.66	0.62	70.00	8.57	8.09	0.00
19.00	7.51	7.03	0.45	71.00	8.57	8.09	0.00
20.00	7.78	7.30	0.34	72.00	8.57	8.09	0.00
21.00	8.00	7.53	0.29	73.00	8.57	8.09	0.00
22.00	8.22	7.74	0.27				
23.00	8.38	7.90	0.20				
24.00	<b>8.57</b>	<b>8.09</b>	0.28				
25.00	8.57	8.09	0.00				
26.00	8.57	8.09	0.00				
27.00	8.57	8.09	0.00				
28.00	8.57	8.09	0.00				
29.00	8.57	8.09	0.00				
30.00	8.57	8.09	0.00				
31.00	8.57	8.09	0.00				
32.00	8.57	8.09	0.00				
33.00	8.57	8.09	0.00				
34.00	8.57	8.09	0.00				
35.00	8.57	8.09	0.00				
36.00	8.57	8.09	0.00				
37.00	8.57	8.09	0.00				
38.00	8.57	8.09	0.00				
39.00	8.57	8.09	0.00				
40.00	8.57	8.09	0.00				
41.00	8.57	8.09	0.00				
42.00	8.57	8.09	0.00				
43.00	8.57	8.09	0.00				
44.00	8.57	8.09	0.00				
45.00	8.57	8.09	0.00				
46.00	8.57	8.09	0.00				
47.00	8.57	8.09	0.00				
48.00	8.57	8.09	0.00				
49.00	8.57	8.09	0.00				
50.00	8.57	8.09	0.00				
51.00	8.57	8.09	0.00				



**Summary for Subcatchment 3S: DA EX-3 0 (not calc'd)**

[40] Hint: Not Described (Area=0)

Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-73.00 hrs, dt= 0.05 hrs  
Huff 0-10sm 3Q scaled to 24.00 hrs 75 100-yr, 24 hr Rainfall=8.57", Smoothing=On



**Hydrograph for Subcatchment 3S: DA EX-3 0 (not calc'd)**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	8.57	0.00	0.00
1.00	0.09	0.00	0.00	53.00	8.57	0.00	0.00
2.00	0.30	0.00	0.00	54.00	8.57	0.00	0.00
3.00	0.52	0.00	0.00	55.00	8.57	0.00	0.00
4.00	0.74	0.00	0.00	56.00	8.57	0.00	0.00
5.00	0.96	0.00	0.00	57.00	8.57	0.00	0.00
6.00	1.17	0.00	0.00	58.00	8.57	0.00	0.00
7.00	1.42	0.00	0.00	59.00	8.57	0.00	0.00
8.00	1.71	0.00	0.00	60.00	8.57	0.00	0.00
9.00	2.00	0.00	0.00	61.00	8.57	0.00	0.00
10.00	2.30	0.00	0.00	62.00	8.57	0.00	0.00
11.00	2.64	0.00	0.00	63.00	8.57	0.00	0.00
12.00	3.05	0.00	0.00	64.00	8.57	0.00	0.00
13.00	3.51	0.00	0.00	65.00	8.57	0.00	0.00
14.00	4.11	0.00	0.00	66.00	8.57	0.00	0.00
15.00	4.97	0.00	0.00	67.00	8.57	0.00	0.00
16.00	5.88	0.00	0.00	68.00	8.57	0.00	0.00
17.00	6.61	0.00	0.00	69.00	8.57	0.00	0.00
18.00	7.13	0.00	0.00	70.00	8.57	0.00	0.00
19.00	7.51	0.00	0.00	71.00	8.57	0.00	0.00
20.00	7.78	0.00	0.00	72.00	8.57	0.00	0.00
21.00	8.00	0.00	0.00	73.00	8.57	0.00	0.00
22.00	8.22	0.00	0.00				
23.00	8.38	0.00	0.00				
24.00	8.57	0.00	0.00				
25.00	8.57	0.00	0.00				
26.00	8.57	0.00	0.00				
27.00	8.57	0.00	0.00				
28.00	8.57	0.00	0.00				
29.00	8.57	0.00	0.00				
30.00	8.57	0.00	0.00				
31.00	8.57	0.00	0.00				
32.00	8.57	0.00	0.00				
33.00	8.57	0.00	0.00				
34.00	8.57	0.00	0.00				
35.00	8.57	0.00	0.00				
36.00	8.57	0.00	0.00				
37.00	8.57	0.00	0.00				
38.00	8.57	0.00	0.00				
39.00	8.57	0.00	0.00				
40.00	8.57	0.00	0.00				
41.00	8.57	0.00	0.00				
42.00	8.57	0.00	0.00				
43.00	8.57	0.00	0.00				
44.00	8.57	0.00	0.00				
45.00	8.57	0.00	0.00				
46.00	8.57	0.00	0.00				
47.00	8.57	0.00	0.00				
48.00	8.57	0.00	0.00				
49.00	8.57	0.00	0.00				
50.00	8.57	0.00	0.00				
51.00	8.57	0.00	0.00				



### Summary for Subcatchment 4S: DA EX-4

Runoff = 0.56 cfs @ 15.69 hrs, Volume= 0.404 af, Depth= 8.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-73.00 hrs, dt= 0.05 hrs  
 Huff 0-10sm 3Q scaled to 24.00 hrs 75 100-yr, 24 hr Rainfall=8.57", Smoothing=On

Area (ac)	CN	Description
0.600	96	Gravel surface, HSG D
0.600		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	40	0.0500	1.69		<b>Sheet Flow,</b>
					Smooth surfaces n= 0.011 P2= 3.34"
9.6					<b>Direct Entry, adj to 10 min. (min.)</b>
10.0	40	Total			



### Hydrograph for Subcatchment 4S: DA EX-4

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	8.57	8.09	0.00
1.00	0.09	0.00	0.00	53.00	8.57	8.09	0.00
2.00	0.30	0.08	0.07	54.00	8.57	8.09	0.00
3.00	0.52	0.22	0.10	55.00	8.57	8.09	0.00
4.00	0.74	0.40	0.11	56.00	8.57	8.09	0.00
5.00	0.96	0.59	0.12	57.00	8.57	8.09	0.00
6.00	1.17	0.79	0.12	58.00	8.57	8.09	0.00
7.00	1.42	1.02	0.15	59.00	8.57	8.09	0.00
8.00	1.71	1.30	0.17	60.00	8.57	8.09	0.00
9.00	2.00	1.58	0.17	61.00	8.57	8.09	0.00
10.00	2.30	1.86	0.18	62.00	8.57	8.09	0.00
11.00	2.64	2.20	0.22	63.00	8.57	8.09	0.00
12.00	3.05	2.60	0.25	64.00	8.57	8.09	0.00
13.00	3.51	3.06	0.29	65.00	8.57	8.09	0.00
14.00	4.11	3.65	0.42	66.00	8.57	8.09	0.00
15.00	4.97	4.50	<b>0.54</b>	67.00	8.57	8.09	0.00
16.00	5.88	5.41	<b>0.53</b>	68.00	8.57	8.09	0.00
17.00	6.61	6.13	0.39	69.00	8.57	8.09	0.00
18.00	7.13	6.66	0.28	70.00	8.57	8.09	0.00
19.00	7.51	7.03	0.20	71.00	8.57	8.09	0.00
20.00	7.78	7.30	0.15	72.00	8.57	8.09	0.00
21.00	8.00	7.53	0.13	73.00	8.57	8.09	0.00
22.00	8.22	7.74	0.12				
23.00	8.38	7.90	0.09				
24.00	<b>8.57</b>	<b>8.09</b>	0.13				
25.00	8.57	8.09	0.00				
26.00	8.57	8.09	0.00				
27.00	8.57	8.09	0.00				
28.00	8.57	8.09	0.00				
29.00	8.57	8.09	0.00				
30.00	8.57	8.09	0.00				
31.00	8.57	8.09	0.00				
32.00	8.57	8.09	0.00				
33.00	8.57	8.09	0.00				
34.00	8.57	8.09	0.00				
35.00	8.57	8.09	0.00				
36.00	8.57	8.09	0.00				
37.00	8.57	8.09	0.00				
38.00	8.57	8.09	0.00				
39.00	8.57	8.09	0.00				
40.00	8.57	8.09	0.00				
41.00	8.57	8.09	0.00				
42.00	8.57	8.09	0.00				
43.00	8.57	8.09	0.00				
44.00	8.57	8.09	0.00				
45.00	8.57	8.09	0.00				
46.00	8.57	8.09	0.00				
47.00	8.57	8.09	0.00				
48.00	8.57	8.09	0.00				
49.00	8.57	8.09	0.00				
50.00	8.57	8.09	0.00				
51.00	8.57	8.09	0.00				



### Summary for Subcatchment 5S: DA NE area (between Penny & Dundee)

Runoff = 8.96 cfs @ 15.69 hrs, Volume= 6.424 af, Depth= 8.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-73.00 hrs, dt= 0.05 hrs  
 Huff 0-10sm 3Q scaled to 24.00 hrs 75 100-yr, 24 hr Rainfall=8.57", Smoothing=On

Area (ac)	CN	Description
0.160	84	50-75% Grass cover, Fair, HSG D
9.370	96	Gravel surface, HSG D
9.530	96	Weighted Average
9.530		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	220	0.0910	3.02		<b>Sheet Flow,</b> Smooth surfaces n= 0.011 P2= 3.34"
5.0	813	0.0180	2.72		<b>Shallow Concentrated Flow, generally gravel</b> Paved Kv= 20.3 fps
3.8					<b>Direct Entry, adj to 10 min. (min.)</b>
10.0	1,033	Total			



**Hydrograph for Subcatchment 5S: DA NE area (between Penny & Dundee)**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	8.57	8.09	0.00
1.00	0.09	0.00	0.00	53.00	8.57	8.09	0.00
2.00	0.30	0.08	1.09	54.00	8.57	8.09	0.00
3.00	0.52	0.22	1.55	55.00	8.57	8.09	0.00
4.00	0.74	0.40	1.75	56.00	8.57	8.09	0.00
5.00	0.96	0.59	1.86	57.00	8.57	8.09	0.00
6.00	1.17	0.79	1.92	58.00	8.57	8.09	0.00
7.00	1.42	1.02	2.43	59.00	8.57	8.09	0.00
8.00	1.71	1.30	2.67	60.00	8.57	8.09	0.00
9.00	2.00	1.58	2.69	61.00	8.57	8.09	0.00
10.00	2.30	1.86	2.85	62.00	8.57	8.09	0.00
11.00	2.64	2.20	3.44	63.00	8.57	8.09	0.00
12.00	3.05	2.60	4.03	64.00	8.57	8.09	0.00
13.00	3.51	3.06	4.61	65.00	8.57	8.09	0.00
14.00	4.11	3.65	6.69	66.00	8.57	8.09	0.00
15.00	4.97	4.50	<b>8.56</b>	67.00	8.57	8.09	0.00
16.00	5.88	5.41	<b>8.45</b>	68.00	8.57	8.09	0.00
17.00	6.61	6.13	6.18	69.00	8.57	8.09	0.00
18.00	7.13	6.66	4.44	70.00	8.57	8.09	0.00
19.00	7.51	7.03	3.19	71.00	8.57	8.09	0.00
20.00	7.78	7.30	2.41	72.00	8.57	8.09	0.00
21.00	8.00	7.53	2.08	73.00	8.57	8.09	0.00
22.00	8.22	7.74	1.94				
23.00	8.38	7.90	1.43				
24.00	<b>8.57</b>	<b>8.09</b>	2.00				
25.00	8.57	8.09	0.00				
26.00	8.57	8.09	0.00				
27.00	8.57	8.09	0.00				
28.00	8.57	8.09	0.00				
29.00	8.57	8.09	0.00				
30.00	8.57	8.09	0.00				
31.00	8.57	8.09	0.00				
32.00	8.57	8.09	0.00				
33.00	8.57	8.09	0.00				
34.00	8.57	8.09	0.00				
35.00	8.57	8.09	0.00				
36.00	8.57	8.09	0.00				
37.00	8.57	8.09	0.00				
38.00	8.57	8.09	0.00				
39.00	8.57	8.09	0.00				
40.00	8.57	8.09	0.00				
41.00	8.57	8.09	0.00				
42.00	8.57	8.09	0.00				
43.00	8.57	8.09	0.00				
44.00	8.57	8.09	0.00				
45.00	8.57	8.09	0.00				
46.00	8.57	8.09	0.00				
47.00	8.57	8.09	0.00				
48.00	8.57	8.09	0.00				
49.00	8.57	8.09	0.00				
50.00	8.57	8.09	0.00				
51.00	8.57	8.09	0.00				



### Summary for Subcatchment 6S: Penny Rd

Runoff = 12.26 cfs @ 15.69 hrs, Volume= 8.791 af, Depth= 8.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-73.00 hrs, dt= 0.05 hrs  
 Huff 0-10sm 3Q scaled to 24.00 hrs 75 100-yr, 24 hr Rainfall=8.57", Smoothing=On

Area (ac)	CN	Description
0.690	98	Paved parking, HSG D
12.350	96	Gravel surface, HSG D
13.040	96	Weighted Average
12.350		94.71% Pervious Area
0.690		5.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	253	0.0310	2.02		<b>Sheet Flow, gravel area</b> Smooth surfaces n= 0.011 P2= 3.34"
4.7	760	0.0180	2.72		<b>Shallow Concentrated Flow, gravel &amp; ditch</b> Paved Kv= 20.3 fps
3.2					<b>Direct Entry, adj to 10 min. (min.)</b>
10.0	1,013	Total			



### Hydrograph for Subcatchment 6S: Penny Rd

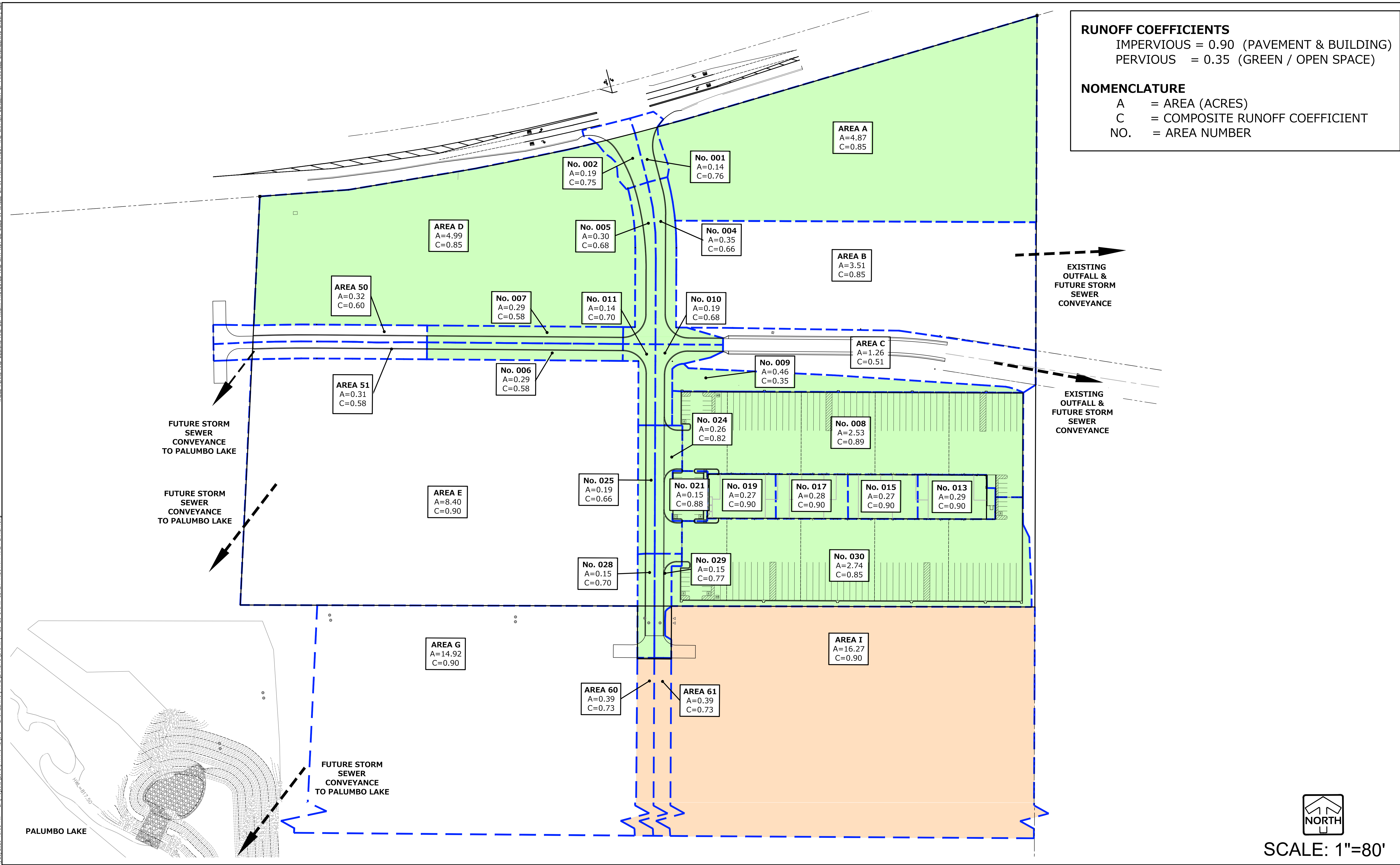
Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	8.57	8.09	0.00
1.00	0.09	0.00	0.00	53.00	8.57	8.09	0.00
2.00	0.30	0.08	1.50	54.00	8.57	8.09	0.00
3.00	0.52	0.22	2.12	55.00	8.57	8.09	0.00
4.00	0.74	0.40	2.40	56.00	8.57	8.09	0.00
5.00	0.96	0.59	2.55	57.00	8.57	8.09	0.00
6.00	1.17	0.79	2.63	58.00	8.57	8.09	0.00
7.00	1.42	1.02	3.32	59.00	8.57	8.09	0.00
8.00	1.71	1.30	3.65	60.00	8.57	8.09	0.00
9.00	2.00	1.58	3.69	61.00	8.57	8.09	0.00
10.00	2.30	1.86	3.90	62.00	8.57	8.09	0.00
11.00	2.64	2.20	4.70	63.00	8.57	8.09	0.00
12.00	3.05	2.60	5.51	64.00	8.57	8.09	0.00
13.00	3.51	3.06	6.31	65.00	8.57	8.09	0.00
14.00	4.11	3.65	9.15	66.00	8.57	8.09	0.00
15.00	4.97	4.50	11.72	67.00	8.57	8.09	0.00
16.00	5.88	5.41	11.56	68.00	8.57	8.09	0.00
17.00	6.61	6.13	8.45	69.00	8.57	8.09	0.00
18.00	7.13	6.66	6.07	70.00	8.57	8.09	0.00
19.00	7.51	7.03	4.36	71.00	8.57	8.09	0.00
20.00	7.78	7.30	3.29	72.00	8.57	8.09	0.00
21.00	8.00	7.53	2.85	73.00	8.57	8.09	0.00
22.00	8.22	7.74	2.66				
23.00	8.38	7.90	1.96				
24.00	8.57	8.09	2.73				
25.00	8.57	8.09	0.00				
26.00	8.57	8.09	0.00				
27.00	8.57	8.09	0.00				
28.00	8.57	8.09	0.00				
29.00	8.57	8.09	0.00				
30.00	8.57	8.09	0.00				
31.00	8.57	8.09	0.00				
32.00	8.57	8.09	0.00				
33.00	8.57	8.09	0.00				
34.00	8.57	8.09	0.00				
35.00	8.57	8.09	0.00				
36.00	8.57	8.09	0.00				
37.00	8.57	8.09	0.00				
38.00	8.57	8.09	0.00				
39.00	8.57	8.09	0.00				
40.00	8.57	8.09	0.00				
41.00	8.57	8.09	0.00				
42.00	8.57	8.09	0.00				
43.00	8.57	8.09	0.00				
44.00	8.57	8.09	0.00				
45.00	8.57	8.09	0.00				
46.00	8.57	8.09	0.00				
47.00	8.57	8.09	0.00				
48.00	8.57	8.09	0.00				
49.00	8.57	8.09	0.00				
50.00	8.57	8.09	0.00				
51.00	8.57	8.09	0.00				



## **Appendix D – Proposed Drainage Exhibit**



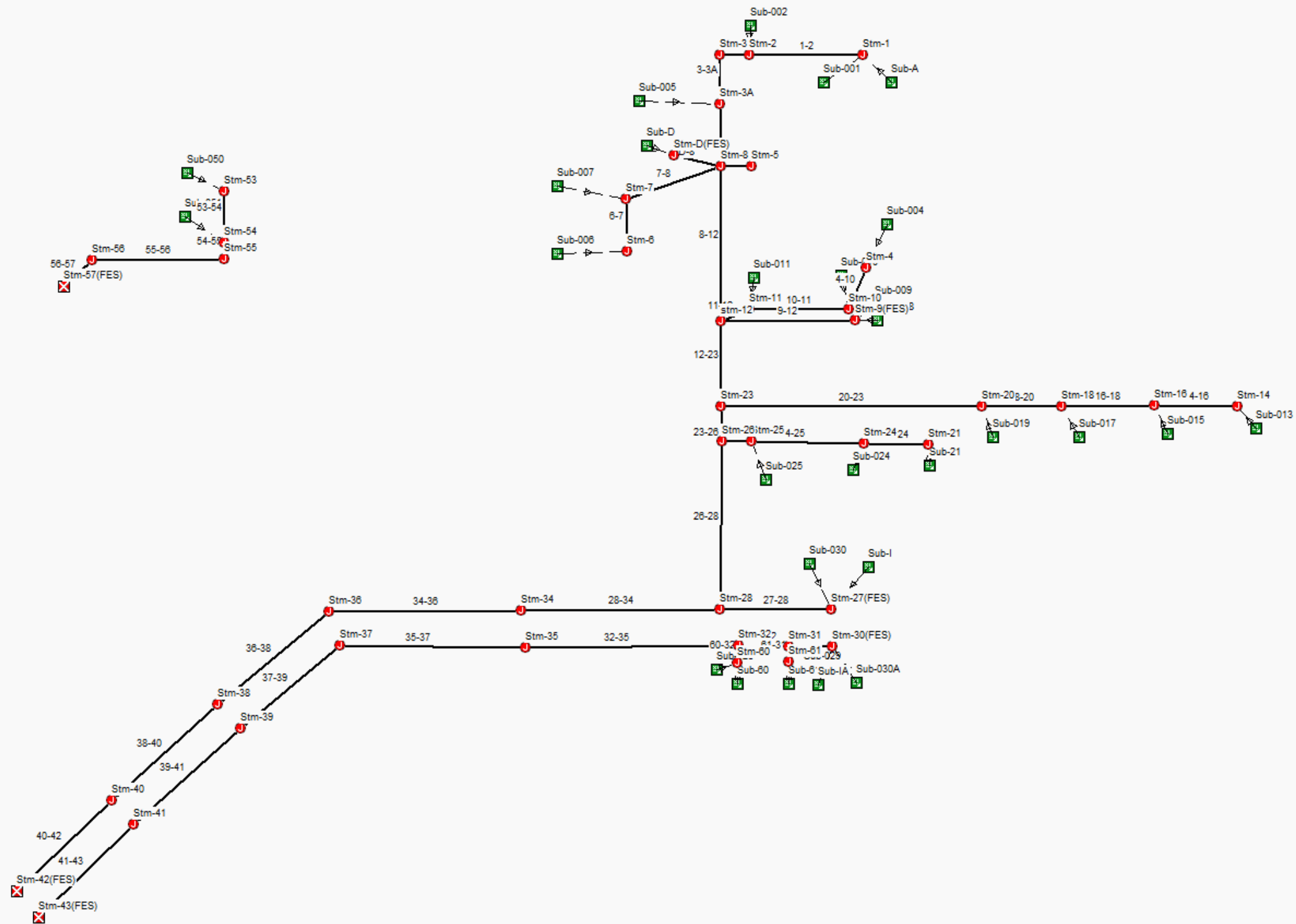
4/28/2023 10:08 AM - Z:\Projects\2018\1411.40-IL\312 - ENGINEERING\FINAL\EXHIBITS\STORM\4-28-23 STORM SEWER TRIBUTARY AREA EXHIBIT.dwg





## **Appendix E – Storm Sewer Calculations**







Project Description

File Name ..... 1411.40-IL SSA 2023-04-27 (IL-68 update).SPF

Project Options

Flow Units ..... CFS  
Elevation Type ..... Elevation  
Hydrology Method ..... Rational  
Time of Concentration (TOC) Method ..... User-Defined  
Link Routing Method ..... Hydrodynamic  
Enable Overflow Ponding at Nodes ..... YES  
Skip Steady State Analysis Time Periods ..... NO

Analysis Options

Start Analysis On ..... Feb 13, 2019 00:00:00  
End Analysis On ..... Feb 14, 2019 00:00:00  
Start Reporting On ..... Feb 13, 2019 00:00:00  
Antecedent Dry Days ..... 0 days  
Runoff (Dry Weather) Time Step ..... 0 01:00:00 days hh:mm:ss  
Runoff (Wet Weather) Time Step ..... 0 00:05:00 days hh:mm:ss  
Reporting Time Step ..... 0 00:05:00 days hh:mm:ss  
Routing Time Step ..... 30 seconds

Number of Elements

	Qty
Rain Gages .....	0
Subbasins.....	29
Nodes.....	45
<i>Junctions</i> .....	42
<i>Outfalls</i> .....	3
<i>Flow Diversions</i> .....	0
<i>Inlets</i> .....	0
<i>Storage Nodes</i> .....	0
Links.....	42
<i>Channels</i> .....	0
<i>Pipes</i> .....	42
<i>Pumps</i> .....	0
<i>Orifices</i> .....	0
<i>Weirs</i> .....	0
<i>Outlets</i> .....	0
Pollutants .....	0
Land Uses .....	0

Rainfall Details

Return Period..... 10 year(s)



## Subbasin Summary

SN	Subbasin ID	Area	Weighted Runoff Coefficient	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)		(in)	(in)	(ac-in)	(cfs)	(days hh:mm:ss)
1	Sub-001	0.14	0.7600	1.39	1.06	0.15	0.59	0 00:15:00
2	Sub-002	0.19	0.7500	1.39	1.04	0.20	0.79	0 00:15:00
3	Sub-004	0.35	0.6600	1.39	0.92	0.32	1.28	0 00:15:00
4	Sub-005	0.30	0.6800	1.39	0.95	0.28	1.13	0 00:15:00
5	Sub-006	0.29	0.5800	1.39	0.81	0.23	0.94	0 00:15:00
6	Sub-007	0.29	0.5800	1.39	0.81	0.23	0.94	0 00:15:00
7	Sub-008	2.53	0.8900	1.39	1.24	3.13	12.52	0 00:15:00
8	Sub-009	0.46	0.3500	1.39	0.49	0.22	0.90	0 00:15:00
9	Sub-010	0.19	0.6800	1.39	0.95	0.18	0.72	0 00:15:00
10	Sub-011	0.14	0.7000	1.39	0.97	0.14	0.55	0 00:15:00
11	Sub-013	0.29	0.9000	0.62	0.56	0.16	1.94	0 00:05:00
12	Sub-015	0.27	0.9000	0.62	0.56	0.15	1.81	0 00:05:00
13	Sub-017	0.28	0.9000	0.62	0.56	0.16	1.88	0 00:05:00
14	Sub-019	0.27	0.9000	0.62	0.56	0.15	1.81	0 00:05:00
15	Sub-024	0.26	0.8200	1.39	1.14	0.30	1.19	0 00:15:00
16	Sub-025	0.19	0.6600	0.62	0.41	0.08	0.93	0 00:05:00
17	Sub-028	0.15	0.7000	1.39	0.97	0.15	0.58	0 00:15:00
18	Sub-029	0.15	0.7700	1.39	1.07	0.16	0.64	0 00:15:00
19	Sub-030	2.74	0.8500	1.39	1.18	3.24	12.95	0 00:15:00
20	Sub-030A	2.74	0.8500	1.39	1.18	3.24	12.95	0 00:15:00
21	Sub-050	0.32	0.6000	0.62	0.37	0.12	1.43	0 00:05:00
22	Sub-051	0.31	0.5800	0.62	0.36	0.11	1.34	0 00:05:00
23	Sub-21	0.15	0.8800	1.39	1.22	0.18	0.73	0 00:15:00
24	Sub-60	0.39	0.7300	1.08	0.79	0.31	1.85	0 00:10:00
25	Sub-61	0.39	0.7300	1.08	0.79	0.31	1.85	0 00:10:00
26	Sub-A	4.87	0.8500	1.39	1.18	5.75	23.02	0 00:15:00
27	Sub-D	4.99	0.8500	1.39	1.18	5.89	23.58	0 00:15:00
28	Sub-I	4.88	0.9000	1.39	1.25	6.10	24.42	0 00:15:00
29	Sub-IA	11.39	0.9000	1.39	1.25	14.25	57.00	0 00:15:00



## Node Summary

SN	Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained	Min Freeboard Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days hh:mm)	(ac-in)	(min)
1	Stm-1	Junction	855.11	866.59	855.11	866.59	0.00	23.61	857.61	0.00	8.98	0 00:00	0.00	0.00
2	Stm-10	Junction	854.85	857.95	854.85	857.95	0.00	1.88	856.20	0.00	1.75	0 00:00	0.00	0.00
3	Stm-11	Junction	854.73	857.95	854.73	857.95	0.00	2.40	856.17	0.00	1.78	0 00:00	0.00	0.00
4	stm-12	Junction	852.20	858.64	852.20	858.64	0.00	57.52	856.12	0.00	2.52	0 00:00	0.00	0.00
5	Stm-14	Junction	857.82	860.75	857.82	860.75	0.00	1.94	858.51	0.00	2.24	0 00:00	0.00	0.00
6	Stm-16	Junction	857.00	860.75	857.00	860.75	0.00	3.62	857.75	0.00	3.00	0 00:00	0.00	0.00
7	Stm-18	Junction	856.15	860.75	856.15	860.75	0.00	5.31	857.22	0.00	3.53	0 00:00	0.00	0.00
8	Stm-2	Junction	854.62	866.53	854.62	866.53	0.00	24.24	857.40	0.00	9.13	0 00:00	0.00	0.00
9	Stm-20	Junction	855.34	860.75	855.34	860.75	0.00	6.72	856.48	0.00	4.27	0 00:00	0.00	0.00
10	Stm-21	Junction	855.15	859.80	855.15	859.80	0.00	0.73	855.61	0.00	4.19	0 00:00	0.00	0.00
11	Stm-23	Junction	851.58	858.79	851.58	858.79	0.00	56.92	855.57	0.00	3.22	0 00:00	0.00	0.00
12	Stm-24	Junction	854.89	857.89	854.89	857.89	0.00	1.90	855.58	0.00	2.31	0 00:00	0.00	0.00
13	Stm-25	Junction	854.57	857.89	854.57	857.89	0.00	1.88	855.36	0.00	2.53	0 00:00	0.00	0.00
14	Stm-26	Junction	851.47	858.49	851.47	858.49	0.00	58.04	855.16	0.00	3.33	0 00:00	0.00	0.00
15	Stm-27(FES)	Junction	851.42	851.42	851.42	851.42	0.00	37.37	854.53	0.00	0.89	0 00:00	0.00	0.00
16	Stm-28	Junction	850.97	858.30	850.97	858.30	0.00	93.99	854.36	0.00	3.94	0 00:00	0.00	0.00
17	Stm-3	Junction	854.50	867.31	854.50	867.31	0.00	24.10	857.18	0.00	10.13	0 00:00	0.00	0.00
18	Stm-30(FES)	Junction	851.42	855.42	851.42	855.42	0.00	69.94	855.36	0.00	0.06	0 00:00	0.00	0.00
19	Stm-31	Junction	851.20	857.95	851.20	857.95	0.00	71.46	854.72	0.00	3.23	0 00:00	0.00	0.00
20	Stm-32	Junction	851.03	857.95	851.03	857.95	0.00	72.89	853.73	0.00	4.22	0 00:00	0.00	0.00
21	Stm-34	Junction	849.05	856.20	849.05	856.20	0.00	93.13	852.13	0.00	4.07	0 00:00	0.00	0.00
22	Stm-35	Junction	849.05	856.20	849.05	856.20	0.00	72.57	851.58	0.00	4.62	0 00:00	0.00	0.00
23	Stm-36	Junction	843.82	861.50	843.82	861.50	0.00	92.63	847.08	0.00	14.42	0 00:00	0.00	0.00
24	Stm-37	Junction	843.82	861.50	843.82	861.50	0.00	71.26	846.49	0.00	15.01	0 00:00	0.00	0.00
25	Stm-38	Junction	830.03	849.30	831.02	849.30	0.00	92.65	834.45	0.00	14.85	0 00:00	0.00	0.00
26	Stm-39	Junction	831.02	849.30	831.02	849.30	0.00	71.23	833.80	0.00	15.50	0 00:00	0.00	0.00
27	Stm-3A	Junction	854.62	863.95	854.62	863.95	0.00	25.07	856.75	0.00	7.20	0 00:00	0.00	0.00
28	Stm-4	Junction	855.42	858.42	855.42	858.42	0.00	1.28	856.23	0.00	2.19	0 00:00	0.00	0.00
29	Stm-40	Junction	820.46	841.50	820.46	841.50	0.00	92.65	824.14	0.00	17.36	0 00:00	0.00	0.00
30	Stm-41	Junction	820.41	837.50	820.41	837.50	0.00	71.26	823.34	0.00	14.16	0 00:00	0.00	0.00
31	Stm-5	Junction	855.58	858.78	855.58	858.78	0.00	0.15	856.40	0.00	2.38	0 00:00	0.00	0.00
32	Stm-53	Junction	864.82	868.38	864.82	868.38	0.00	1.43	865.31	0.00	3.07	0 00:00	0.00	0.00
33	Stm-54	Junction	864.38	868.38	864.38	868.38	0.00	2.72	865.25	0.00	3.13	0 00:00	0.00	0.00
34	Stm-55	Junction	864.20	869.02	864.20	869.02	0.00	2.68	864.93	0.00	4.09	0 00:00	0.00	0.00
35	Stm-56	Junction	860.70	869.58	860.70	869.58	0.00	2.62	861.44	0.00	8.14	0 00:00	0.00	0.00
36	Stm-6	Junction	856.67	859.56	856.67	859.56	0.00	0.94	857.25	0.00	2.31	0 00:00	0.00	0.00
37	Stm-60	Junction	854.54	857.54	854.54	857.54	0.00	2.23	855.32	0.00	2.22	0 00:00	0.00	0.00
38	Stm-61	Junction	854.54	857.54	854.54	857.54	0.00	2.27	855.33	0.00	2.21	0 00:00	0.00	0.00
39	Stm-7	Junction	856.46	859.56	856.46	859.56	0.00	1.86	857.20	0.00	2.36	0 00:00	0.00	0.00
40	Stm-8	Junction	852.67	859.43	852.67	859.43	0.00	44.40	856.40	0.00	3.03	0 00:00	0.00	0.00
41	Stm-9(FES)	Junction	854.00	854.00	854.00	854.00	0.00	13.41	856.29	0.00	0.21	0 00:00	0.00	0.00
42	Stm-D(FES)	Junction	854.10	854.10	854.10	854.10	0.00	23.58	856.60	0.00	0.00	0 00:15	0.31	5.00
43	Stm-42(FES)	Outfall	820.00					92.66	822.55					
44	Stm-43(FES)	Outfall	820.00					71.27	822.16					
45	Stm-57(FES)	Outfall	860.00					2.62	860.64					

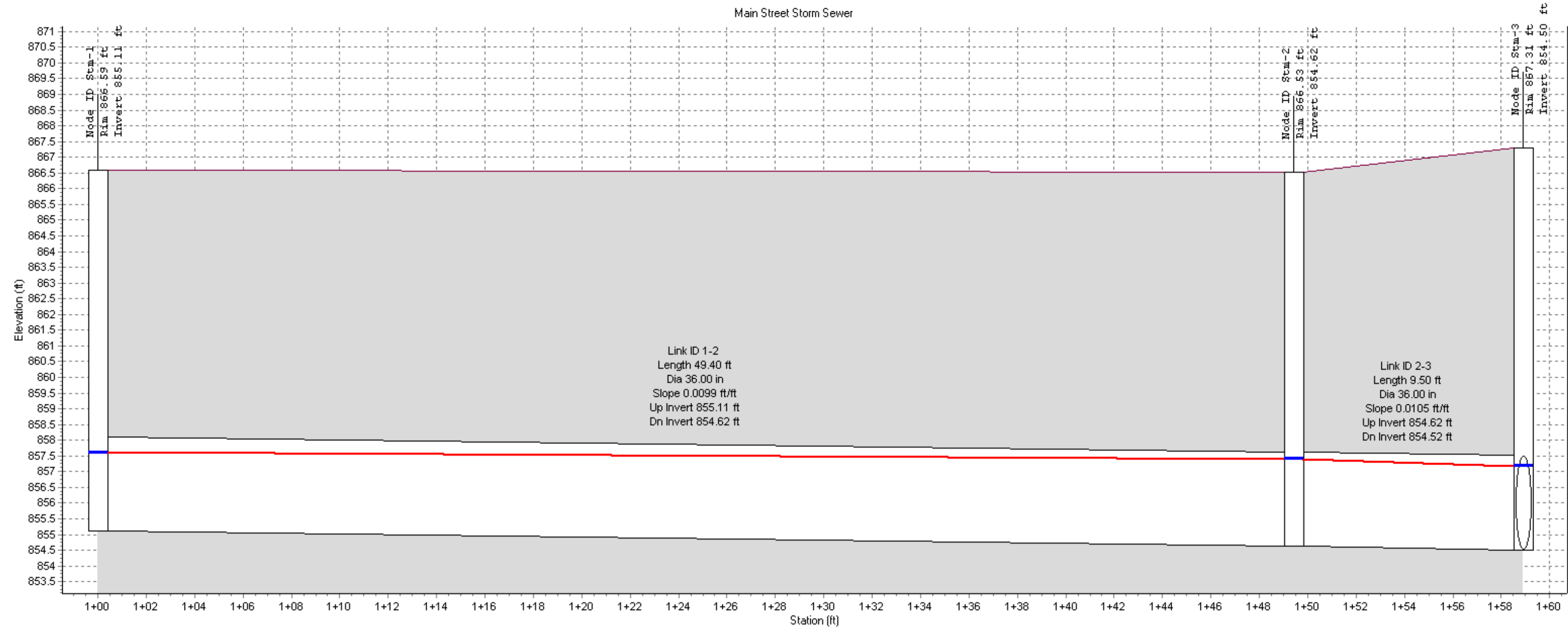


## Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Reported Surcharged Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)
1	10-11	Pipe	Stm-10	Stm-11	39.60	854.85	854.73	0.3000	18.000	0.0130	1.91	5.78	0.33	1.93	1.39	0.93	0.00 Calculated
2	11-12	Pipe	Stm-11	stm-12	24.00	854.73	854.65	0.3300	18.000	0.0150	2.43	5.26	0.46	2.81	1.46	0.97	0.00 Calculated
3	1-2	Pipe	Stm-1	Stm-2	49.40	855.11	854.62	0.9900	36.000	0.0130	23.46	66.43	0.35	3.57	2.64	0.88	0.00 Calculated
4	12-23	Pipe	stm-12	Stm-23	165.00	852.20	851.58	0.3800	48.000	0.0130	56.92	88.05	0.65	4.55	3.96	0.99	0.00 Calculated
5	14-16	Pipe	Stm-14	Stm-16	136.00	857.82	857.00	0.6000	10.000	0.0100	1.87	2.21	0.84	3.75	0.72	0.86	0.00 Calculated
6	16-18	Pipe	Stm-16	Stm-18	141.00	857.00	856.15	0.6000	15.000	0.0100	3.58	6.52	0.55	3.76	0.91	0.72	0.00 Calculated
7	18-20	Pipe	Stm-18	Stm-20	135.00	856.15	855.34	0.6000	15.000	0.0100	5.15	6.50	0.79	4.52	1.10	0.88	0.00 Calculated
8	20-23	Pipe	Stm-20	Stm-23	192.20	855.34	854.19	0.6000	18.000	0.0130	6.44	8.13	0.79	4.83	1.06	0.71	0.00 Calculated
9	21-24	Pipe	Stm-21	Stm-24	25.70	855.15	854.89	1.0100	12.000	0.0130	0.72	3.58	0.20	1.69	0.57	0.57	0.00 Calculated
10	2-3	Pipe	Stm-2	Stm-3	9.50	854.62	854.52	1.0500	36.000	0.0130	24.10	68.43	0.35	3.59	2.72	0.91	0.00 Calculated
11	23-26	Pipe	Stm-23	Stm-26	56.00	851.59	851.48	0.2000	48.000	0.0130	56.21	63.66	0.88	4.57	3.83	0.96	0.00 Calculated
12	24-25	Pipe	Stm-24	Stm-25	32.30	854.89	854.57	0.9900	12.000	0.0130	1.88	3.55	0.53	3.25	0.74	0.74	0.00 Calculated
13	25-26	Pipe	Stm-25	Stm-26	7.20	854.57	854.50	0.9700	12.000	0.0130	1.83	3.51	0.52	3.70	0.72	0.72	0.00 Calculated
14	26-28	Pipe	Stm-26	Stm-28	250.90	851.47	850.97	0.2000	48.000	0.0130	58.00	64.12	0.90	5.09	3.54	0.88	0.00 Calculated
15	27-28	Pipe	Stm-27(FES)	Stm-28	60.00	851.42	850.97	0.7500	48.000	0.0130	37.11	124.40	0.30	4.90	3.25	0.81	0.00 Calculated
16	28-34	Pipe	Stm-28	Stm-34	252.00	850.97	849.05	0.7600	48.000	0.0130	93.13	125.38	0.74	8.62	3.23	0.81	0.00 Calculated
17	30-31	Pipe	Stm-30(FES)	Stm-31	30.00	851.42	851.20	0.7300	48.000	0.0130	69.89	123.01	0.57	5.73	3.73	0.93	0.00 Calculated
18	31-32	Pipe	Stm-31	Stm-32	22.00	851.20	851.03	0.7700	48.000	0.0130	71.38	126.27	0.57	6.81	3.11	0.78	0.00 Calculated
19	32-35	Pipe	Stm-32	Stm-35	260.00	851.03	849.05	0.7600	48.000	0.0130	72.57	125.35	0.58	8.40	2.60	0.65	0.00 Calculated
20	3-3A	Pipe	Stm-3	Stm-3A	77.20	854.50	854.19	0.4000	36.000	0.0130	23.95	26.30	0.91	4.17	2.40	0.80	0.00 Calculated
21	34-36	Pipe	Stm-34	Stm-36	362.00	849.05	846.32	0.7500	48.000	0.0130	92.63	124.74	0.74	9.78	2.82	0.71	0.00 Calculated
22	35-37	Pipe	Stm-35	Stm-37	360.00	849.05	846.32	0.7600	48.000	0.0130	71.26	125.09	0.57	9.34	2.35	0.59	0.00 Calculated
23	36-38	Pipe	Stm-36	Stm-38	200.00	843.82	842.30	0.7600	48.000	0.0130	92.65	125.23	0.74	9.47	2.91	0.73	0.00 Calculated
24	37-39	Pipe	Stm-37	Stm-39	200.00	843.82	842.30	0.7600	48.000	0.0130	71.23	125.23	0.57	8.99	2.42	0.60	0.00 Calculated
25	38-40	Pipe	Stm-38	Stm-40	130.00	831.02	830.03	0.7600	48.000	0.0130	92.65	125.35	0.74	9.20	2.99	0.75	0.00 Calculated
26	39-41	Pipe	Stm-39	Stm-41	130.00	831.02	830.03	0.7600	48.000	0.0130	71.26	125.35	0.57	8.77	2.47	0.62	0.00 Calculated
27	3A-8	Pipe	Stm-3A	Stm-8	176.10	854.19	853.49	0.4000	36.000	0.0130	24.59	53.43	0.46	5.09	2.52	0.84	0.00 Calculated
28	40-42	Pipe	Stm-40	Stm-42(FES)	60.00	820.46	820.00	0.7700	48.000	0.0130	92.66	125.77	0.74	8.82	3.12	0.78	0.00 Calculated
29	4-10	Pipe	Stm-4	Stm-10	60.00	855.42	855.10	0.5300	15.000	0.0130	1.21	4.72	0.26	2.72	0.95	0.76	0.00 Calculated
30	41-43	Pipe	Stm-41	Stm-43(FES)	54.00	820.41	820.00	0.7600	48.000	0.0130	71.27	125.16	0.57	8.44	2.55	0.64	0.00 Calculated
31	53-54	Pipe	Stm-53	Stm-54	22.00	864.82	864.38	2.0000	12.000	0.0130	1.39	5.04	0.28	2.57	0.68	0.68	0.00 Calculated
32	54-55	Pipe	Stm-54	Stm-55	9.00	864.38	864.20	2.0000	12.000	0.0130	2.68	5.04	0.53	4.15	0.79	0.80	0.00 Calculated
33	55-56	Pipe	Stm-55	Stm-56	93.40	864.20	863.27	1.0000	12.000	0.0130	2.62	3.56	0.74	4.61	0.68	0.68	0.00 Calculated
34	56-57	Pipe	Stm-56	Stm-57(FES)	70.00	860.70	860.00	1.0000	12.000	0.0130	2.62	3.56	0.74	4.55	0.69	0.69	0.00 Calculated
35	5-8	Pipe	Stm-5	Stm-8	9.40	855.58	855.49	0.9600	12.000	0.0130	0.15	3.49	0.04	1.04	0.86	0.87	0.00 Calculated
36	60-32	Pipe	Stm-60	Stm-32	10.00	854.54	854.44	1.0000	12.000	0.0130	2.22	3.56	0.62	3.95	0.67	0.67	0.00 Calculated
37	61-31	Pipe	Stm-61	Stm-31	10.00	854.54	854.44	1.0000	12.000	0.0130	2.26	3.56	0.64	3.96	0.68	0.68	0.00 Calculated
38	6-7	Pipe	Stm-6	Stm-7	21.20	856.67	856.46	0.9900	12.000	0.0130	0.92	3.55	0.26	1.68	0.66	0.66	0.00 Calculated
39	7-8	Pipe	Stm-7	Stm-8	56.30	856.47	856.19	0.5000	12.000	0.0130	1.84	2.51	0.73	3.37	0.66	0.66	0.00 Calculated
40	8-12	Pipe	Stm-8	stm-12	116.00	852.67	852.20	0.4100	48.000	0.0150	42.88	79.24	0.54	3.65	3.83	0.96	0.00 Calculated
41	9-12	Pipe	Stm-9(FES)	stm-12	69.00	854.00	853.60	0.5800	30.000	0.0150	13.27	27.07	0.49	4.08	2.40	0.96	0.00 Calculated
42	D-8	Pipe	Stm-8	Stm-D(FES)	30.00	854.10	853.87	0.7700	30.000	0.0130	21.41	2.37	9.04	4.88	2.40	0.96	0.00 > CAPACITY



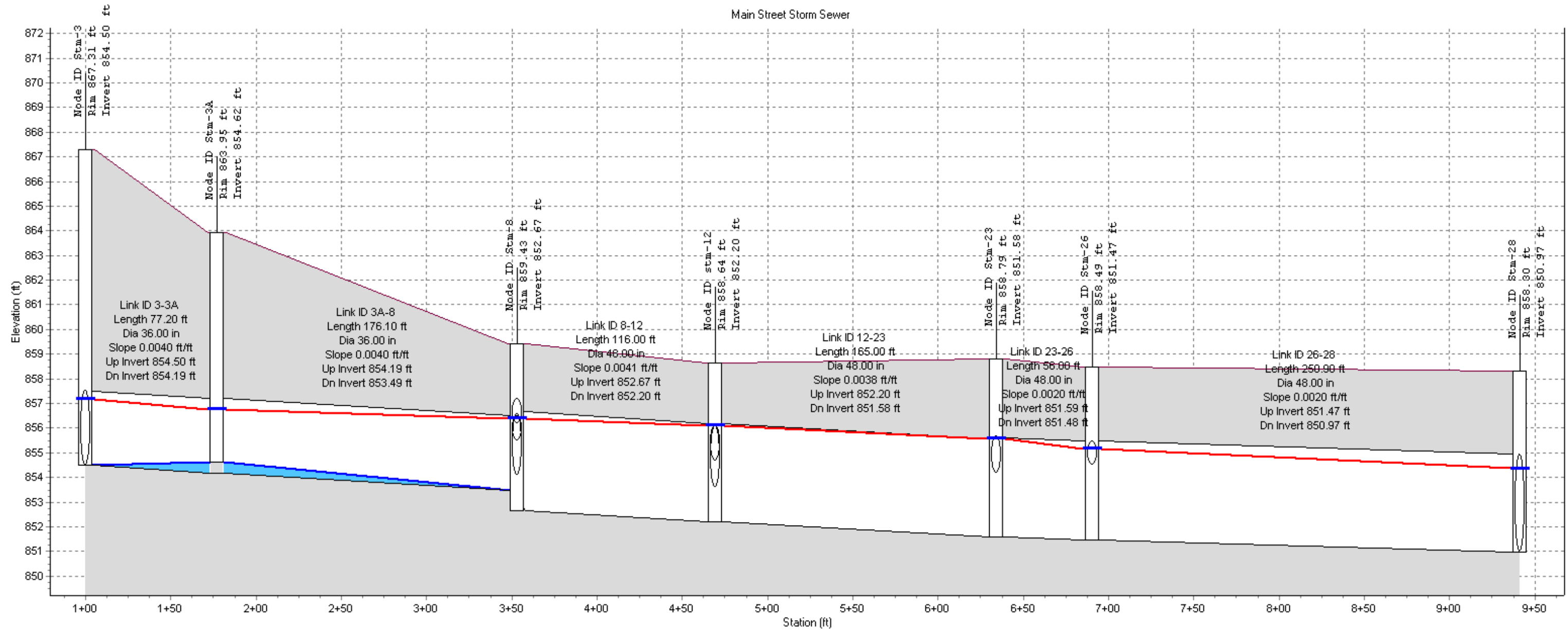
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-1	Stm-2	Stm-3
Rim (ft):	866.59	866.53	867.31
Invert (ft):	855.11	854.62	854.50
Min Pipe Cover (ft):	8.48	8.91	9.79
Max HGL (ft):	857.61	857.40	857.18
Link ID:	1-2	2-3	
Length (ft):	49.40	9.50	
Dia (in):	36.00	36.00	
Slope (ft/ft):	0.0099	0.0105	
Up Invert (ft):	855.11	854.62	
Dn Invert (ft):	854.62	854.52	
Max Q (cfs):	23.46	24.10	
Max Vel (ft/s):	3.57	3.59	
Max Depth (ft):	2.64	2.72	



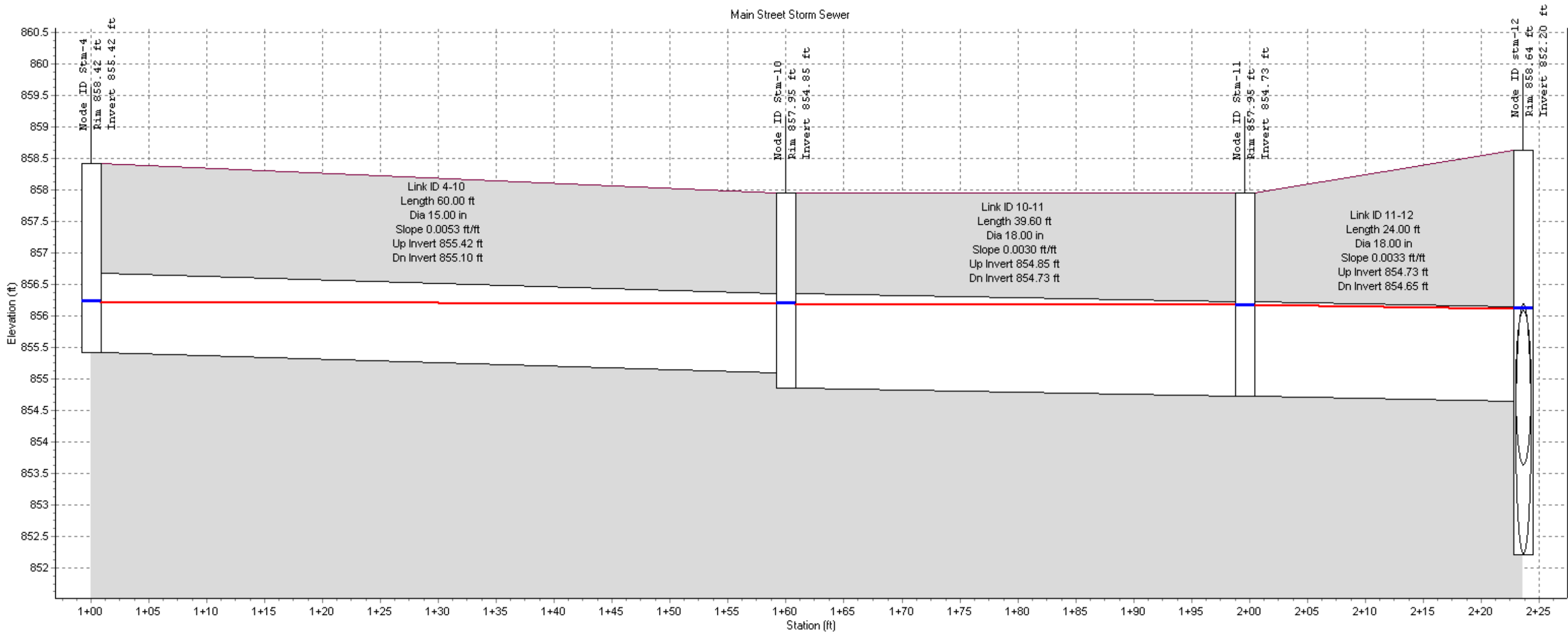
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-3	Stm-3A	Stm-8	Stm-12	Stm-23	Stm-26	Stm-28
Rim (ft):	867.31	863.95	859.43	858.64	858.79	858.49	858.30
Invert (ft):	854.50	854.62	852.67	852.20	851.58	851.47	850.97
Min Pipe Cover (ft):	9.79	6.76	2.24	2.44	3.10	2.99	3.33
Max HGL (ft):	857.18	856.75	856.40	856.12	855.57	855.16	854.36
Link ID:	3-3A	3A-8	8-12	12-23	23-26	26-28	
Length (ft):	77.20	176.10	116.00	165.00	56.00	250.90	
Dia (in):	36.00	36.00	48.00	48.00	48.00	48.00	
Slope (ft/ft):	0.0040	0.0040	0.0041	0.0038	0.0020	0.0020	
Up Invert (ft):	854.50	854.19	852.67	852.20	851.59	851.47	
Dn Invert (ft):	854.19	853.49	852.20	851.58	851.48	850.97	
Max Q (cfs):	23.95	24.59	42.88	56.92	56.21	58.00	
Max Vel (ft/s):	4.17	5.09	3.65	4.55	4.57	5.09	
Max Depth (ft):	2.40	2.52	3.83	3.96	3.83	3.54	



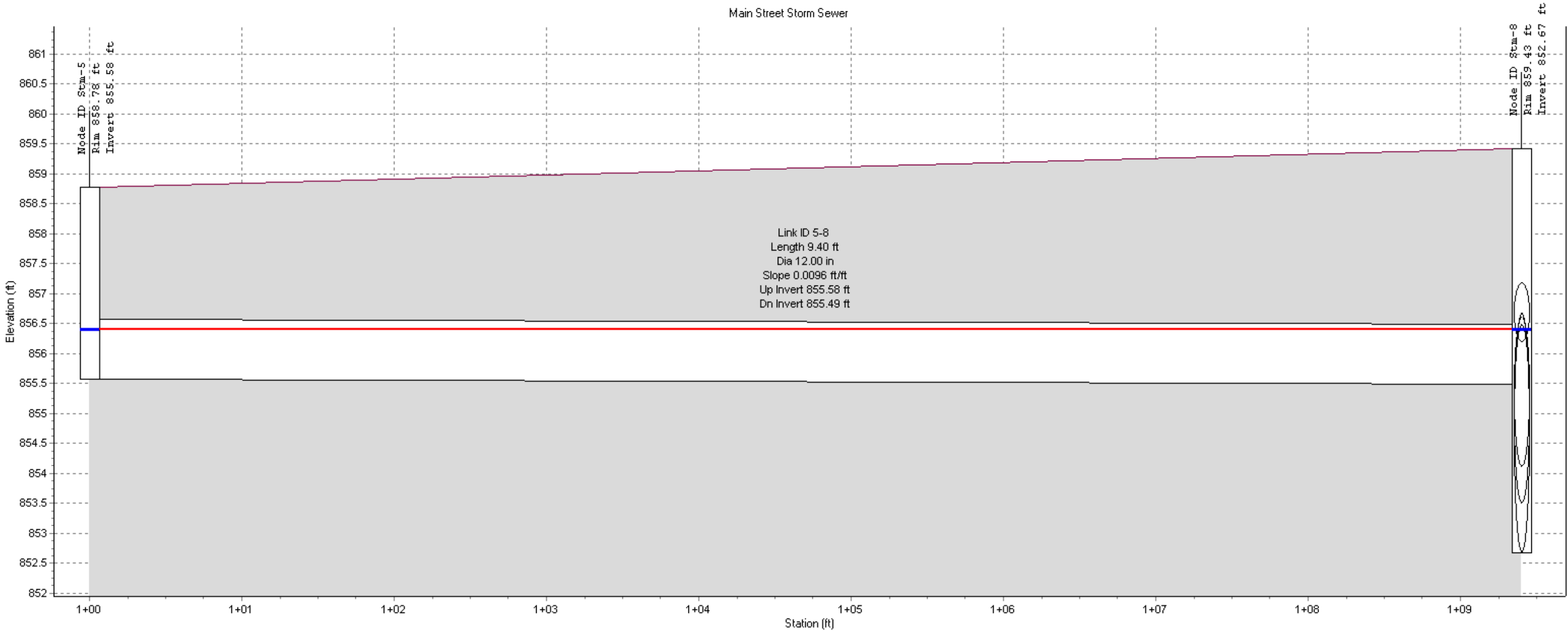
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-4	Stm-10	Stm-11	stm-12
Rim (ft):	858.42	857.95	857.95	858.64
Invert (ft):	855.42	854.85	854.73	852.20
Min Pipe Cover (ft):	1.75	1.60	1.72	2.44
Max HGL (ft):	856.23	856.20	856.17	856.12
Link ID:	4-10	10-11	11-12	
Length (ft):	60.00	39.60	24.00	
Dia (in):	15.00	18.00	18.00	
Slope (ft/ft):	0.0053	0.0030	0.0033	
Up Invert (ft):	855.42	854.85	854.73	
Dn Invert (ft):	855.10	854.73	854.65	
Max Q (cfs):	1.21	1.91	2.43	
Max Vel (ft/s):	2.72	1.93	2.81	
Max Depth (ft):	0.95	1.39	1.46	



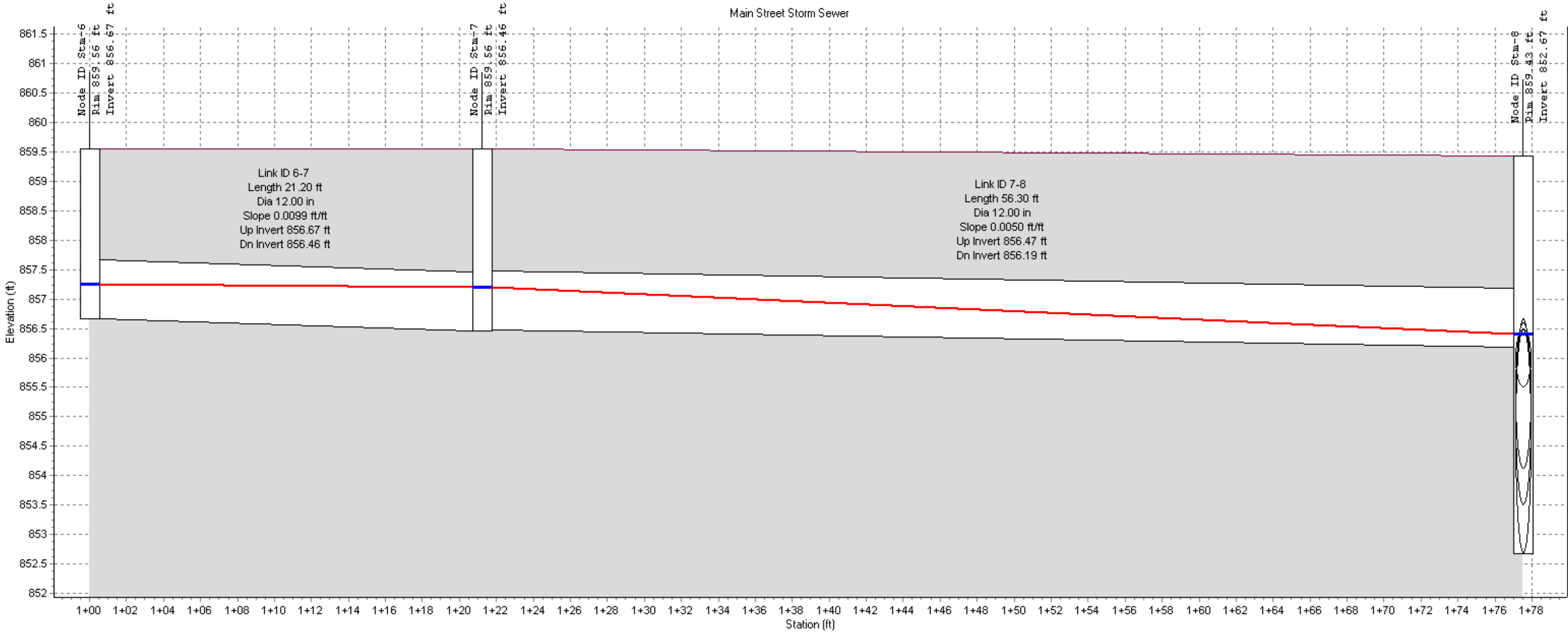
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-5	Stm-8
Rim (ft):	858.78	859.43
Invert (ft):	855.58	852.67
Min Pipe Cover (ft):	2.20	2.24
Max HGL (ft):	856.40	856.40
Link ID:	5-8	
Length (ft):	9.40	
Dia (in):	12.00	
Slope (ft/ft):	0.0096	
Up Invert (ft):	855.58	
Dn Invert (ft):	855.49	
Max Q (cfs):	0.15	
Max Vel (ft/s):	1.04	
Max Depth (ft):	0.86	



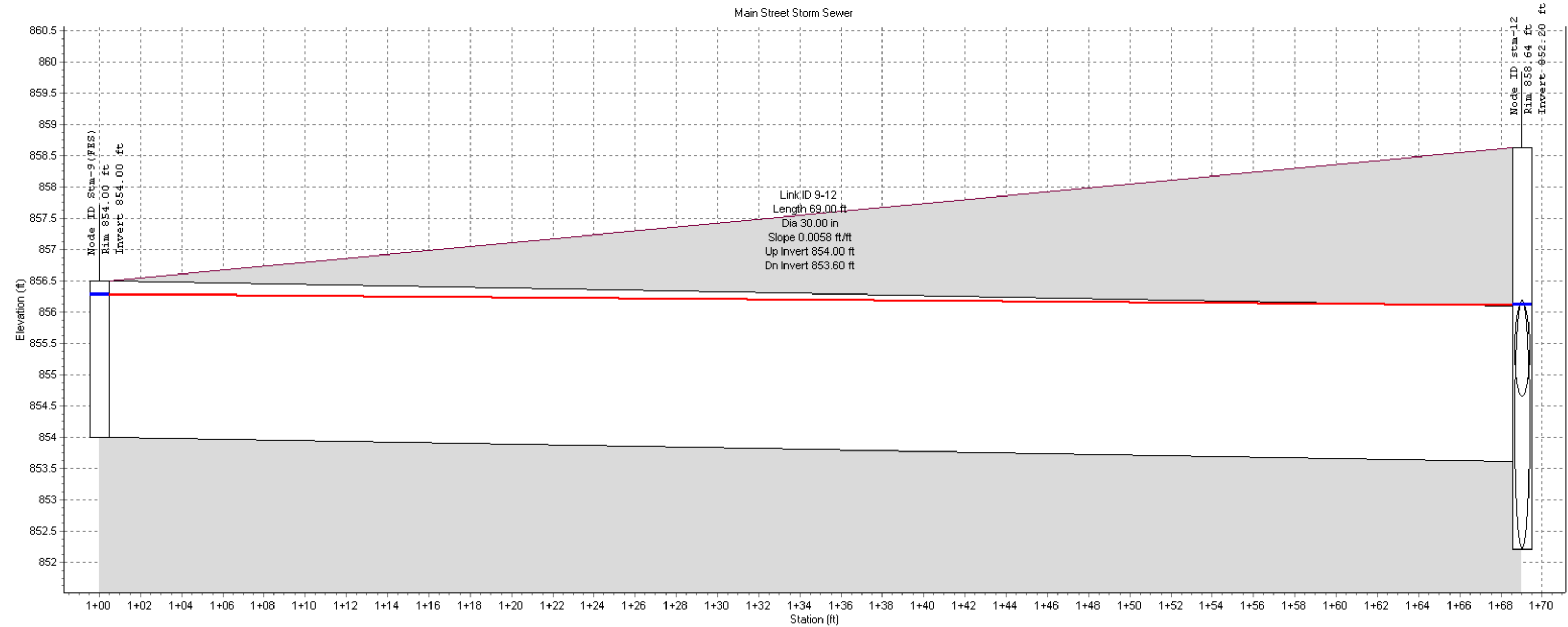
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-6	Stm-7	Stm-8
Rim (ft):	859.56	859.56	859.43
Invert (ft):	856.67	856.46	852.67
Min Pipe Cover (ft):	1.89	2.09	2.24
Max HGL (ft):	857.25	857.20	856.40
Link ID:	6-7	7-8	
Length (ft):	21.20	56.30	
Dia (in):	12.00	12.00	
Slope (ft/ft):	0.0099	0.0050	
Up Invert (ft):	856.67	856.47	
Dn Invert (ft):	856.46	856.19	
Max Q (cfs):	0.92	1.84	
Max Vel (ft/s):	1.68	3.37	
Max Depth (ft):	0.66	0.66	

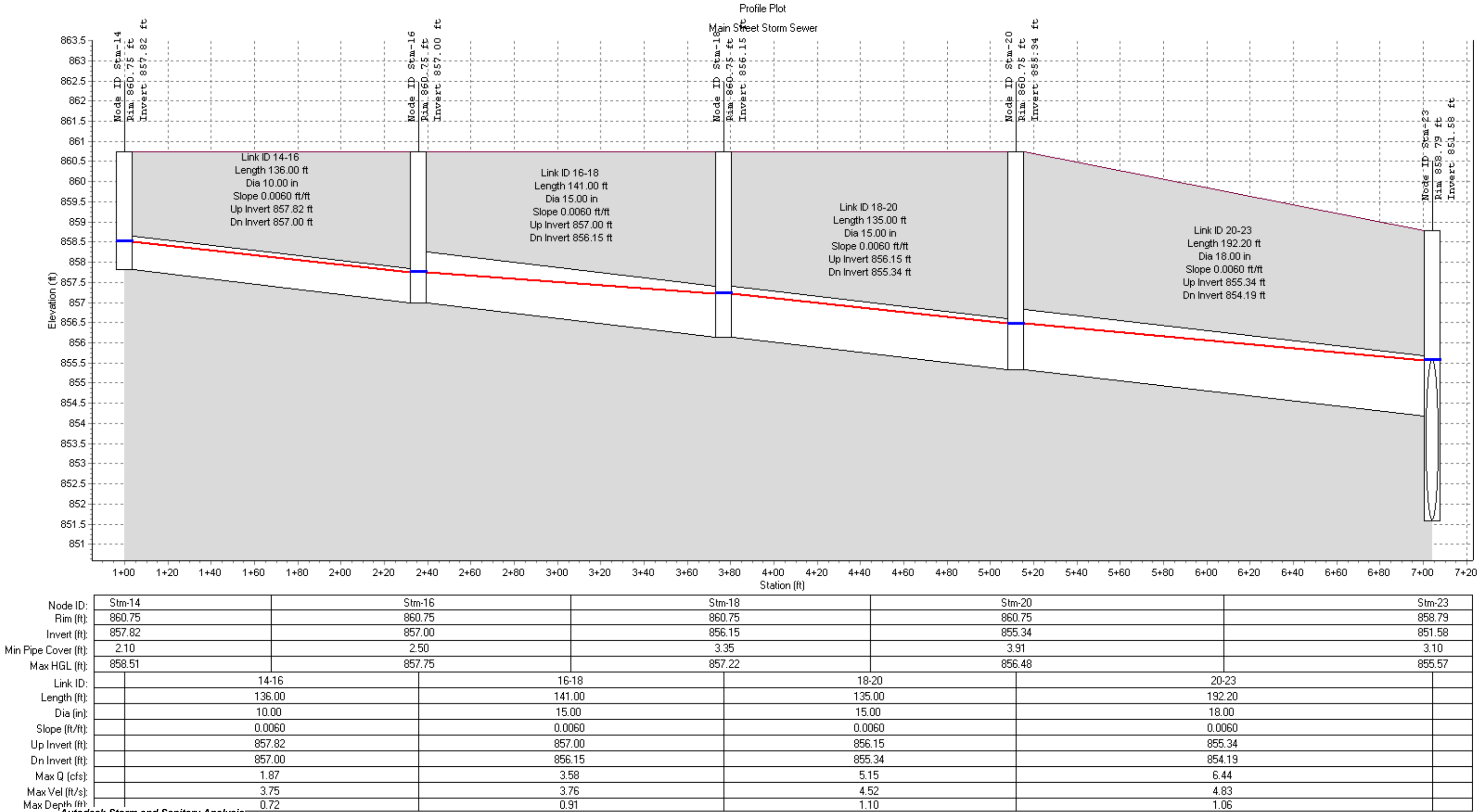


Profile Plot  
Main Street Storm Sewer



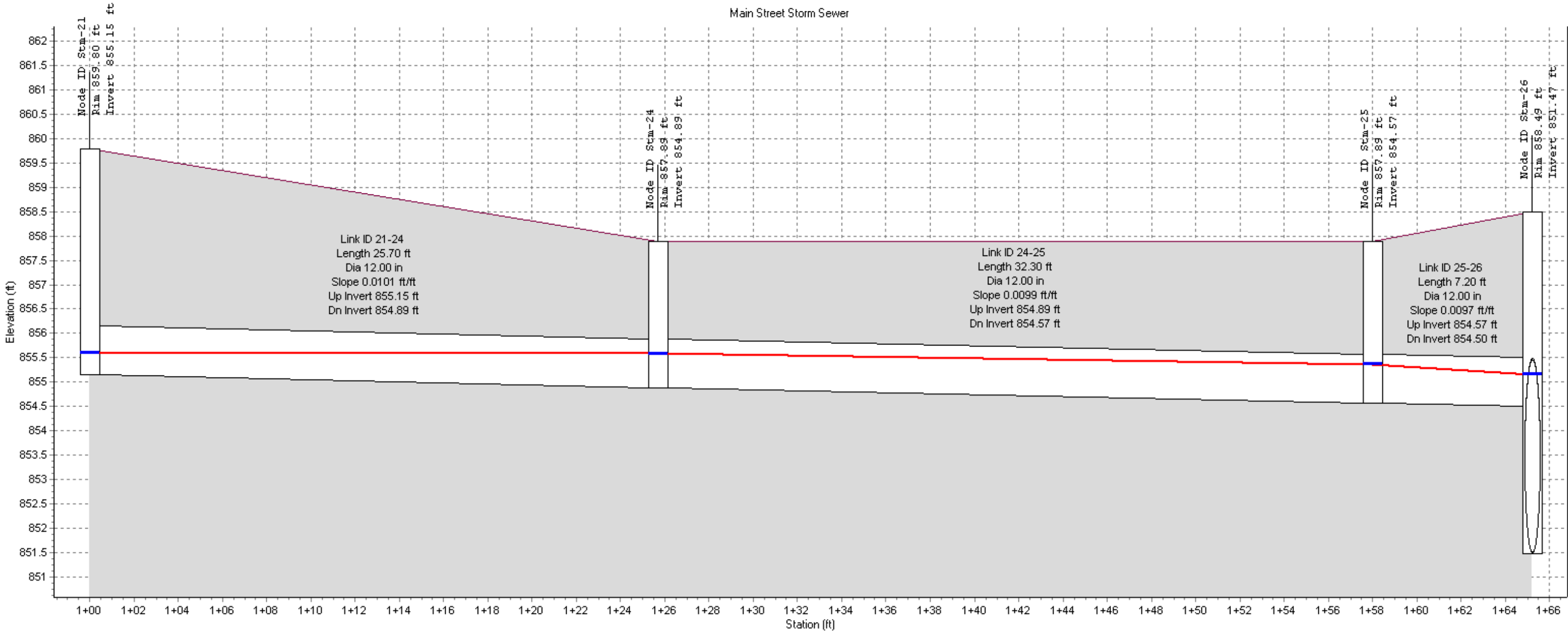
Node ID:	Stm-9(FES)	stm-12
Rim (ft):	854.00	858.64
Invert (ft):	854.00	852.20
Min Pipe Cover (ft):	0.00	2.44
Max HGL (ft):	856.29	856.12
Link ID:	9-12	
Length (ft):	69.00	
Dia (in):	30.00	
Slope (ft/ft):	0.0058	
Up Invert (ft):	854.00	
Dn Invert (ft):	853.60	
Max Q (cfs):	13.27	
Max Vel (ft/s):	4.08	
Max Depth (ft):	2.40	







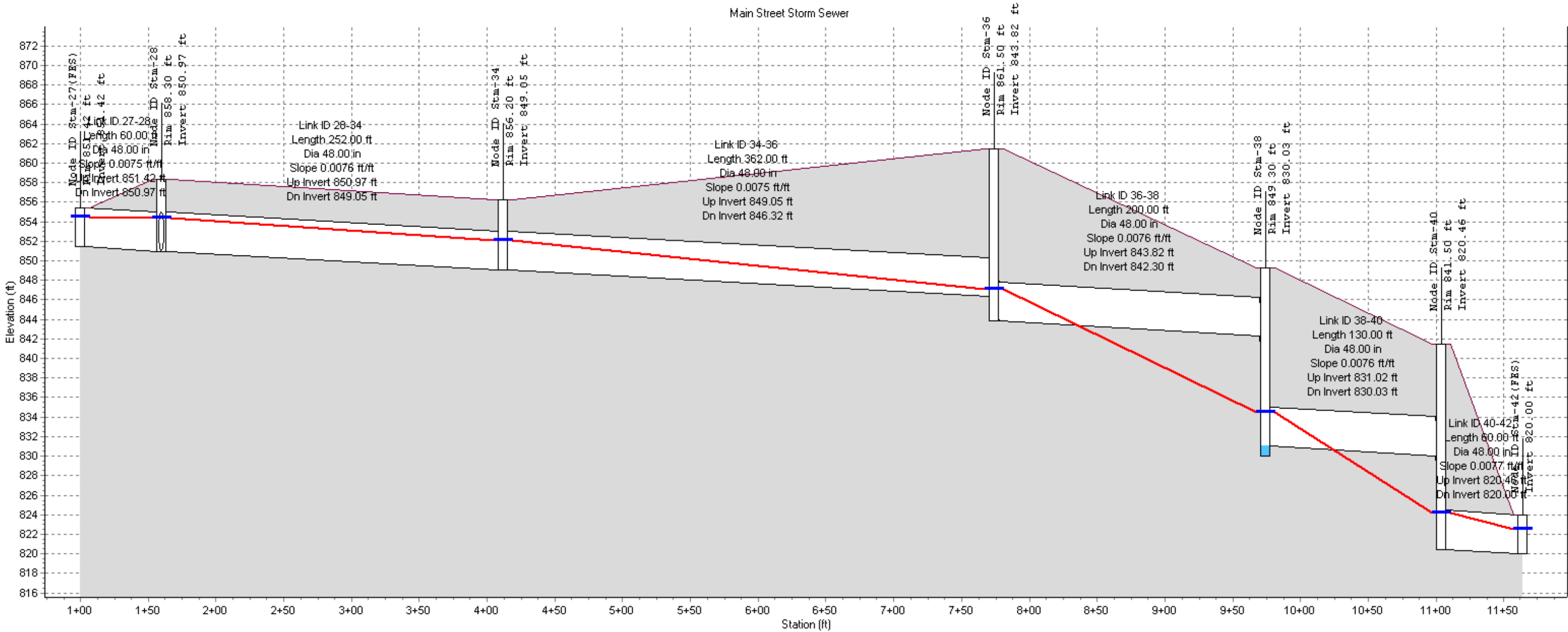
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-21	Stm-24	Stm-25	Stm-26
Rim (ft):	859.80	857.89	857.89	858.49
Invert (ft):	855.15	854.89	854.57	851.47
Min Pipe Cover (ft):	3.65	2.00	2.32	2.99
Max HGL (ft):	855.61	855.58	855.36	855.16
Link ID:	21-24	24-25	25-26	
Length (ft):	25.70	32.30	7.20	
Dia (in):	12.00	12.00	12.00	
Slope (ft/ft):	0.0101	0.0099	0.0097	
Up Invert (ft):	855.15	854.89	854.57	
Dn Invert (ft):	854.89	854.57	854.50	
Max Q (cfs):	0.72	1.88	1.83	
Max Vel (ft/s):	1.69	3.25	3.70	
Max Depth (ft):	0.57	0.74	0.72	



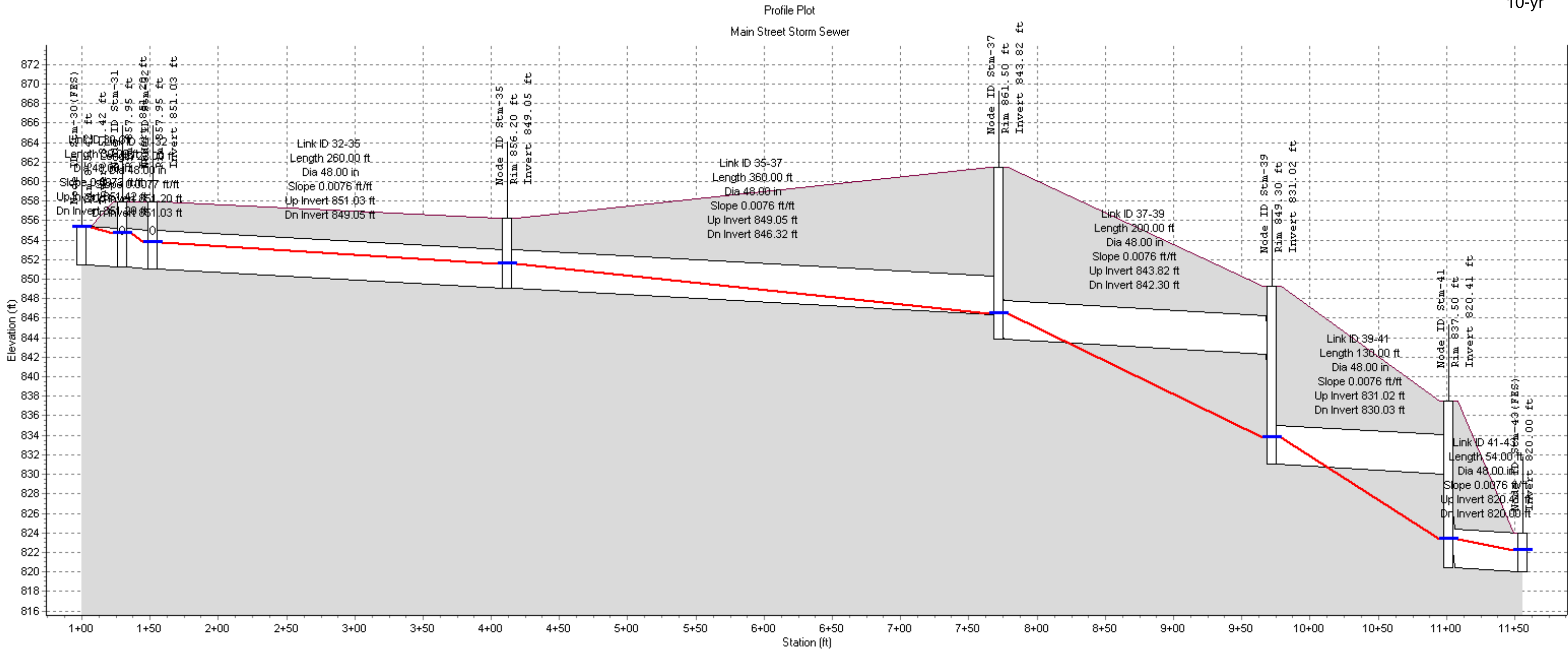
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-27(FES)	Stm-28	Stm-34	Stm-36	Stm-38	Stm-40	Stm-42(FES)
Rim (ft):	851.42	858.30	856.20	861.50	849.30	841.50	
Invert (ft):	851.42	850.97	849.05	843.82	830.03	820.46	820.00
Min Pipe Cover (ft):	0.00	3.33	3.15	11.18	3.00	7.47	
Max HGL (ft):	854.53	854.36	852.13	847.08	834.45	824.14	822.55
Link ID:	27-28	28-34	34-36	36-38	38-40	40-42	
Length (ft):	60.00	252.00	362.00	200.00	130.00	60.00	
Dia (in):	48.00	48.00	48.00	48.00	48.00	48.00	
Slope (ft/ft):	0.0075	0.0076	0.0075	0.0076	0.0076	0.0077	
Up Invert (ft):	851.42	850.97	849.05	843.82	831.02	820.46	
Dn Invert (ft):	850.97	849.05	846.32	842.30	830.03	820.00	
Max Q (cfs):	37.11	93.13	92.63	92.65	92.65	92.66	
Max Vel (ft/s):	4.90	8.62	9.78	9.47	9.20	8.82	
Max Depth (ft):	3.25	3.23	2.82	2.91	2.99	3.12	

Autodesk Storm and Sanitary Analysis



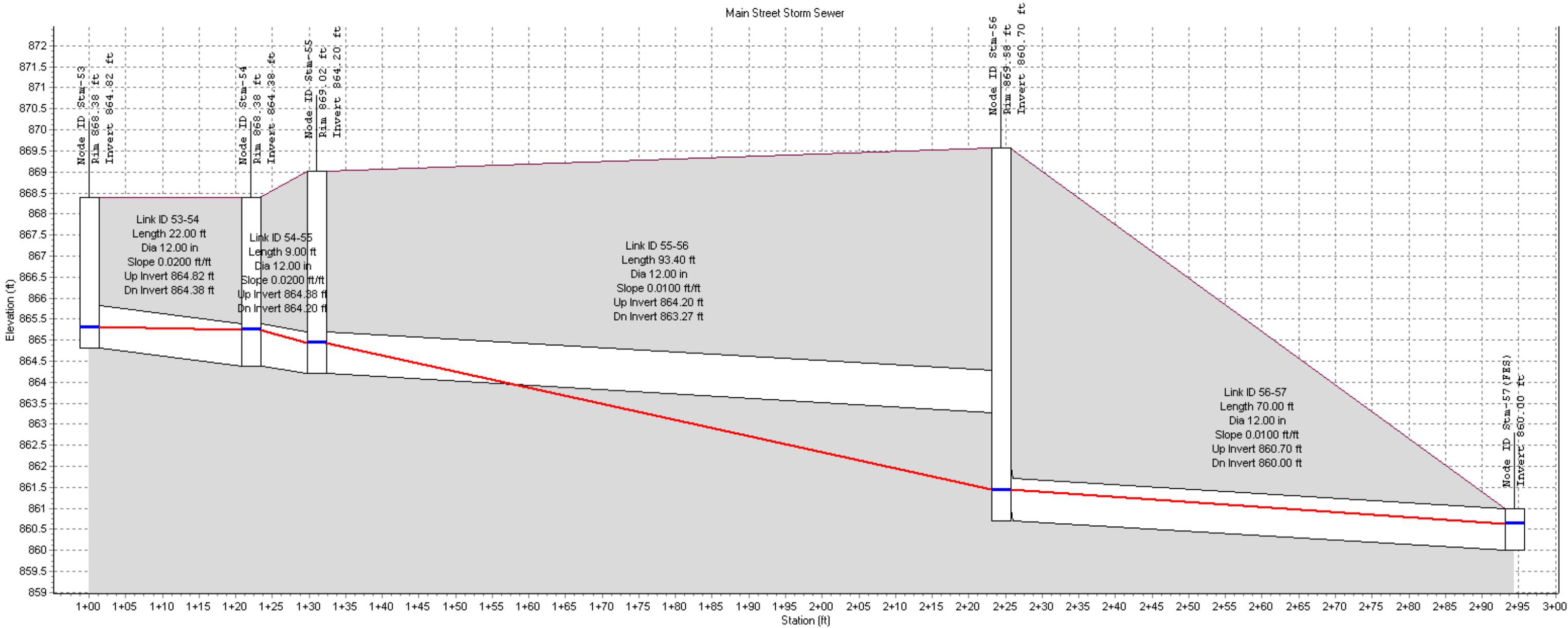


Node ID:	Stm-30(FES)	Stm-31	Stm-32		Stm-35		Stm-37		Stm-39		Stm-41	Stm-43(FES)
Rim (ft):	855.42	857.95	857.95		856.20		861.50		849.30		837.50	
Invert (ft):	851.42	851.20	851.03		849.05		843.82		831.02		820.41	820.00
Min Pipe Cover (ft):	0.00	2.51	2.51		3.15		11.18		3.00		3.47	
Max HGL (ft):	855.36	854.73	853.73		851.58		846.49		833.80		823.34	822.16
Link ID:	30-31	31-32		32-35		35-37		37-39		39-41		41-43
Length (ft):	30.00	22.00		260.00		360.00		200.00		130.00		54.00
Dia (in):	48.00	48.00		48.00		48.00		48.00		48.00		48.00
Slope (ft/ft):	0.0073	0.0077		0.0076		0.0076		0.0076		0.0076		0.0076
Up Invert (ft):	851.42	851.20		851.03		849.05		843.82		831.02		820.41
Dn Invert (ft):	851.20	851.03		849.05		846.32		842.30		830.03		820.00
Max Q (cfs):	69.89	71.38		72.57		71.26		71.23		71.26		71.27
Max Vel (ft/s):	5.73	6.81		8.40		9.34		8.99		8.77		8.44
Max Depth (ft):	3.73	3.11		2.60		2.35		2.42		2.47		2.55

Autodesk Storm and Sanitary Analysis



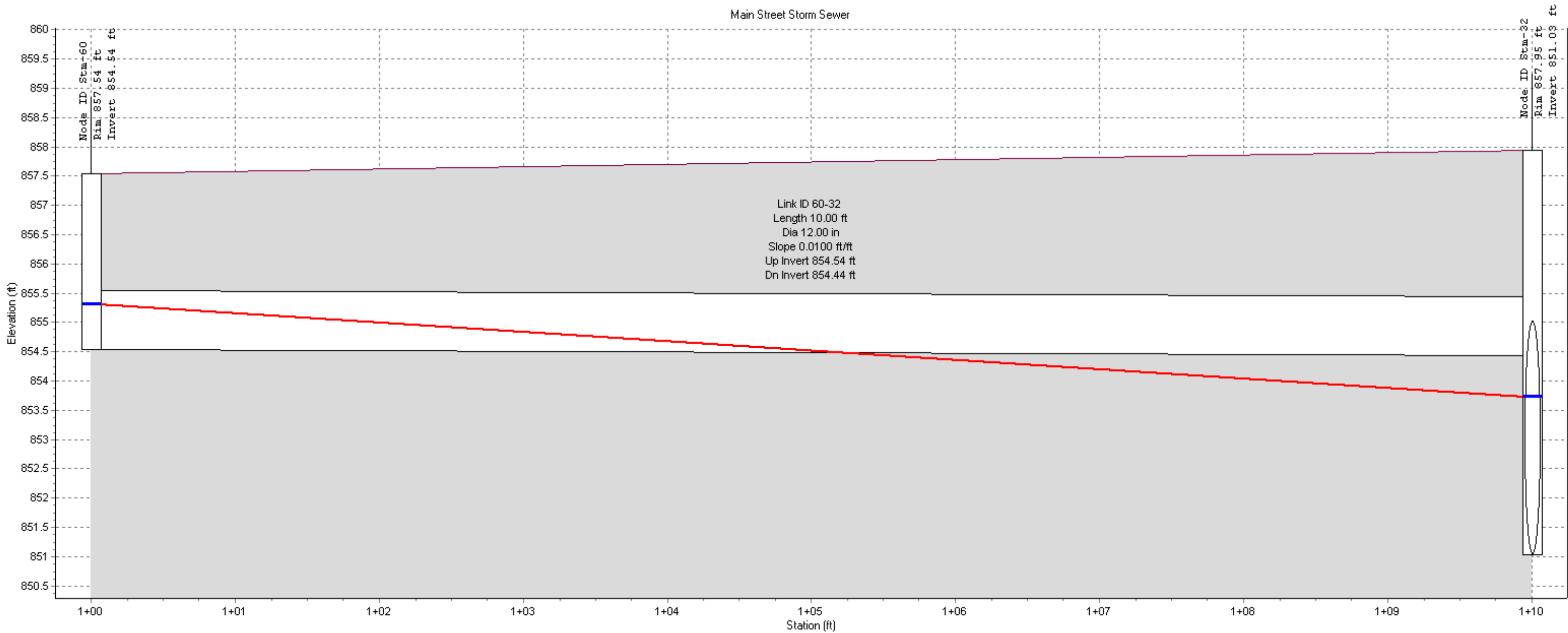
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-53	Stm-54	Stm-55	Stm-56	Stm-57(FES)
Rim (ft):	868.38	868.38	869.02	869.58	
Invert (ft):	864.82	864.38	864.20	860.70	860.00
Min Pipe Cover (ft):	2.56	3.00	3.82	5.31	
Max HGL (ft):	865.31	865.25	864.93	861.44	860.64
Link ID:	53-54	54-55	55-56	56-57	
Length (ft):	22.00	9.00	93.40	70.00	
Dia (in):	12.00	12.00	12.00	12.00	
Slope (ft/ft):	0.0200	0.0200	0.0100	0.0100	
Up Invert (ft):	864.82	864.38	864.20	860.70	
Dn Invert (ft):	864.38	864.20	863.27	860.00	
Max Q (cfs):	1.39	2.68	2.62	2.62	
Max Vel (ft/s):	2.57	4.15	4.61	4.55	
Max Depth (ft):	0.68	0.79	0.68	0.69	



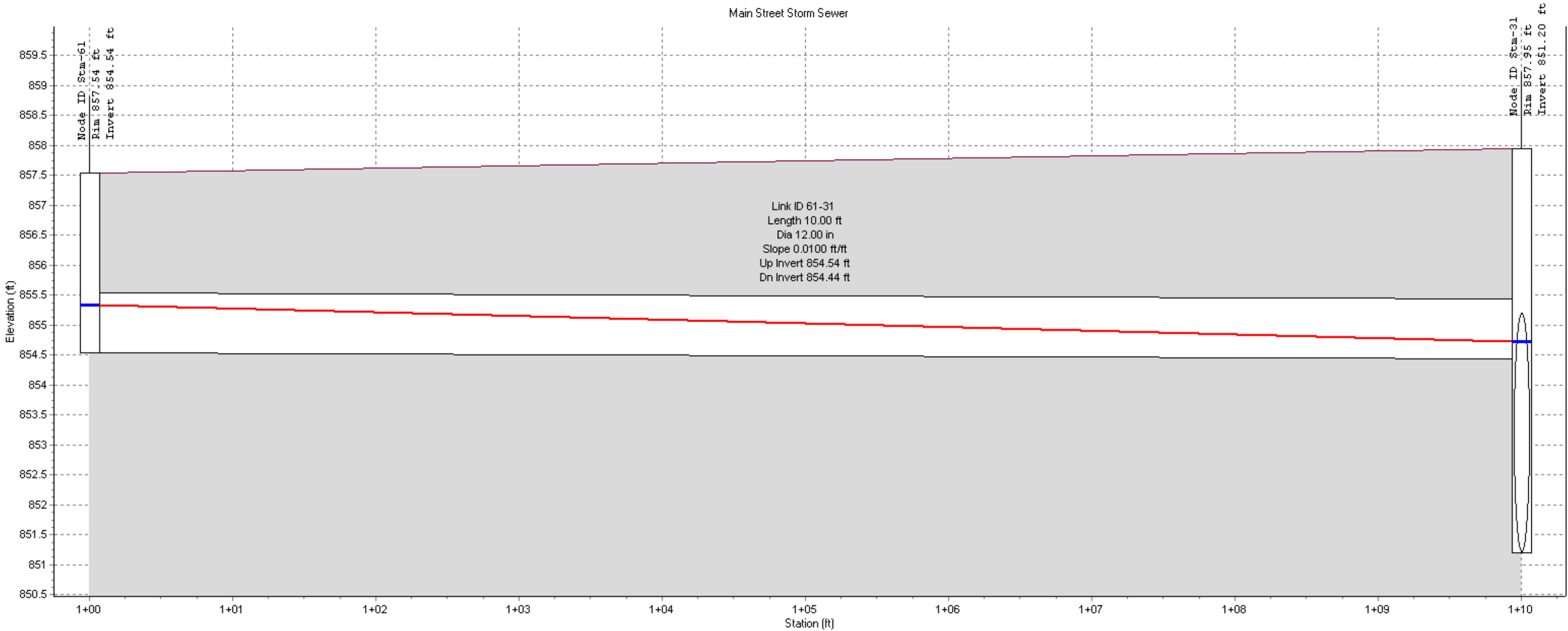
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-60	Stm-32
Rim (ft):	857.54	857.95
Invert (ft):	854.54	851.03
Min Pipe Cover (ft):	2.00	2.51
Max HGL (ft):	855.32	853.73
Link ID:	60-32	
Length (ft):	10.00	
Dia (in):	12.00	
Slope (ft/ft):	0.0100	
Up Invert (ft):	854.54	
Dn Invert (ft):	854.44	
Max Q (cfs):	2.22	
Max Vel (ft/s):	3.95	
Max Depth (ft):	0.67	



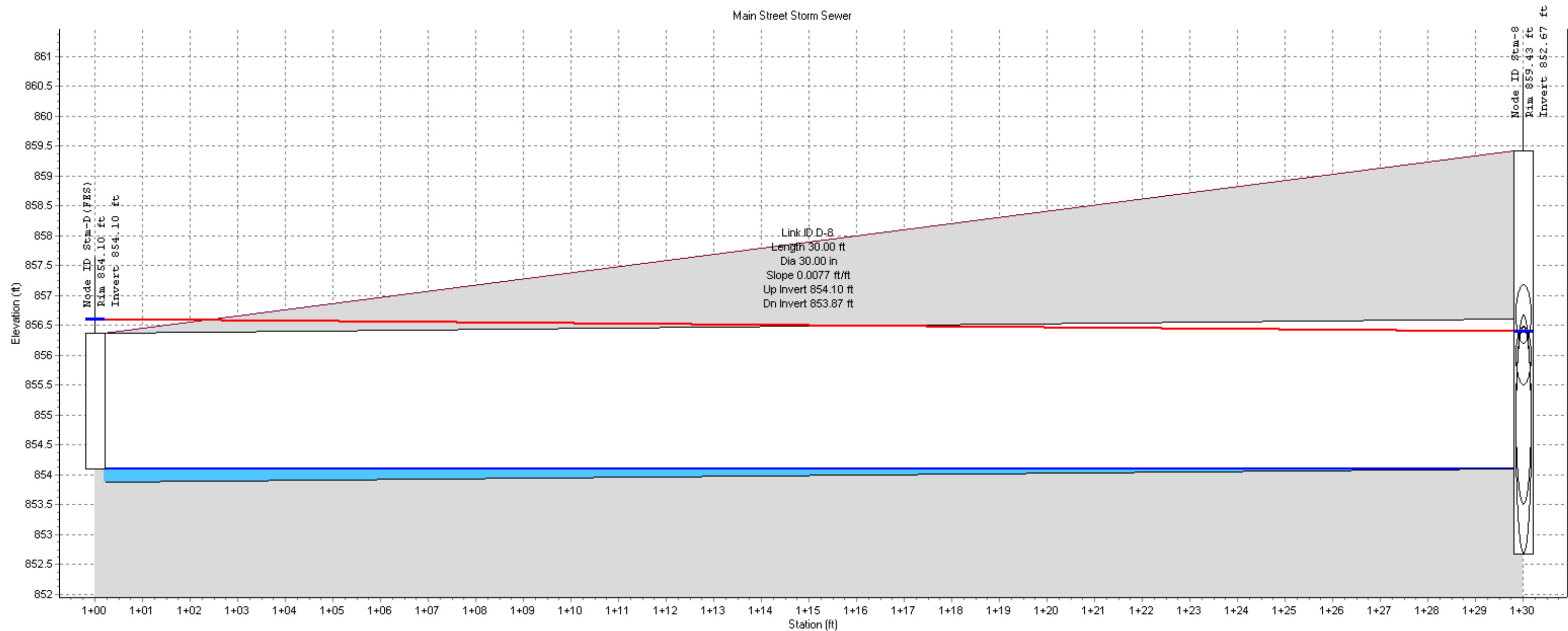
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-61	Stm-31
Rim (ft):	857.54	857.95
Invert (ft):	854.54	851.20
Min Pipe Cover (ft):	2.00	2.51
Max HGL (ft):	855.33	854.72
Link ID:	61-31	
Length (ft):	10.00	
Dia (in):	12.00	
Slope (ft/ft):	0.0100	
Up Invert (ft):	854.54	
Dn Invert (ft):	854.44	
Max Q (cfs):	2.26	
Max Vel (ft/s):	3.96	
Max Depth (ft):	0.68	



Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-D(FES)	Stm-8
Rim (ft):	854.10	859.43
Invert (ft):	854.10	852.67
Min Pipe Cover (ft):	0.00	2.24
Max HGL (ft):	856.60	856.40
Link ID:	D-8	
Length (ft):	30.00	
Dia (in):	30.00	
Slope (ft/ft):	0.0077	
Up Invert (ft):	854.10	
Dn Invert (ft):	853.87	
Max Q (cfs):	21.41	
Max Vel (ft/s):	4.88	
Max Depth (ft):	2.40	



Project Description

File Name ..... 1411.40-IL SSA 2023-04-27 (IL-68 update).SPF

Project Options

Flow Units ..... CFS  
Elevation Type ..... Elevation  
Hydrology Method ..... Rational  
Time of Concentration (TOC) Method ..... User-Defined  
Link Routing Method ..... Hydrodynamic  
Enable Overflow Ponding at Nodes ..... YES  
Skip Steady State Analysis Time Periods ..... NO

Analysis Options

Start Analysis On ..... Feb 13, 2019 00:00:00  
End Analysis On ..... Feb 14, 2019 00:00:00  
Start Reporting On ..... Feb 13, 2019 00:00:00  
Antecedent Dry Days ..... 0 days  
Runoff (Dry Weather) Time Step ..... 0 01:00:00 days hh:mm:ss  
Runoff (Wet Weather) Time Step ..... 0 00:05:00 days hh:mm:ss  
Reporting Time Step ..... 0 00:05:00 days hh:mm:ss  
Routing Time Step ..... 30 seconds

Number of Elements

	Qty
Rain Gages .....	0
Subbasins.....	29
Nodes.....	45
<i>Junctions</i> .....	42
<i>Outfalls</i> .....	3
<i>Flow Diversions</i> .....	0
<i>Inlets</i> .....	0
<i>Storage Nodes</i> .....	0
Links.....	42
<i>Channels</i> .....	0
<i>Pipes</i> .....	42
<i>Pumps</i> .....	0
<i>Orifices</i> .....	0
<i>Weirs</i> .....	0
<i>Outlets</i> .....	0
Pollutants .....	0
Land Uses .....	0

Rainfall Details

Return Period..... 100 year(s)



## Subbasin Summary

SN	Subbasin ID	Area	Weighted Runoff Coefficient	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)		(in)	(in)	(ac-in)	(cfs)	(days hh:mm:ss)
1	Sub-001	0.14	0.7600	2.32	1.76	0.25	0.99	0 00:15:00
2	Sub-002	0.19	0.7500	2.32	1.74	0.33	1.32	0 00:15:00
3	Sub-004	0.35	0.6600	2.32	1.53	0.54	2.14	0 00:15:00
4	Sub-005	0.30	0.6800	2.32	1.58	0.47	1.89	0 00:15:00
5	Sub-006	0.29	0.5800	2.32	1.35	0.39	1.56	0 00:15:00
6	Sub-007	0.29	0.5800	2.32	1.35	0.39	1.56	0 00:15:00
7	Sub-008	2.53	0.8900	2.32	2.07	5.22	20.90	0 00:15:00
8	Sub-009	0.46	0.3500	2.32	0.81	0.37	1.49	0 00:15:00
9	Sub-010	0.19	0.6800	2.32	1.58	0.30	1.20	0 00:15:00
10	Sub-011	0.14	0.7000	2.32	1.62	0.23	0.91	0 00:15:00
11	Sub-013	0.29	0.9000	1.03	0.93	0.27	3.23	0 00:05:00
12	Sub-015	0.27	0.9000	1.03	0.93	0.25	3.00	0 00:05:00
13	Sub-017	0.28	0.9000	1.03	0.93	0.26	3.12	0 00:05:00
14	Sub-019	0.27	0.9000	1.03	0.93	0.25	3.00	0 00:05:00
15	Sub-024	0.26	0.8200	2.32	1.90	0.49	1.98	0 00:15:00
16	Sub-025	0.19	0.6600	1.03	0.68	0.13	1.55	0 00:05:00
17	Sub-028	0.15	0.7000	2.32	1.62	0.24	0.97	0 00:15:00
18	Sub-029	0.15	0.7700	2.32	1.79	0.27	1.07	0 00:15:00
19	Sub-030	2.74	0.8500	2.32	1.97	5.40	21.61	0 00:15:00
20	Sub-030A	2.74	0.8500	2.32	1.97	5.40	21.61	0 00:15:00
21	Sub-050	0.32	0.6000	1.03	0.62	0.20	2.37	0 00:05:00
22	Sub-051	0.31	0.5800	1.03	0.60	0.19	2.22	0 00:05:00
23	Sub-21	0.15	0.8800	2.32	2.04	0.31	1.23	0 00:15:00
24	Sub-60	0.39	0.7300	1.80	1.31	0.51	3.08	0 00:10:00
25	Sub-61	0.39	0.7300	1.80	1.31	0.51	3.08	0 00:10:00
26	Sub-A	4.87	0.8500	2.32	1.97	9.60	38.42	0 00:15:00
27	Sub-D	4.99	0.8500	2.32	1.97	9.84	39.36	0 00:15:00
28	Sub-I	4.88	0.9000	2.32	2.09	10.19	40.76	0 00:15:00
29	Sub-IA	11.39	0.9000	2.32	2.09	23.78	95.13	0 00:15:00



## Node Summary

SN	Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained	Min Freeboard Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days hh:mm)	(ac-in)	(min)
1	Stm-1	Junction	855.11	866.59	855.11	866.59	0.00	39.40	860.01	0.00	6.58	0 00:00	0.00	0.00
2	Stm-10	Junction	854.85	857.95	854.85	857.95	0.00	3.34	856.67	0.00	1.28	0 00:00	0.00	0.00
3	Stm-11	Junction	854.73	857.95	854.73	857.95	0.00	4.25	856.57	0.00	1.38	0 00:00	0.00	0.00
4	stm-12	Junction	852.20	858.64	852.20	858.64	0.00	55.47	856.43	0.00	2.21	0 00:00	0.00	0.00
5	Stm-14	Junction	857.82	860.75	857.82	860.75	0.00	3.22	860.75	0.00	0.00	0 00:05	0.03	2.00
6	Stm-16	Junction	857.00	860.75	857.00	860.75	0.00	5.34	860.75	0.00	0.00	0 00:04	0.00	0.00
7	Stm-18	Junction	856.15	860.75	856.15	860.75	0.00	7.89	860.75	0.00	0.00	0 00:04	0.00	0.00
8	Stm-2	Junction	854.62	866.53	854.62	866.53	0.00	40.71	859.35	0.00	7.18	0 00:00	0.00	0.00
9	Stm-20	Junction	855.34	860.75	855.34	860.75	0.00	10.61	860.75	0.00	0.00	0 00:04	0.00	0.00
10	Stm-21	Junction	855.15	859.80	855.15	859.80	0.00	1.22	856.59	0.00	3.21	0 00:00	0.00	0.00
11	Stm-23	Junction	851.58	858.79	851.58	858.79	0.00	59.46	855.99	0.00	2.80	0 00:00	0.00	0.00
12	Stm-24	Junction	854.89	857.89	854.89	857.89	0.00	3.20	856.00	0.00	1.37	0 00:00	0.00	0.00
13	Stm-25	Junction	854.57	857.89	854.57	857.89	0.00	3.20	856.00	0.00	1.89	0 00:00	0.00	0.00
14	Stm-26	Junction	851.47	858.49	851.47	858.49	0.00	60.61	855.68	0.00	2.81	0 00:00	0.00	0.00
15	Stm-27(FES)	Junction	851.42	851.42	851.42	851.42	0.00	62.37	855.42	0.00	0.00	0 00:15	0.34	4.00
16	Stm-28	Junction	850.97	858.30	850.97	858.30	0.00	105.90	855.07	0.00	3.23	0 00:00	0.00	0.00
17	Stm-3	Junction	854.50	867.31	854.50	867.31	0.00	40.70	858.80	0.00	8.51	0 00:00	0.00	0.00
18	Stm-30(FES)	Junction	851.42	855.42	851.42	855.42	0.00	116.74	855.42	0.00	0.00	0 00:15	4.62	12.00
19	Stm-31	Junction	851.20	857.95	851.20	857.95	0.00	73.20	854.82	0.00	3.13	0 00:00	0.00	0.00
20	Stm-32	Junction	851.03	857.95	851.03	857.95	0.00	76.58	853.84	0.00	4.11	0 00:00	0.00	0.00
21	Stm-34	Junction	849.05	856.20	849.05	856.20	0.00	105.81	852.56	0.00	3.64	0 00:00	0.00	0.00
22	Stm-35	Junction	849.05	856.20	849.05	856.20	0.00	76.54	851.70	0.00	4.50	0 00:00	0.00	0.00
23	Stm-36	Junction	843.82	861.50	843.82	861.50	0.00	105.54	847.70	0.00	13.80	0 00:00	0.00	0.00
24	Stm-37	Junction	843.82	861.50	843.82	861.50	0.00	76.27	846.62	0.00	14.88	0 00:00	0.00	0.00
25	Stm-38	Junction	830.03	849.30	831.02	849.30	0.00	105.50	835.14	0.00	14.16	0 00:00	0.00	0.00
26	Stm-39	Junction	831.02	849.30	831.02	849.30	0.00	76.29	833.93	0.00	15.37	0 00:00	0.00	0.00
27	Stm-3A	Junction	854.62	863.95	854.62	863.95	0.00	42.62	857.99	0.00	5.96	0 00:00	0.00	0.00
28	Stm-4	Junction	855.42	858.42	855.42	858.42	0.00	2.14	856.79	0.00	1.63	0 00:00	0.00	0.00
29	Stm-40	Junction	820.46	841.50	820.46	841.50	0.00	105.50	824.72	0.00	16.78	0 00:00	0.00	0.00
30	Stm-41	Junction	820.41	837.50	820.41	837.50	0.00	76.30	823.50	0.00	14.00	0 00:00	0.00	0.00
31	Stm-5	Junction	855.58	858.78	855.58	858.78	0.00	0.31	856.67	0.00	2.11	0 00:00	0.00	0.00
32	Stm-53	Junction	864.82	868.38	864.82	868.38	0.00	2.37	867.64	0.00	0.74	0 00:00	0.00	0.00
33	Stm-54	Junction	864.38	868.38	864.38	868.38	0.00	4.59	867.38	0.00	1.00	0 00:00	0.00	0.00
34	Stm-55	Junction	864.20	869.02	864.20	869.02	0.00	4.59	866.78	0.00	2.24	0 00:00	0.00	0.00
35	Stm-56	Junction	860.70	869.58	860.70	869.58	0.00	4.59	862.58	0.00	7.00	0 00:00	0.00	0.00
36	Stm-6	Junction	856.67	859.56	856.67	859.56	0.00	1.56	857.82	0.00	1.74	0 00:00	0.00	0.00
37	Stm-60	Junction	854.54	857.54	854.54	857.54	0.00	3.72	855.79	0.00	1.75	0 00:00	0.00	0.00
38	Stm-61	Junction	854.54	857.54	854.54	857.54	0.00	3.79	855.81	0.00	1.73	0 00:00	0.00	0.00
39	Stm-7	Junction	856.46	859.56	856.46	859.56	0.00	3.12	857.72	0.00	1.84	0 00:00	0.00	0.00
40	Stm-8	Junction	852.67	859.43	852.67	859.43	0.00	45.81	856.67	0.00	2.76	0 00:00	0.00	0.00
41	Stm-9(FES)	Junction	854.00	854.00	854.00	854.00	0.00	22.39	856.50	0.00	0.00	0 00:15	1.39	11.00
42	Stm-D(FES)	Junction	854.10	854.10	854.10	854.10	0.00	47.91	856.60	0.00	0.00	0 00:15	6.29	15.00
43	Stm-42(FES)	Outfall	820.00					105.50	822.81					
44	Stm-43(FES)	Outfall	820.00					76.31	822.26					
45	Stm-57(FES)	Outfall	860.00					4.42	861.00					

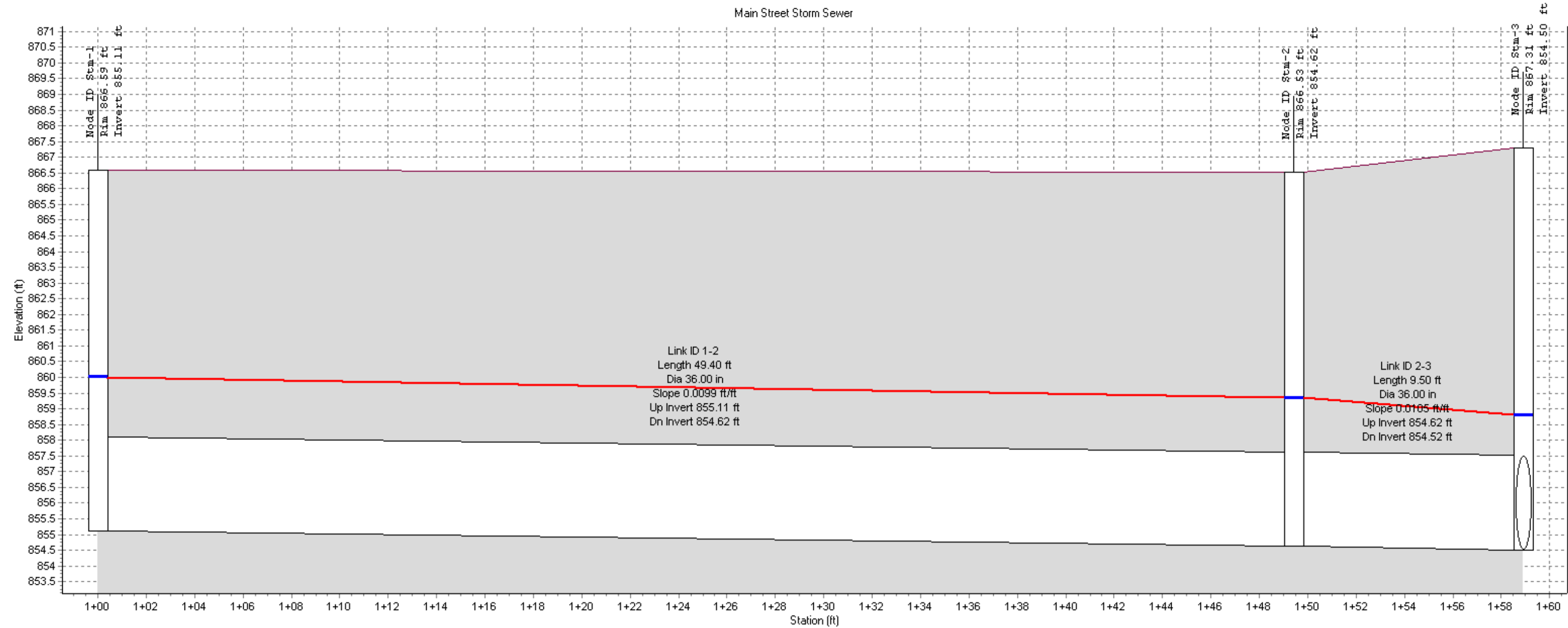


## Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth	Peak Flow Depth/Total Depth Ratio	Total Time Reported Surcharged	Condition
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)		(min)	
1	10-11	Pipe	Stm-10	Stm-11	39.60	854.85	854.73	0.3000	18.000	0.0130	3.34	5.78	0.58	1.93	1.50	1.00	11.00	SURCHARGED
2	11-12	Pipe	Stm-11	stm-12	24.00	854.73	854.65	0.3300	18.000	0.0150	4.25	5.26	0.81	2.79	1.50	1.00	12.00	SURCHARGED
3	1-2	Pipe	Stm-1	Stm-2	49.40	855.11	854.62	0.9900	36.000	0.0130	39.39	66.43	0.59	5.57	3.00	1.00	9.00	SURCHARGED
4	12-23	Pipe	stm-12	Stm-23	165.00	852.20	851.58	0.3800	48.000	0.0130	55.27	88.05	0.63	4.40	4.00	1.00	12.00	SURCHARGED
5	14-16	Pipe	Stm-14	Stm-16	136.00	857.82	857.00	0.6000	10.000	0.0100	2.76	2.21	1.25	5.07	0.83	1.00	4.00	SURCHARGED
6	16-18	Pipe	Stm-16	Stm-18	141.00	857.00	856.15	0.6000	15.000	0.0100	5.06	6.52	0.78	4.12	1.25	1.00	3.00	SURCHARGED
7	18-20	Pipe	Stm-18	Stm-20	135.00	856.15	855.34	0.6000	15.000	0.0100	7.88	6.50	1.21	6.42	1.25	1.00	4.00	SURCHARGED
8	20-23	Pipe	Stm-20	Stm-23	192.20	855.34	854.19	0.6000	18.000	0.0130	10.61	8.13	1.31	6.25	1.38	0.92	0.00	> CAPACITY
9	21-24	Pipe	Stm-21	Stm-24	25.70	855.15	854.89	1.0100	12.000	0.0130	1.23	3.58	0.34	1.69	1.00	1.00	6.00	SURCHARGED
10	2-3	Pipe	Stm-2	Stm-3	9.50	854.62	854.52	1.0500	36.000	0.0130	40.70	68.43	0.59	5.76	3.00	1.00	10.00	SURCHARGED
11	23-26	Pipe	Stm-23	Stm-26	56.00	851.59	851.48	0.2000	48.000	0.0130	58.59	63.66	0.92	4.73	4.00	1.00	8.00	SURCHARGED
12	24-25	Pipe	Stm-24	Stm-25	32.30	854.89	854.57	0.9900	12.000	0.0130	3.20	3.55	0.90	4.08	1.00	1.00	8.00	SURCHARGED
13	25-26	Pipe	Stm-25	Stm-26	7.20	854.57	854.50	0.9700	12.000	0.0130	3.20	3.51	0.91	4.08	1.00	1.00	7.00	SURCHARGED
14	26-28	Pipe	Stm-26	Stm-28	250.90	851.47	850.97	0.2000	48.000	0.0130	59.62	64.12	0.93	5.13	4.00	1.00	5.00	SURCHARGED
15	27-28	Pipe	Stm-27(FES)	Stm-28	60.00	851.42	850.97	0.7500	48.000	0.0130	53.52	124.40	0.43	5.44	4.00	1.00	4.00	SURCHARGED
16	28-34	Pipe	Stm-28	Stm-34	252.00	850.97	849.05	0.7600	48.000	0.0130	105.81	125.38	0.84	8.69	3.75	0.94	0.00	Calculated
17	30-31	Pipe	Stm-30(FES)	Stm-31	30.00	851.42	851.20	0.7300	48.000	0.0130	71.64	123.01	0.58	5.83	3.81	0.95	0.00	Calculated
18	31-32	Pipe	Stm-31	Stm-32	22.00	851.20	851.03	0.7700	48.000	0.0130	73.11	126.27	0.58	6.84	3.22	0.80	0.00	Calculated
19	32-35	Pipe	Stm-32	Stm-35	260.00	851.03	849.05	0.7600	48.000	0.0130	76.54	125.35	0.61	8.53	2.73	0.68	0.00	Calculated
20	3-3A	Pipe	Stm-3	Stm-3A	77.20	854.50	854.19	0.4000	36.000	0.0130	40.73	26.30	1.55	5.76	3.00	1.00	3.00	SURCHARGED
21	34-36	Pipe	Stm-34	Stm-36	362.00	849.05	846.32	0.7500	48.000	0.0130	105.54	124.74	0.85	9.94	3.17	0.79	0.00	Calculated
22	35-37	Pipe	Stm-35	Stm-37	360.00	849.05	846.32	0.7600	48.000	0.0130	76.27	125.09	0.61	9.45	2.45	0.61	0.00	Calculated
23	36-38	Pipe	Stm-36	Stm-38	200.00	843.82	842.30	0.7600	48.000	0.0130	105.50	125.23	0.84	9.54	3.35	0.84	0.00	Calculated
24	37-39	Pipe	Stm-37	Stm-39	200.00	843.82	842.30	0.7600	48.000	0.0130	76.29	125.23	0.61	9.11	2.53	0.63	0.00	Calculated
25	38-40	Pipe	Stm-38	Stm-40	130.00	831.02	830.03	0.7600	48.000	0.0130	105.50	125.35	0.84	9.25	3.41	0.85	0.00	Calculated
26	39-41	Pipe	Stm-39	Stm-41	130.00	831.02	830.03	0.7600	48.000	0.0130	76.30	125.35	0.61	8.90	2.58	0.65	0.00	Calculated
27	3A-8	Pipe	Stm-3A	Stm-8	176.10	854.19	853.49	0.4000	36.000	0.0130	42.70	53.43	0.80	6.04	3.00	1.00	3.00	SURCHARGED
28	40-42	Pipe	Stm-40	Stm-42(FES)	60.00	820.46	820.00	0.7700	48.000	0.0130	105.50	125.77	0.84	9.26	3.40	0.85	0.00	Calculated
29	4-10	Pipe	Stm-4	Stm-10	60.00	855.42	855.10	0.5300	15.000	0.0130	2.15	4.72	0.46	2.74	1.25	1.00	3.00	SURCHARGED
30	41-43	Pipe	Stm-41	Stm-43(FES)	54.00	820.41	820.00	0.7600	48.000	0.0130	76.31	125.16	0.61	8.54	2.68	0.67	0.00	Calculated
31	53-54	Pipe	Stm-53	Stm-54	22.00	864.82	864.38	2.0000	12.000	0.0130	2.37	5.04	0.47	3.02	1.00	1.00	2.00	SURCHARGED
32	54-55	Pipe	Stm-54	Stm-55	9.00	864.38	864.20	2.0000	12.000	0.0130	4.59	5.04	0.91	5.84	1.00	1.00	2.00	SURCHARGED
33	55-56	Pipe	Stm-55	Stm-56	93.40	864.20	863.27	1.0000	12.000	0.0130	4.59	3.56	1.29	5.98	0.95	0.95	0.00	> CAPACITY
34	56-57	Pipe	Stm-56	Stm-57(FES)	70.00	860.70	860.00	1.0000	12.000	0.0130	4.42	3.56	1.24	5.63	1.00	1.00	2.00	SURCHARGED
35	5-8	Pipe	Stm-5	Stm-8	9.40	855.58	855.49	0.9600	12.000	0.0130	0.31	3.49	0.09	1.40	1.00	1.00	8.00	SURCHARGED
36	60-32	Pipe	Stm-60	Stm-32	10.00	854.54	854.44	1.0000	12.000	0.0130	3.72	3.56	1.05	4.96	0.91	0.91	0.00	> CAPACITY
37	61-31	Pipe	Stm-61	Stm-31	10.00	854.54	854.44	1.0000	12.000	0.0130	3.79	3.56	1.06	5.04	0.91	0.91	0.00	> CAPACITY
38	6-7	Pipe	Stm-6	Stm-7	21.20	856.67	856.46	0.9900	12.000	0.0130	1.56	3.55	0.44	1.99	1.00	1.00	3.00	SURCHARGED
39	7-8	Pipe	Stm-7	Stm-8	56.30	856.47	856.19	0.5000	12.000	0.0130	3.12	2.51	1.24	4.27	0.88	0.88	0.00	> CAPACITY
40	8-12	Pipe	Stm-8	stm-12	116.00	852.67	852.20	0.4100	48.000	0.0150	41.42	79.24	0.52	3.74	4.00	1.00	0.00	Calculated
41	9-12	Pipe	Stm-9(FES)	stm-12	69.00	854.00	853.60	0.5800	30.000	0.0150	14.30	27.07	0.53	4.19	2.50	1.00	11.00	SURCHARGED
42	D-8	Pipe	Stm-8	Stm-D(FES)	30.00	854.10	853.87	0.7700	30.000	0.0130	21.45	2.37	9.06	4.92	2.50	1.00	6.00	SURCHARGED

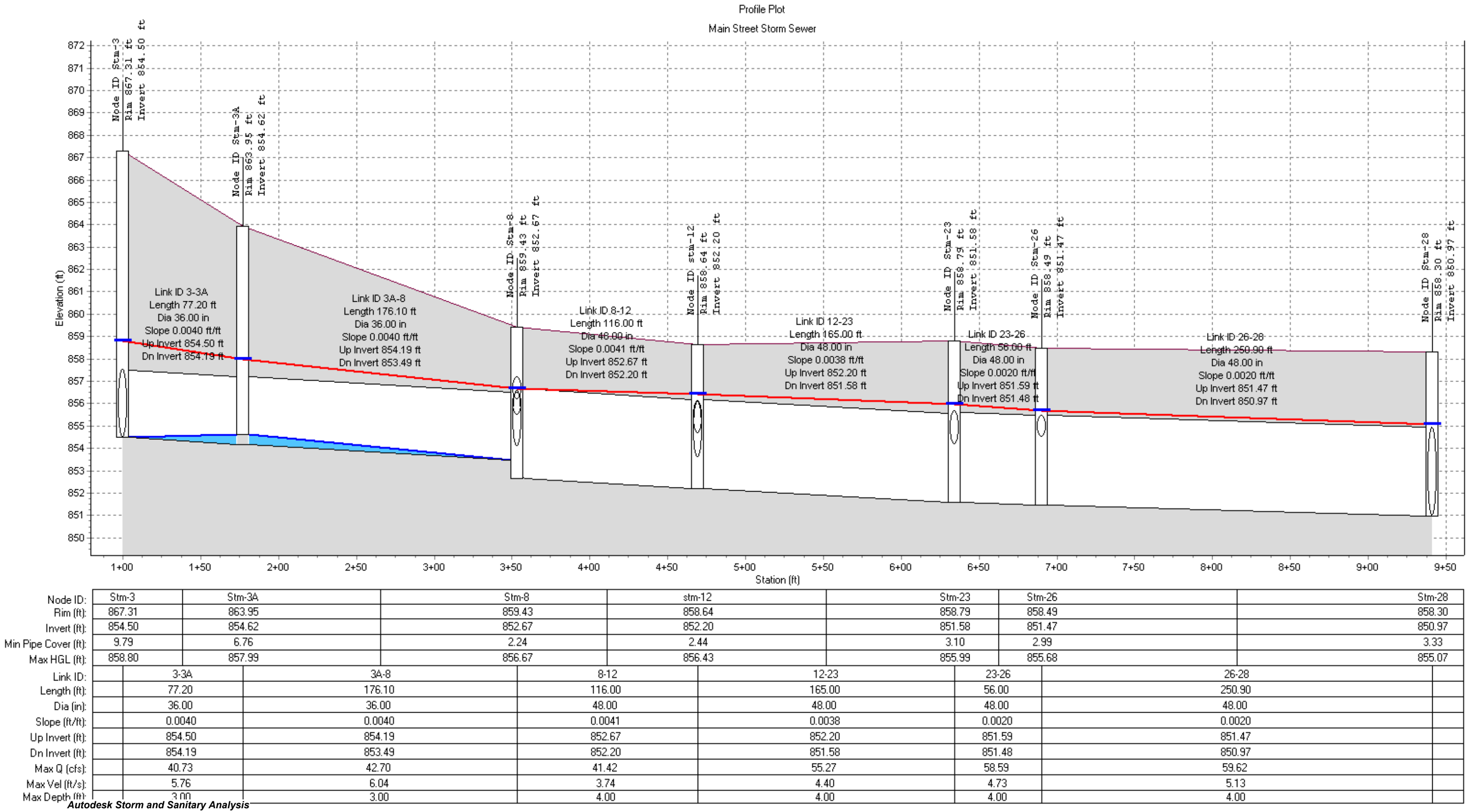


Profile Plot  
Main Street Storm Sewer



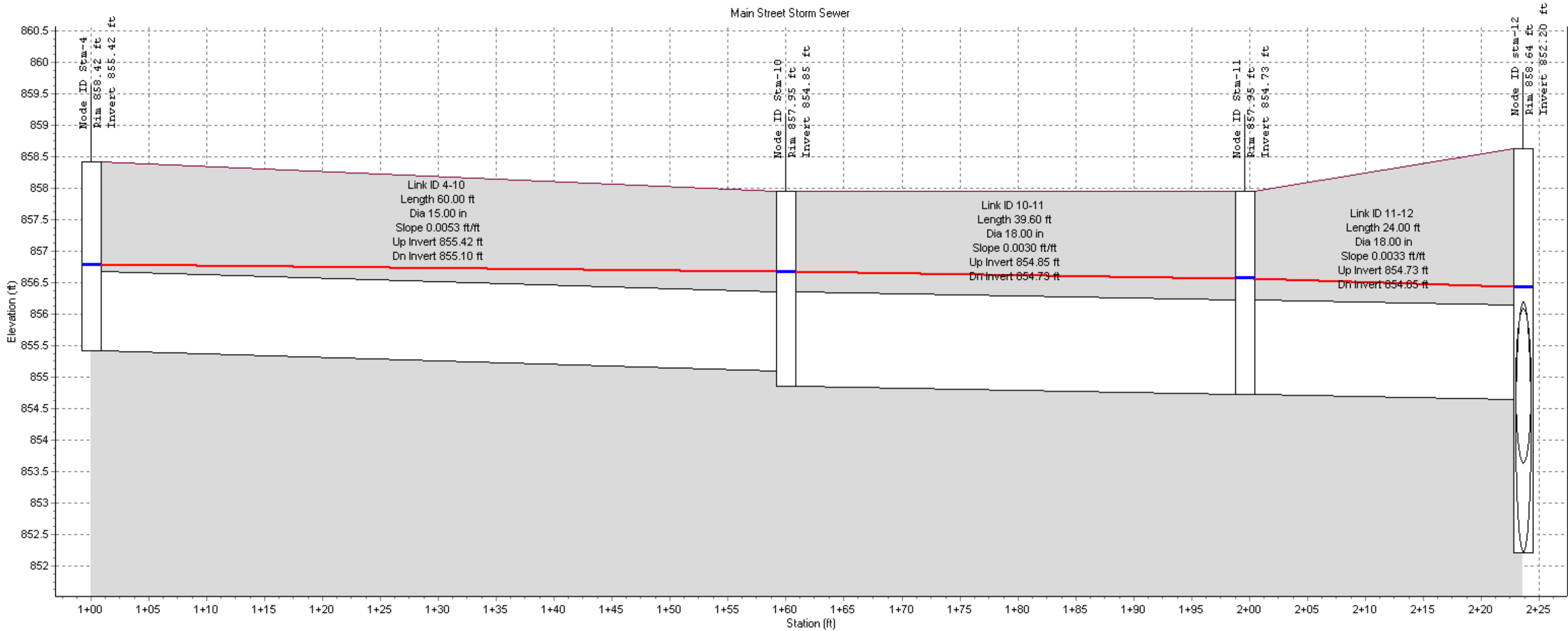
Node ID:	Stm-1	Stm-2	Stm-3
Rim (ft):	866.59	866.53	867.31
Invert (ft):	855.11	854.62	854.50
Min Pipe Cover (ft):	8.48	8.91	9.79
Max HGL (ft):	860.01	859.35	858.80
Link ID:	1-2	2-3	
Length (ft):	49.40	9.50	
Dia (in):	36.00	36.00	
Slope (ft/ft):	0.0099	0.0105	
Up Invert (ft):	855.11	854.62	
Dn Invert (ft):	854.62	854.52	
Max Q (cfs):	39.39	40.70	
Max Vel (ft/s):	5.57	5.76	
Max Depth (ft):	3.00	3.00	







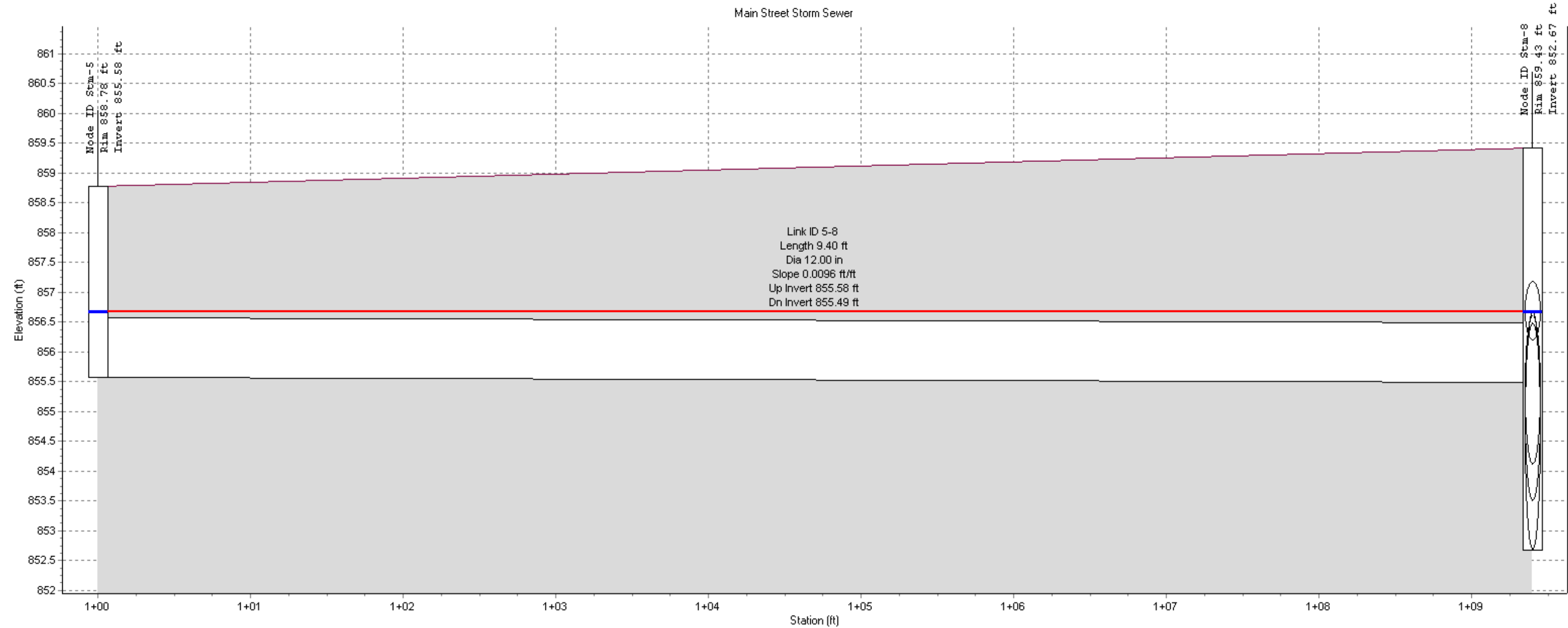
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-4	Stm-10	Stm-11	stm-12
Rim (ft):	858.42	857.95	857.95	858.64
Invert (ft):	855.42	854.85	854.73	852.20
Min Pipe Cover (ft):	1.75	1.60	1.72	2.44
Max HGL (ft):	856.79	856.67	856.57	856.43
Link ID:	4-10	10-11	11-12	
Length (ft):	60.00	39.60	24.00	
Dia (in):	15.00	18.00	18.00	
Slope (ft/ft):	0.0053	0.0030	0.0033	
Up Invert (ft):	855.42	854.85	854.73	
Dn Invert (ft):	855.10	854.73	854.65	
Max Q (cfs):	2.15	3.34	4.25	
Max Vel (ft/s):	2.74	1.93	2.79	
Max Depth (ft):	1.25	1.50	1.50	

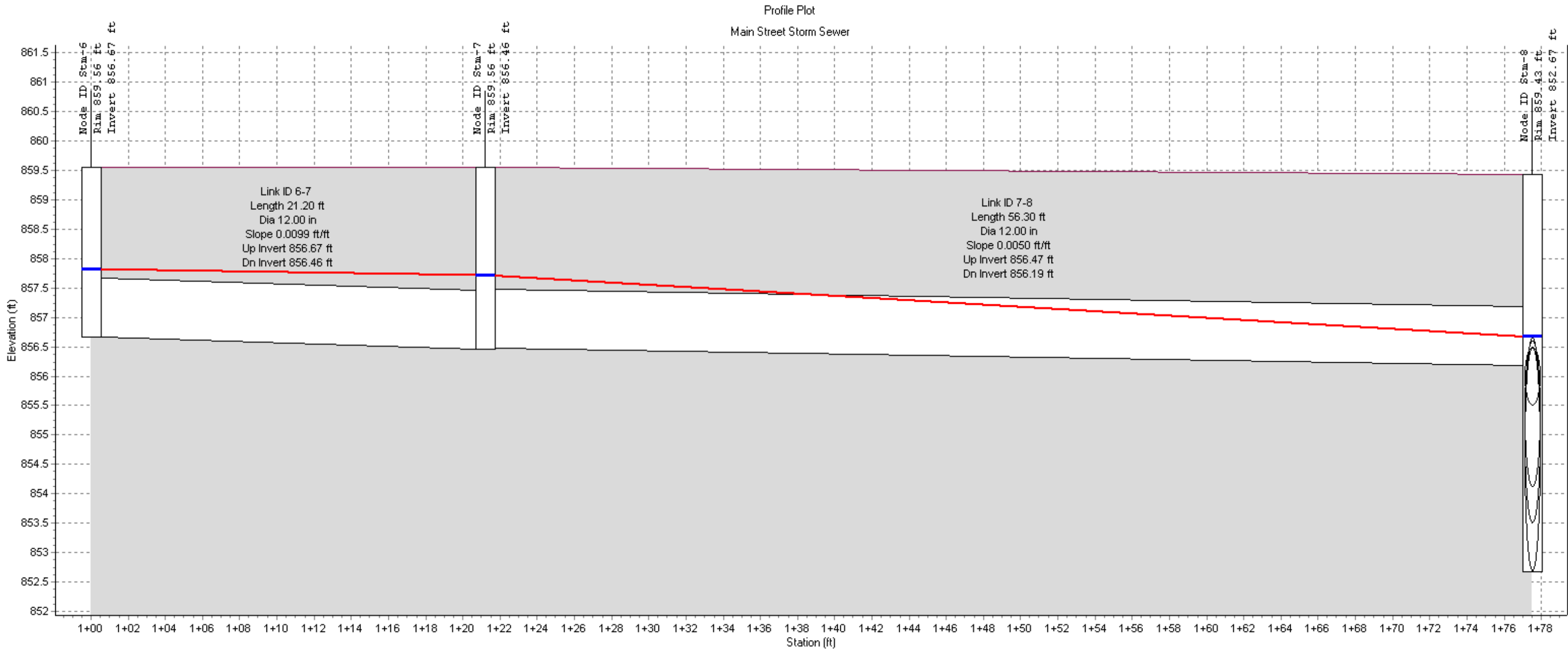


Profile Plot  
Main Street Storm Sewer



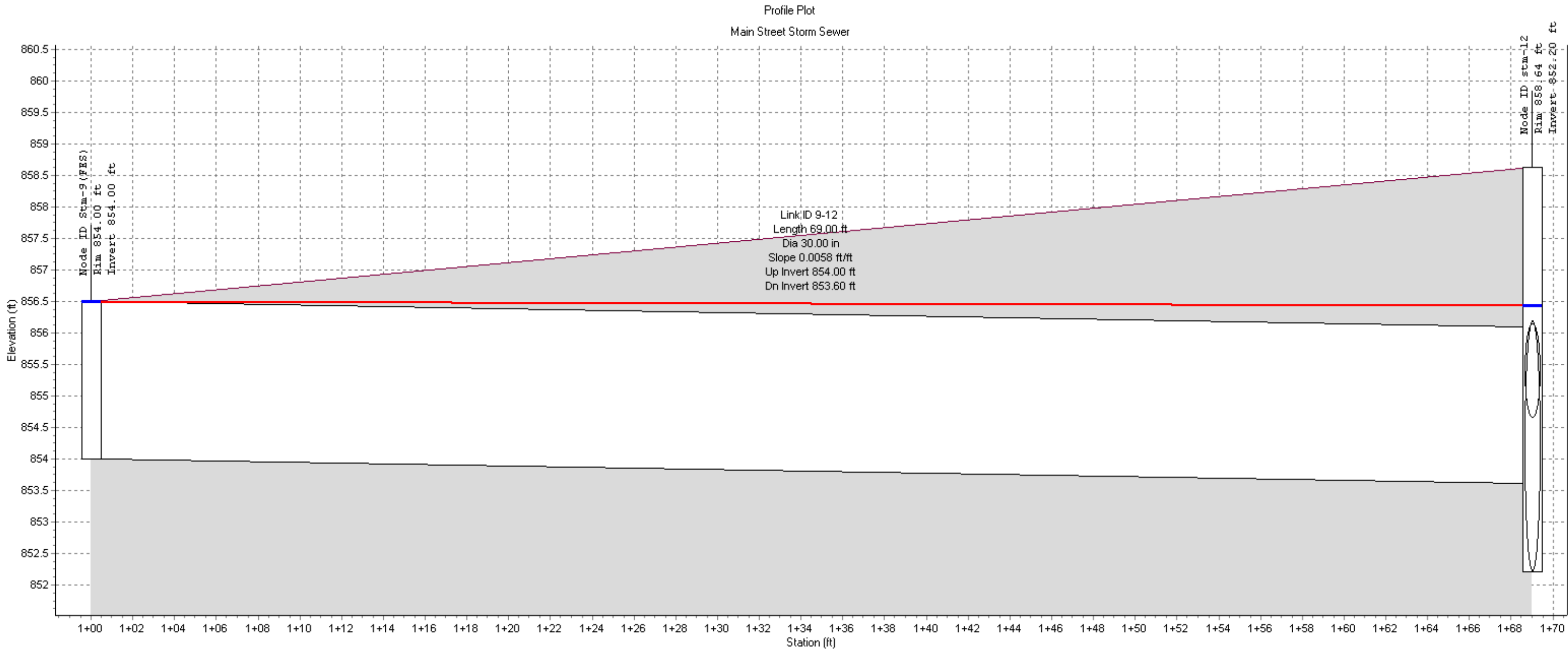
Node ID:	Stm-5	Stm-8
Rim (ft):	858.78	859.43
Invert (ft):	855.58	852.67
Min Pipe Cover (ft):	2.20	2.24
Max HGL (ft):	856.67	856.67
Link ID:	5-8	
Length (ft):	9.40	
Dia (in):	12.00	
Slope (ft/ft):	0.0096	
Up Invert (ft):	855.58	
Dn Invert (ft):	855.49	
Max Q (cfs):	0.31	
Max Vel (ft/s):	1.40	
Max Depth (ft):	1.00	





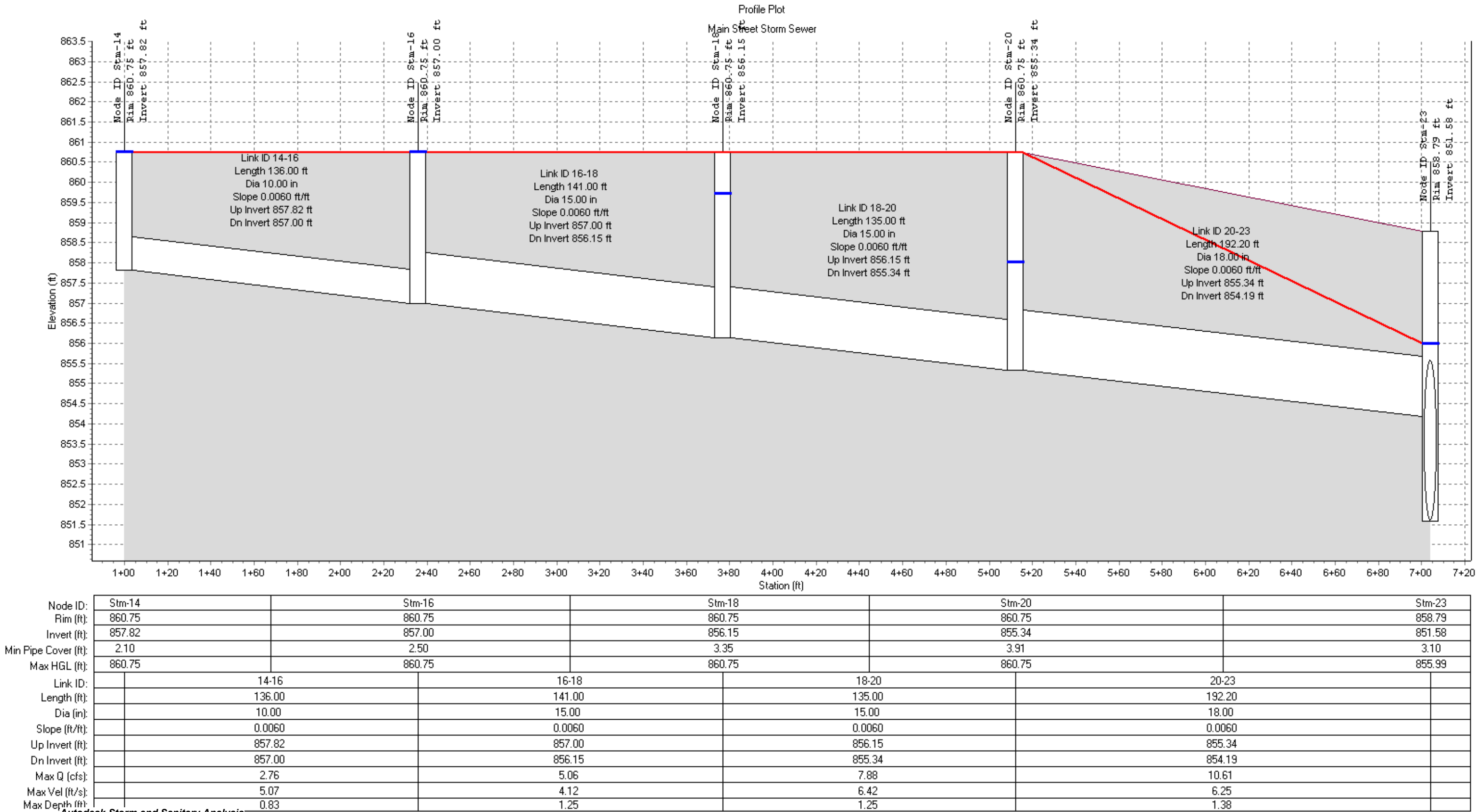
Node ID:	Stm-6	Stm-7	Stm-8
Rim (ft):	859.56	859.56	859.43
Invert (ft):	856.67	856.46	852.67
Min Pipe Cover (ft):	1.89	2.09	2.24
Max HGL (ft):	857.82	857.72	856.67
Link ID:	6-7	7-8	
Length (ft):	21.20	56.30	
Dia (in):	12.00	12.00	
Slope (ft/ft):	0.0099	0.0050	
Up Invert (ft):	856.67	856.47	
Dn Invert (ft):	856.46	856.19	
Max Q (cfs):	1.56	3.12	
Max Vel (ft/s):	1.99	4.27	
Max Depth (ft):	1.00	0.88	





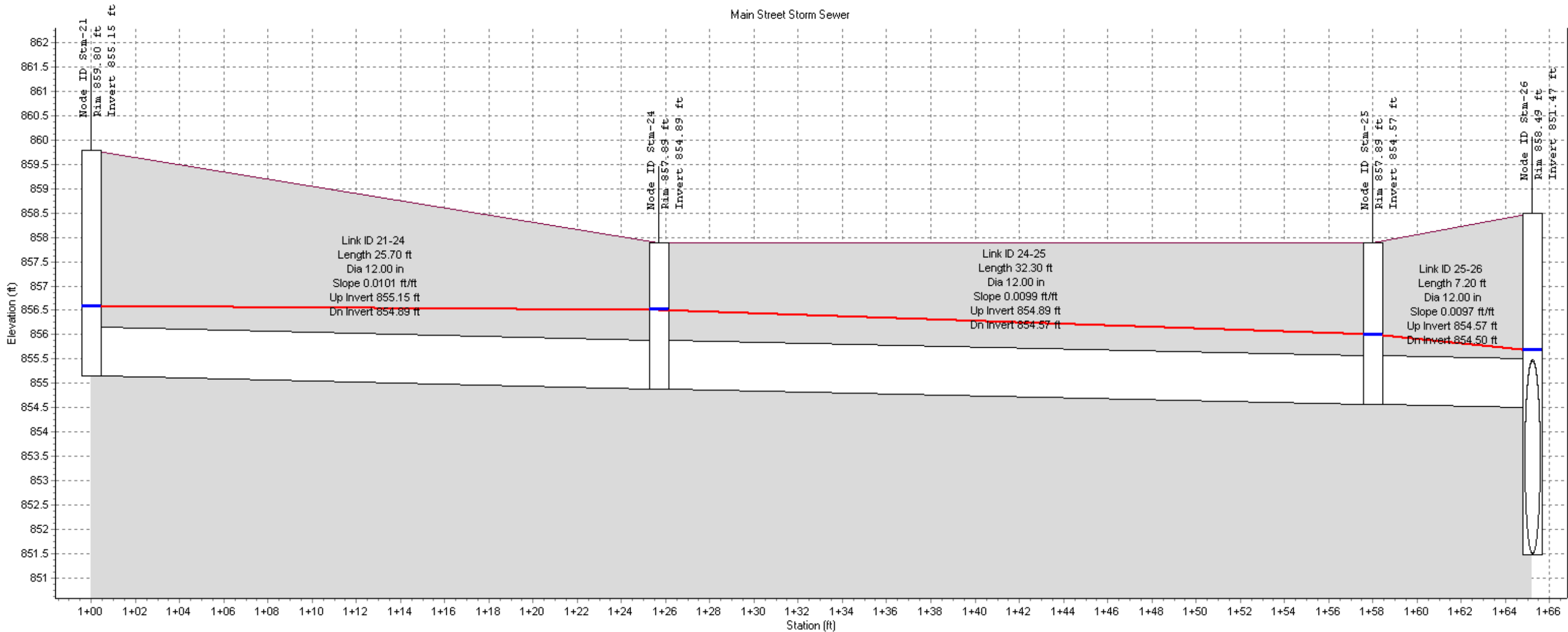
Node ID:	Stm-9(FES)	stm-12
Rim (ft):	854.00	858.64
Invert (ft):	854.00	852.20
Min Pipe Cover (ft):	0.00	2.44
Max HGL (ft):	856.50	856.43
Link ID:	9-12	
Length (ft):	69.00	
Dia (in):	30.00	
Slope (ft/ft):	0.0058	
Up Invert (ft):	854.00	
Dn Invert (ft):	853.60	
Max Q (cfs):	14.30	
Max Vel (ft/s):	4.19	
Max Depth (ft):	2.50	







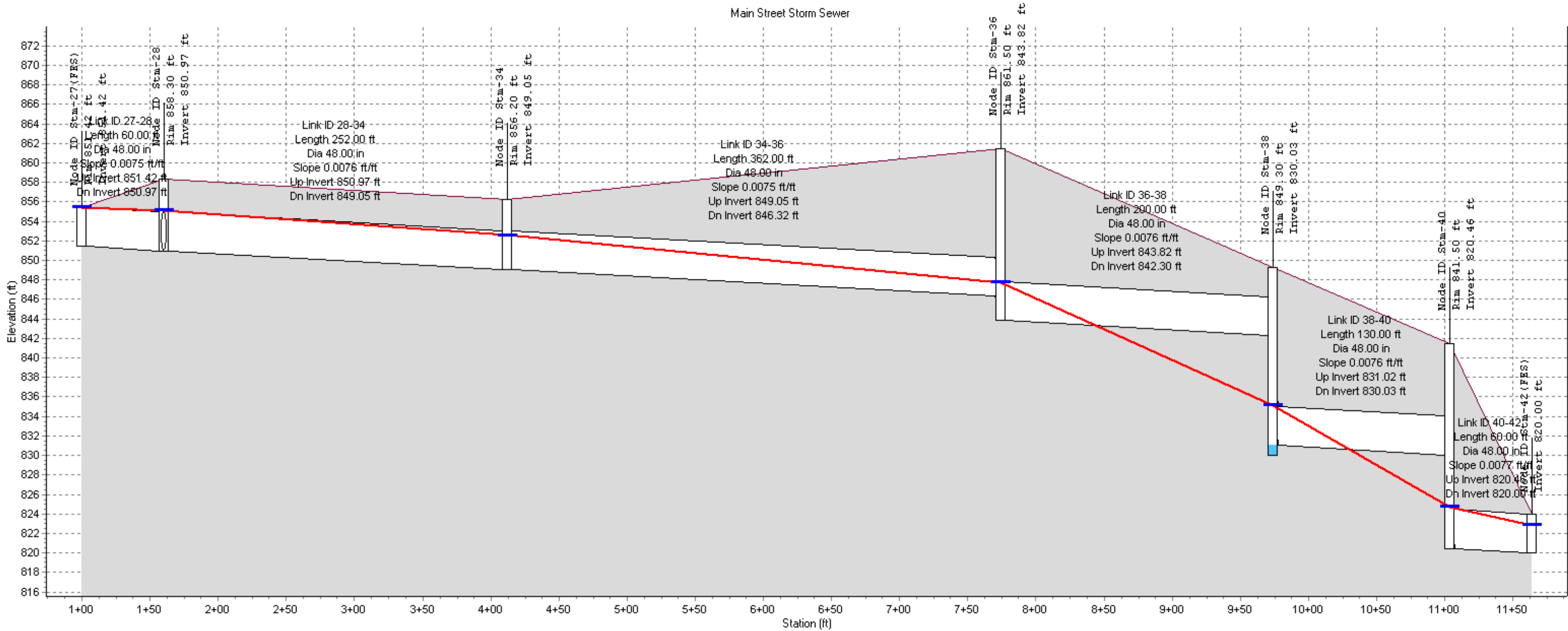
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-21	Stm-24	Stm-25	Stm-26
Rim (ft):	859.80	857.89	857.89	858.49
Invert (ft):	855.15	854.89	854.57	851.47
Min Pipe Cover (ft):	3.65	2.00	2.32	2.99
Max HGL (ft):	856.59	856.52	856.00	855.68
Link ID:	21-24	24-25	25-26	
Length (ft):	25.70	32.30	7.20	
Dia (in):	12.00	12.00	12.00	
Slope (ft/ft):	0.0101	0.0099	0.0097	
Up Invert (ft):	855.15	854.89	854.57	
Dn Invert (ft):	854.89	854.57	854.50	
Max Q (cfs):	1.23	3.20	3.20	
Max Vel (ft/s):	1.69	4.08	4.08	
Max Depth (ft):	1.00	1.00	1.00	



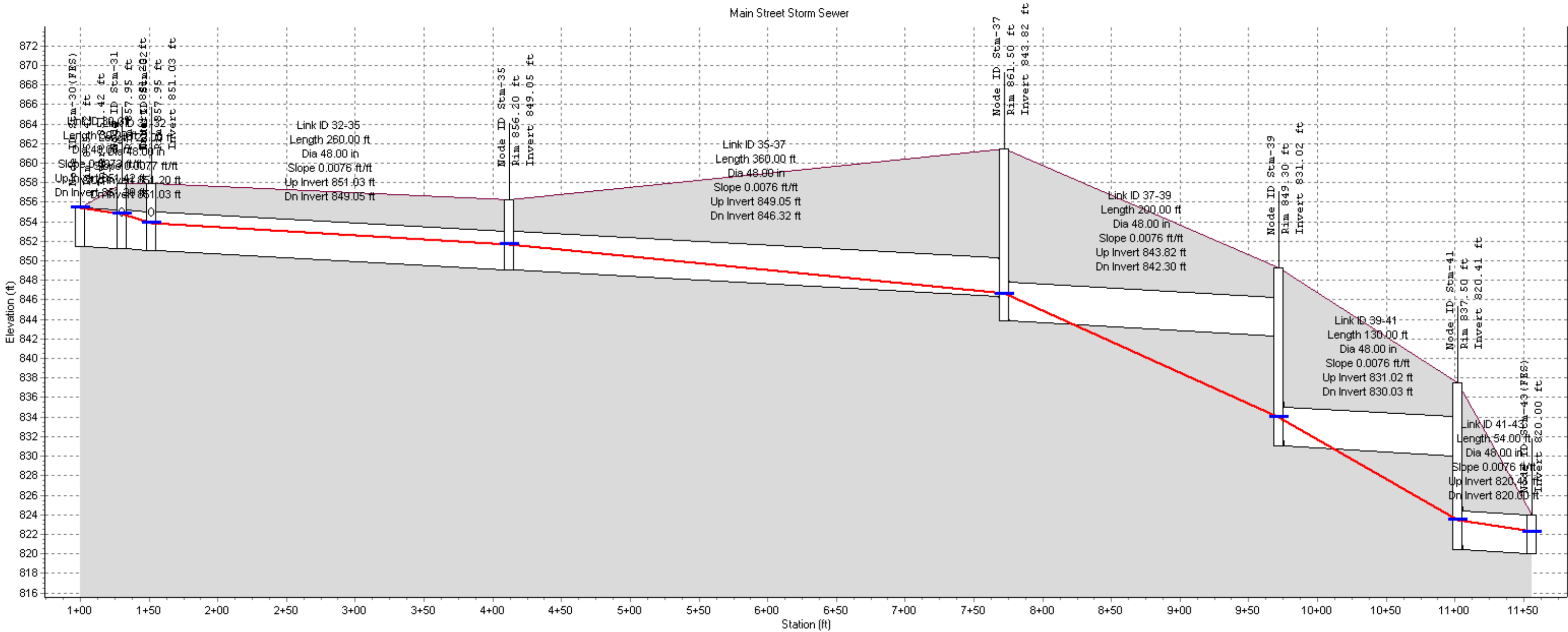
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-27(FES)	Stm-28		Stm-34		Stm-36		Stm-38		Stm-40	Stm-42(FES)
Rim (ft):	851.42	858.30		856.20		861.50		849.30		841.50	
Invert (ft):	851.42	850.97		849.05		843.82		830.03		820.46	820.00
Min Pipe Cover (ft):	0.00	3.33		3.15		11.18		3.00		7.47	
Max HGL (ft):	855.42	855.07		852.56		847.70		835.14		824.72	822.81
Link ID:	27-28	28-34		34-36		36-38		38-40		40-42	
Length (ft):	60.00	252.00		362.00		200.00		130.00		60.00	
Dia (in):	48.00	48.00		48.00		48.00		48.00		48.00	
Slope (ft/ft):	0.0075	0.0076		0.0075		0.0076		0.0076		0.0077	
Up Invert (ft):	851.42	850.97		849.05		843.82		831.02		820.46	
Dn Invert (ft):	850.97	849.05		846.32		842.30		830.03		820.00	
Max Q (cfs):	53.52	105.81		105.54		105.50		105.50		105.50	
Max Vel (ft/s):	5.44	8.69		9.94		9.54		9.25		9.26	
Max Depth (ft):	4.00	3.75		3.17		3.35		3.41		3.40	



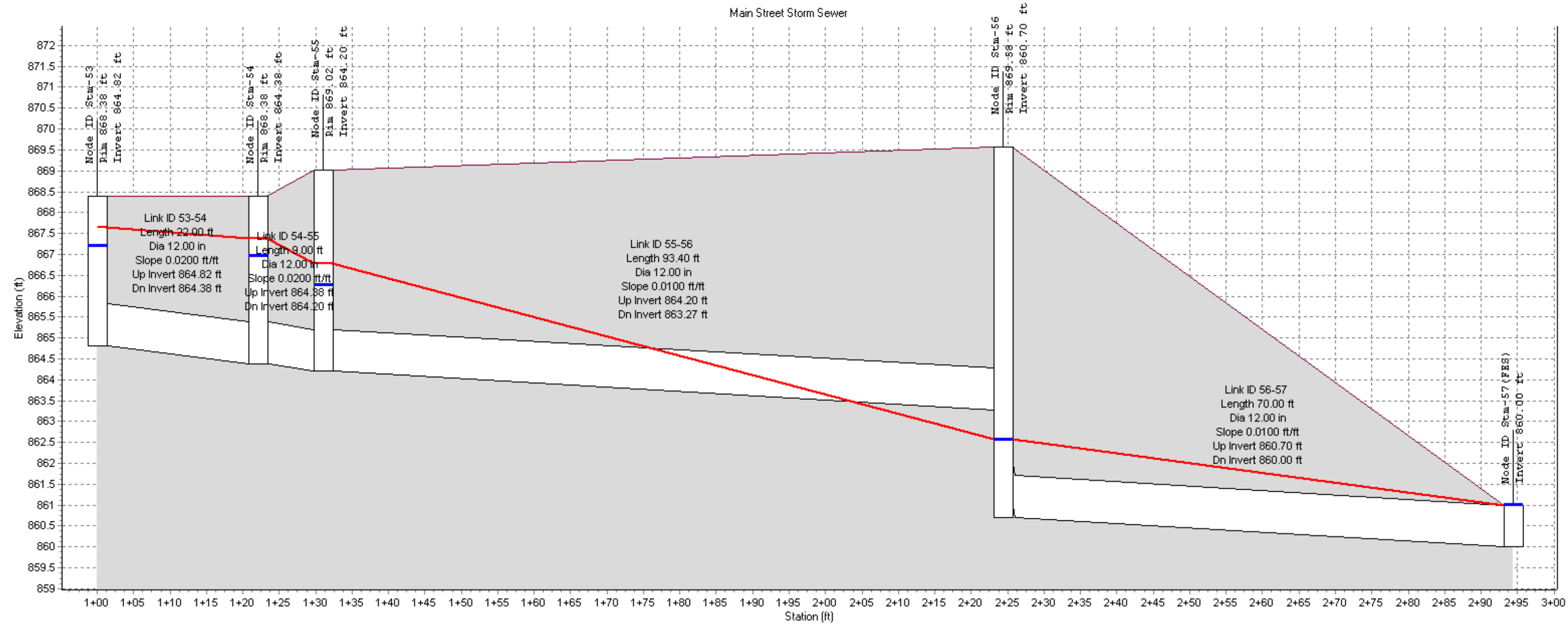
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-30(FES)	Stm-31	Stm-32		Stm-35		Stm-37		Stm-39		Stm-41	Stm-43(FES)
Rim (ft):	855.42	857.95	857.95		856.20		861.50		849.30		837.50	
Invert (ft):	851.42	851.20	851.03		849.05		843.82		831.02		820.41	820.00
Min Pipe Cover (ft):	0.00	2.51	2.51		3.15		11.18		3.00		3.47	
Max HGL (ft):	855.42	854.82	853.84		851.70		846.62		833.93		823.50	822.26
Link ID:	30-31	31-32		32-35		35-37		37-39		39-41		41-43
Length (ft):	30.00	22.00		260.00		360.00		200.00		130.00		54.00
Dia (in):	48.00	48.00		48.00		48.00		48.00		48.00		48.00
Slope (ft/ft):	0.0073	0.0077		0.0076		0.0076		0.0076		0.0076		0.0076
Up Invert (ft):	851.42	851.20		851.03		849.05		843.82		831.02		820.41
Dn Invert (ft):	851.20	851.03		849.05		846.32		842.30		830.03		820.00
Max Q (cfs):	71.64	73.11		76.54		76.27		76.29		76.30		76.31
Max Vel (ft/s):	5.83	6.84		8.53		9.45		9.11		8.90		8.54
Max Depth (ft):	3.81	3.22		2.73		2.45		2.53		2.58		2.68



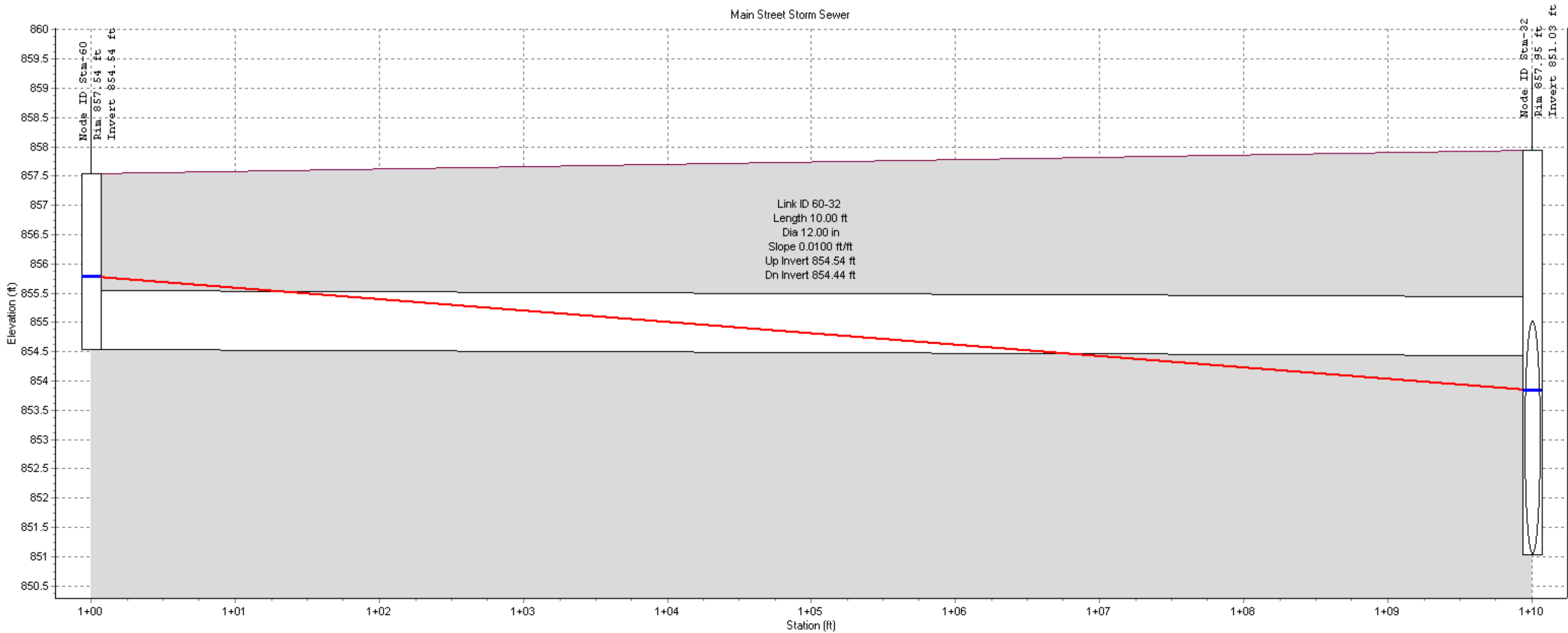
Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-53	Stm-54	Stm-55	Stm-56	Stm-57(FES)
Rim (ft):	868.38	868.38	869.02	869.58	
Invert (ft):	864.82	864.38	864.20	860.70	860.00
Min Pipe Cover (ft):	2.56	3.00	3.82	5.31	
Max HGL (ft):	867.64	867.38	866.78	862.58	861.00
Link ID:	53-54	54-55	55-56	56-57	
Length (ft):	22.00	9.00	93.40	70.00	
Dia (in):	12.00	12.00	12.00	12.00	
Slope (ft/ft):	0.0200	0.0200	0.0100	0.0100	
Up Invert (ft):	864.82	864.38	864.20	860.70	
Dn Invert (ft):	864.38	864.20	863.27	860.00	
Max Q (cfs):	2.37	4.59	4.59	4.42	
Max Vel (ft/s):	3.02	5.84	5.98	5.63	
Max Depth (ft):	1.00	1.00	0.95	1.00	

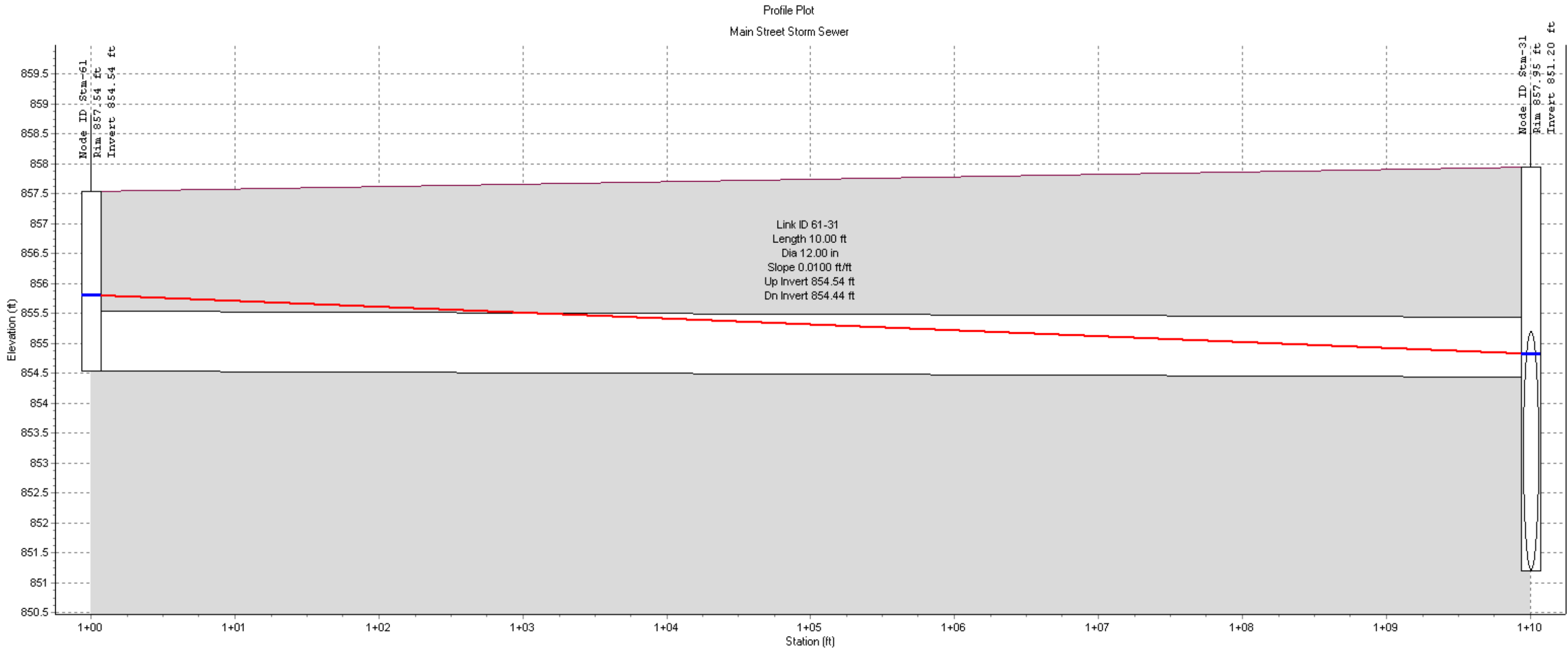


Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-60	Stm-32
Rim (ft):	857.54	857.95
Invert (ft):	854.54	851.03
Min Pipe Cover (ft):	2.00	2.51
Max HGL (ft):	855.79	853.84
Link ID:	60-32	
Length (ft):	10.00	
Dia (in):	12.00	
Slope (ft/ft):	0.0100	
Up Invert (ft):	854.54	
Dn Invert (ft):	854.44	
Max Q (cfs):	3.72	
Max Vel (ft/s):	4.96	
Max Depth (ft):	0.91	

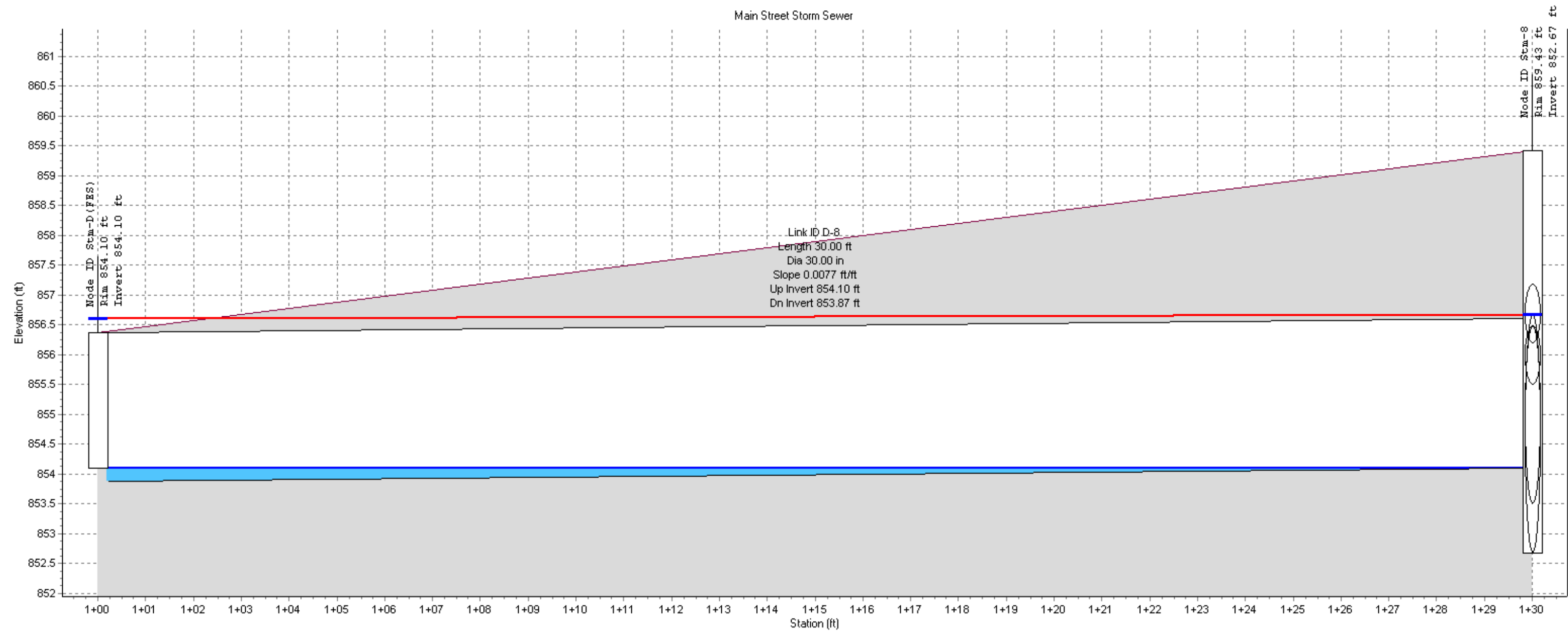




Node ID:	Stm-61	Stm-31
Rim (ft):	857.54	857.95
Invert (ft):	854.54	851.20
Min Pipe Cover (ft):	2.00	2.51
Max HGL (ft):	855.81	854.82
Link ID:	61-31	
Length (ft):	10.00	
Dia (in):	12.00	
Slope (ft/ft):	0.0100	
Up Invert (ft):	854.54	
Dn Invert (ft):	854.44	
Max Q (cfs):	3.79	
Max Vel (ft/s):	5.04	
Max Depth (ft):	0.91	



Profile Plot  
Main Street Storm Sewer



Node ID:	Stm-D(FES)	Stm-8
Rim (ft):	854.10	859.43
Invert (ft):	854.10	852.67
Min Pipe Cover (ft):	0.00	2.24
Max HGL (ft):	856.60	856.67
Link ID:	D-8	
Length (ft):	30.00	
Dia (in):	30.00	
Slope (ft/ft):	0.0077	
Up Invert (ft):	854.10	
Dn Invert (ft):	853.87	
Max Q (cfs):	21.45	
Max Vel (ft/s):	4.92	
Max Depth (ft):	2.50	



Project: Rock Road Business Park  
 Project No.: 1411.40-IL  
 Date: 3/21/2023

## INLET CAPACITY

SOLVE FOR DEPTH OF PONDING - H (USE EQUATION WHICH YIELDS LARGER DEPTH)

Structure No.	1 (R-3015)	
AREA (ac.)=	0.160	
IMP. AREA (ac.) =		0.070
PER. AREA (ac.) =		0.090
RUNOFF C =	0.591	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	0.703	1.168
H (ft.)	0.13	0.18

Structure No.	2 (R-3015)	
AREA (ac.)=	0.160	
IMP. AREA (ac.) =		0.090
PER. AREA (ac.) =		0.070
RUNOFF C =	0.659	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	0.785	1.304
H (ft.)	0.14	0.19

Structure No.	4 (R-3015)	
AREA (ac.)=	0.350	
IMP. AREA (ac.) =		0.200
PER. AREA (ac.) =		0.150
RUNOFF C =	0.664	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.730	2.874
H (ft.)	0.24	0.33

Structure No.	5	
AREA (ac.)=	0.300	
IMP. AREA (ac.) =		0.180
PER. AREA (ac.) =		0.120
RUNOFF C =	0.680	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.518	2.521
H (ft.)	0.22	0.30

Structure No.	10	
AREA (ac.)=	0.190	
IMP. AREA (ac.) =		0.110
PER. AREA (ac.) =		0.080
RUNOFF C =	0.668	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	0.945	1.570
H (ft.)	0.16	0.22

Structure No.	11	
AREA (ac.)=	0.140	
IMP. AREA (ac.) =		0.090
PER. AREA (ac.) =		0.050
RUNOFF C =	0.704	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	0.733	1.217
H (ft.)	0.13	0.19

Structure No.	6 (R-3015)	
AREA (ac.)=	0.290	
IMP. AREA (ac.) =		0.120
PER. AREA (ac.) =		0.170
RUNOFF C =	0.578	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.246	2.070
H (ft.)	0.19	0.26

Structure No.	7 (R-3015)	
AREA (ac.)=	0.290	
IMP. AREA (ac.) =		0.120
PER. AREA (ac.) =		0.170
RUNOFF C =	0.578	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.246	2.070
H (ft.)	0.19	0.26

Structure No.	53 (R-3015)	
AREA (ac.)=	0.320	
IMP. AREA (ac.) =		0.150
PER. AREA (ac.) =		0.170
RUNOFF C =	0.608	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.447	2.404
H (ft.)	0.21	0.29

Structure No.	24 (R-3015)	
AREA (ac.)=	0.260	
IMP. AREA (ac.) =		0.220
PER. AREA (ac.) =		0.040
RUNOFF C =	0.815	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.577	2.620
H (ft.)	0.22	0.31

Structure No.	25 (R-3015)	
AREA (ac.)=	0.190	
IMP. AREA (ac.) =		0.110
PER. AREA (ac.) =		0.080
RUNOFF C =	0.668	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	0.945	1.570
H (ft.)	0.16	0.22

Structure No.	54 (R-3015)	
AREA (ac.)=	0.310	
IMP. AREA (ac.) =		0.130
PER. AREA (ac.) =		0.180
RUNOFF C =	0.581	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.339	2.225
H (ft.)	0.20	0.28



Structure No.	60 (R-3015)	
AREA (ac.)=	0.540	
IMP. AREA (ac.) =		0.370
PER. AREA (ac.) =	0.170	
RUNOFF C =	0.727	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	2.920	4.851
H (ft.)	0.33	0.84

Structure No.	61 (R-3015)	
AREA (ac.)=	0.540	
IMP. AREA (ac.) =		0.380
PER. AREA (ac.) =	0.160	
RUNOFF C =	0.737	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		1.1
GRATE PERIMETER (ft.) =		4.6
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	2.961	4.919
H (ft.)	0.34	0.86

Structure No.	21 (R-2504)	
AREA (ac.)=	0.150	
IMP. AREA (ac.) =		0.147
PER. AREA (ac.) =	0.003	
RUNOFF C =	0.889	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		0.9
GRATE PERIMETER (ft.) =		6.0
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	0.992	1.648
H (ft.)	0.14	0.19

Structure No.	20 (R-2504)	
AREA (ac.)=	0.270	
IMP. AREA (ac.) =		0.270
PER. AREA (ac.) =	0.000	
RUNOFF C =	0.900	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		0.9
GRATE PERIMETER (ft.) =		6.0
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.808	3.003
H (ft.)	0.20	0.48

Structure No.	18 (R-2504)	
AREA (ac.)=	0.280	
IMP. AREA (ac.) =		0.280
PER. AREA (ac.) =	0.000	
RUNOFF C =	0.900	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		0.9
GRATE PERIMETER (ft.) =		6.0
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.875	3.115
H (ft.)	0.21	0.52

Structure No.	16 (R-2504)	
AREA (ac.)=	0.270	
IMP. AREA (ac.) =		0.270
PER. AREA (ac.) =	0.000	
RUNOFF C =	0.900	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		0.9
GRATE PERIMETER (ft.) =		6.0
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.808	3.003
H (ft.)	0.20	0.48

Structure No.	14 (R-2504)	
AREA (ac.)=	0.290	
IMP. AREA (ac.) =		0.290
PER. AREA (ac.) =	0.000	
RUNOFF C =	0.900	
Tc (min.) =	5	
GRATE AREA (sq.ft.) =		0.9
GRATE PERIMETER (ft.) =		6.0
	<u>10-YR.</u>	<u>100-YR.</u>
I (in.)	7.44	12.36
Q (cfs)	1.942	3.226
H (ft.)	0.21	0.55



3/21/2023 1:40 PM - Z:\Projects\2018\1411.40-IL\312 - ENGINEERING\FINAL\EXHIBITS\STORM\3-14-23 STORM SEWER TRIBUTARY AREA EXHIBIT.dwg

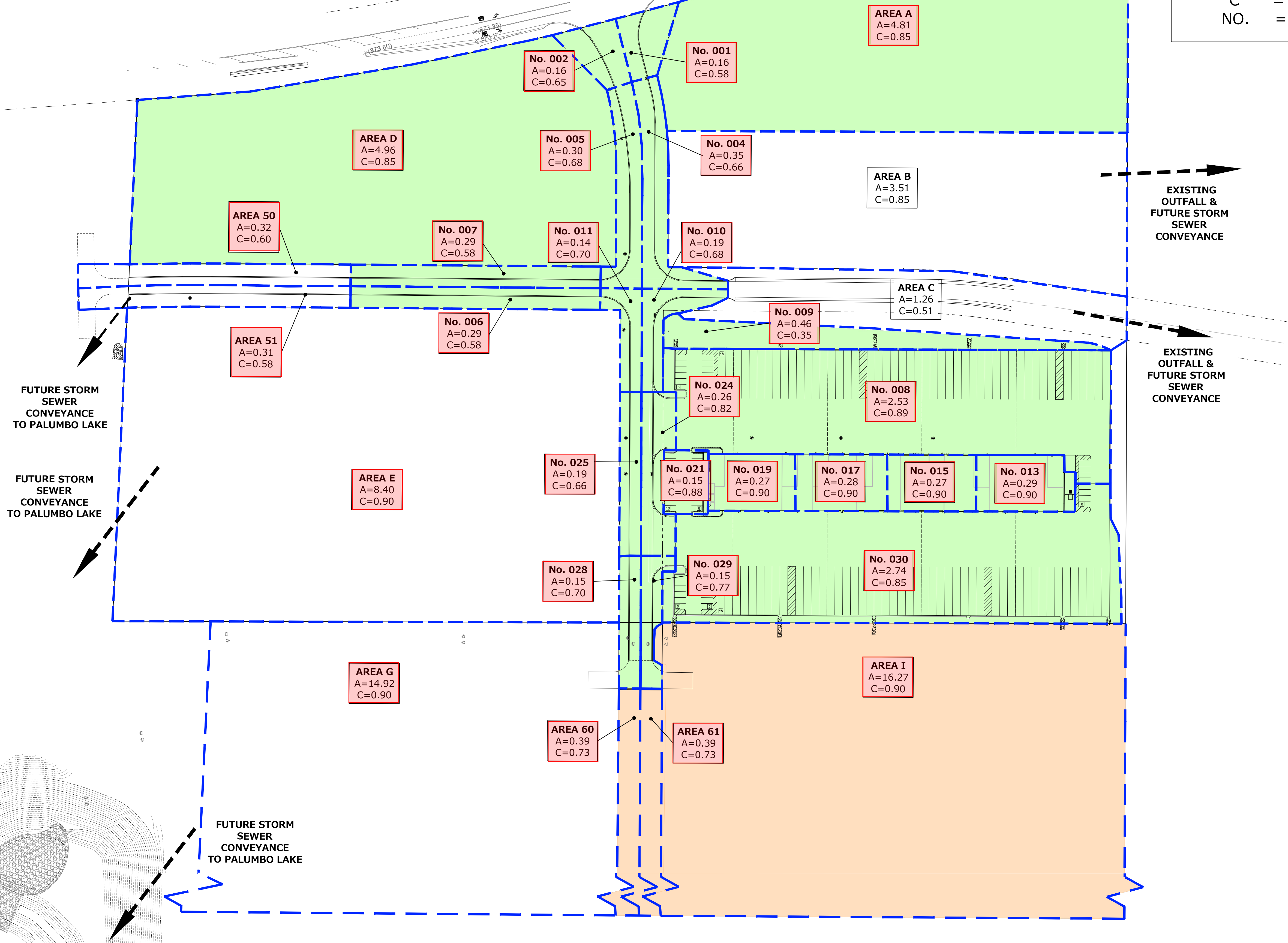
www.pinnacle-engr.com

**RUNOFF COEFFICIENTS**

IMPERVIOUS = 0.90 (PAVEMENT & BUILDING)  
PERVIOUS = 0.35 (GREEN / OPEN SPACE)

**NOMENCLATURE**

A = AREA (ACRES)  
C = COMPOSITE RUNOFF COEFFICIENT  
NO. = AREA NUMBER



**PRE-TREATMENT BASIN  
TRIBUTARY AREA EXHIBIT**

A	4.81 ACRES
001	0.16 ACRES
002	0.16 ACRES
004	0.35 ACRES
005	0.30 ACRES
010	0.19 ACRES
011	0.14 ACRES
007	0.29 ACRES
006	0.29 ACRES
D	4.96 ACRES
50	0.32 ACRES
51	0.31 ACRES
009	0.46 ACRES
008	2.53 ACRES
024	0.26 ACRES
025	0.19 ACRES
021	0.15 ACRES
019	0.27 ACRES
017	0.28 ACRES
015	0.27 ACRES
013	0.29 ACRES
E	8.40 ACRES
28	0.15 ACRES
29	0.15 ACRES
30	2.74 ACRES
G	14.92 ACRES
60	0.39 ACRES
61	0.39 ACRES
I	16.27 ACRES

TOTAL AREA 60.39 ACRES



SCALE: 1"=80'



**ROCK ROAD BUSINESS PARK - PROPOSED STORM SEWER TRIBUTARY MAP**  
PINNACLE ENGINEERING GROUP

1051 E. MAIN STREET | SUITE 217 | EAST DUNDEE, IL 60118 | WWW.PINNACLE-ENGR.COM | CHICAGO@PINNACLE-ENGR.COM

JOB NO. 1411.40-IL 1/06/2023  
**PLAN | DESIGN | DELIVER**

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1411.40-IL Rock Road updated 3-22-23, CN comparison added 3/23/23  
East Dundee, IL

Trib Area Name	Pervious Area (ac)	Impervious Area (ac)	Total Area (ac)	Adjusted C
A	0.400	4.41	4.81	0.85
B				
C				
D	0.450	4.51	4.96	0.85
E	0.000	8.40	8.40	0.90
G	0.000	14.92	14.92	0.90
I	0.000	16.27	16.27	0.90
001	0.094	0.07	0.16	0.58
002	0.075	0.09	0.16	0.65
005	0.121	0.18	0.30	0.68
006	0.171	0.12	0.29	0.58
007	0.171	0.12	0.29	0.58
008	0.030	2.50	2.53	0.89
009	0.460	0.00	0.46	0.35
004	0.150	0.20	0.35	0.66
010	0.076	0.11	0.19	0.68
011	0.053	0.09	0.14	0.70
013	0.000	0.29	0.29	0.90
015	0.000	0.27	0.27	0.90
017	0.000	0.28	0.28	0.90
019	0.000	0.27	0.27	0.90
021	0.004	0.147	0.15	0.88
024	0.039	0.22	0.26	0.82
025	0.083	0.11	0.19	0.66
028	0.057	0.10	0.15	0.70
029	0.037	0.11	0.15	0.77
030	0.243	2.50	2.74	0.85
050	0.172	0.15	0.32	0.60
051	0.181	0.13	0.31	0.58
060	0.12	0.27	0.39	0.73
061	0.12	0.27	0.39	0.73

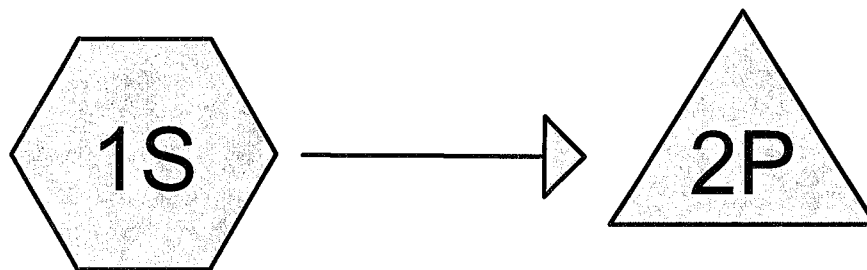
3.31 57.11 60.41 95.98 Overall CN  
5% 95%

	C
Impervious	0.90
Pervious	0.35

	CN
Impervious	98.00
Pervious	61.00

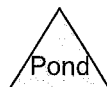
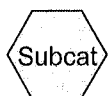
(99.6% of soils are type B)





Drainage Area

Settlement Basin



Routing Diagram for 1411.40-IL settlement basin (2022-11-18) updated pond  
Prepared by Pinnacle Engineering Group, Printed 11/18/2022  
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## **1411.40-IL settlement basin (2022-11-18) updated pond**

Prepared by Pinnacle Engineering Group

Printed 11/18/2022

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Page 2

### **Project Notes**

Rainfall events imported from "Proposed Conditions .hcp"



**1411.40-IL settlement basin (2022-11-18) updated pond**

Prepared by Pinnacle Engineering Group

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**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
11.830	96	(1S)
1.690	84	(1S)
45.560	98	(1S)
1.010	93	(1S)
0.400	94	(1S)
0.160	90	(1S)
0.320	91	(1S)
0.590	80	(1S)
0.670	89	(1S)
0.150	87	(1S)
2.650	97	(1S)
<b>65.030</b>	<b>97</b>	<b>TOTAL AREA</b>



# 1411.40-IL settlement basin (2022-11-18) updated pond

Prepared by Pinnacle Engineering Group

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## Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
65.030	Other	1S
<b>65.030</b>		<b>TOTAL AREA</b>



**1411.40-IL settlement basin (2022-11-18) updated pond**

Prepared by Pinnacle Engineering Group

Printed 11/18/2022

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**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	65.030	65.030		1S
<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>65.030</b>	<b>65.030</b>	<b>TOTAL AREA</b>	



**1411.40-IL settlement basin (2022-11-18) updated pond**

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**Pipe Listing (all nodes)**

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	2P	817.00	816.00	64.5	0.0155	0.013	0.0	30.0	0.0



Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment1S: Drainage Area** Runoff Area=65.030 ac 70.06% Impervious Runoff Depth=4.80"  
Tc=30.0 min CN=97 Runoff=36.26 cfs 25.994 af

**Pond 2P: Settlement Basin** Peak Elev=820.32' Storage=97,608 cf Inflow=36.26 cfs 25.994 af  
30.0" Round Culvert n=0.013 L=64.5' S=0.0155 '/ Outflow=34.01 cfs 25.511 af

**Total Runoff Area = 65.030 ac Runoff Volume = 25.994 af Average Runoff Depth = 4.80"**  
**29.94% Pervious = 19.470 ac 70.06% Impervious = 45.560 ac**



### Summary for Subcatchment 1S: Drainage Area

Runoff = 36.26 cfs @ 15.89 hrs, Volume= 25.994 af, Depth= 4.80"  
 Routed to Pond 2P : Settlement Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Huff 0-10sm 3Q scaled to 24.00 hrs 75 10-yr, 24 hr Rainfall=5.15", Smoothing=On

Area (ac)	CN	Description
* 4.430	96	
* 3.500	96	
* 1.690	84	
* 3.900	96	
* 7.970	98	
* 2.650	98	
* 14.920	98	
* 0.830	93	
* 16.290	98	
* 0.180	93	
* 0.200	94	
* 0.160	90	
* 0.150	91	
* 2.510	98	
* 0.590	80	
* 0.270	89	
* 0.280	89	
* 0.280	98	
* 0.250	98	
* 0.250	98	
* 0.290	98	
* 0.150	98	
* 0.200	94	
* 0.150	87	
* 0.120	89	
* 0.170	91	
* 2.650	97	
65.030	97	Weighted Average
19.470		29.94% Pervious Area
45.560		70.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.0					Direct Entry,



### Hydrograph for Subcatchment 1S: Drainage Area

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	5.15	4.80	0.00
0.50	0.01	0.00	0.00	26.50	5.15	4.80	0.00
1.00	0.05	0.00	0.00	27.00	5.15	4.80	0.00
1.50	0.12	0.01	0.42	27.50	5.15	4.80	0.00
2.00	0.18	0.03	2.51	28.00	5.15	4.80	0.00
2.50	0.25	0.07	4.18	28.50	5.15	4.80	0.00
3.00	0.31	0.11	5.26	29.00	5.15	4.80	0.00
3.50	0.38	0.16	5.99	29.50	5.15	4.80	0.00
4.00	0.44	0.21	6.50	30.00	5.15	4.80	0.00
4.50	0.51	0.26	6.87	30.50	5.15	4.80	0.00
5.00	0.58	0.32	7.15	31.00	5.15	4.80	0.00
5.50	0.64	0.38	7.37	31.50	5.15	4.80	0.00
6.00	0.71	0.44	7.54	32.00	5.15	4.80	0.00
6.50	0.78	0.50	7.91	32.50	5.15	4.80	0.00
7.00	0.85	0.57	8.97	33.00	5.15	4.80	0.00
7.50	0.94	0.65	10.14	33.50	5.15	4.80	0.00
8.00	1.03	0.73	10.62	34.00	5.15	4.80	0.00
8.50	1.12	0.81	10.76	34.50	5.15	4.80	0.00
9.00	1.20	0.90	10.84	35.00	5.15	4.80	0.00
9.50	1.29	0.98	10.91	35.50	5.15	4.80	0.00
10.00	1.38	1.07	11.08	36.00	5.15	4.80	0.00
10.50	1.48	1.16	12.04	36.50	5.15	4.80	0.00
11.00	1.59	1.27	13.22	37.00	5.15	4.80	0.00
11.50	1.70	1.38	14.43	37.50	5.15	4.80	0.00
12.00	1.83	1.50	15.64	38.00	5.15	4.80	0.00
12.50	1.97	1.64	16.85	38.50	5.15	4.80	0.00
13.00	2.11	1.78	18.06	39.00	5.15	4.80	0.00
13.50	2.27	1.94	19.44	39.50	5.15	4.80	0.00
14.00	2.47	2.14	23.78	40.00	5.15	4.80	0.00
14.50	2.72	2.38	29.59	40.50	5.15	4.80	0.00
15.00	2.99	2.65	33.83	41.00	5.15	4.80	0.00
15.50	3.26	2.92	<b>35.45</b>	41.50	5.15	4.80	0.00
16.00	3.53	3.19	<b>36.09</b>	42.00	5.15	4.80	0.00
16.50	3.77	3.42	32.67	42.50	5.15	4.80	0.00
17.00	3.97	3.62	28.05	43.00	5.15	4.80	0.00
17.50	4.14	3.79	23.96	43.50	5.15	4.80	0.00
18.00	4.29	3.94	20.35	44.00	5.15	4.80	0.00
18.50	4.41	4.06	17.06	44.50	5.15	4.80	0.00
19.00	4.51	4.16	14.53	45.00	5.15	4.80	0.00
19.50	4.60	4.25	12.20	45.50	5.15	4.80	0.00
20.00	4.68	4.32	10.62	46.00	5.15	4.80	0.00
20.50	4.74	4.39	9.40	46.50	5.15	4.80	0.00
21.00	4.81	4.46	8.64	47.00	5.15	4.80	0.00
21.50	4.88	4.52	8.55	47.50	5.15	4.80	0.00
22.00	4.94	4.59	8.42	48.00	5.15	4.80	0.00
22.50	4.99	4.64	7.49				
23.00	5.04	4.68	6.33				
23.50	5.09	4.74	6.38				
24.00	<b>5.15</b>	<b>4.80</b>	7.45				
24.50	5.15	4.80	2.83				
25.00	5.15	4.80	0.23				
25.50	5.15	4.80	0.01				



### Summary for Pond 2P: Settlement Basin

Inflow Area = 65.030 ac, 70.06% Impervious, Inflow Depth = 4.80" for 75 10-yr, 24 hr event  
 Inflow = 36.26 cfs @ 15.89 hrs, Volume= 25.994 af  
 Outflow = 34.01 cfs @ 16.34 hrs, Volume= 25.511 af, Atten= 6%, Lag= 27.0 min  
 Primary = 34.01 cfs @ 16.34 hrs, Volume= 25.511 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Peak Elev= 820.32' @ 16.34 hrs Surf.Area= 26,974 sf Storage= 97,608 cf

required  
settlement  
storage

Plug-Flow detention time= 65.5 min calculated for 25.484 af (98% of inflow)

Center-of-Mass det. time= 55.1 min ( 909.2 - 854.1 )

Volume	Invert	Avail.Storage	Storage Description
#1	815.00'	130,941 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
815.00	6,537	0	0
816.00	7,476	7,007	7,007
817.00	19,627	13,552	20,558
818.00	21,749	20,688	41,246
819.00	23,802	22,776	64,022
820.00	26,270	25,036	89,058
821.00	28,463	27,367	116,424
821.50	29,605	14,517	130,941

provided settlement storage  
 (based on designed overflow elevation)  
 130,941 CF - 20,558 CF  
 (to remove dead storage below outfall)  
 = 110,383 CF provided

Device	Routing	Invert	Outlet Devices
#1	Primary	817.00'	<b>30.0" Round Culvert</b> L= 64.5' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 817.00' / 816.00' S= 0.0155 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 4.91 sf

Primary OutFlow Max=34.01 cfs @ 16.34 hrs HW=820.32' (Free Discharge)

1=Culvert (Inlet Controls 34.01 cfs @ 6.93 fps)

HWL to meet required settlement storage

(accounting for the dead storage volume  
 below 817.00 (97,608+20,558=118,166 CF)  
 translates to a HWL of 821.06)



### Hydrograph for Pond 2P: Settlement Basin

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0	815.00	0.00
1.00	0.00	0	815.00	0.00
2.00	2.51	2,734	815.41	0.00
3.00	5.26	17,418	816.83	0.00
4.00	6.50	34,927	817.71	3.26
5.00	7.15	41,379	818.01	6.31
6.00	7.54	43,131	818.09	7.27
7.00	8.97	44,708	818.16	8.15
8.00	10.62	47,890	818.30	10.03
9.00	10.84	48,990	818.35	10.70
10.00	11.08	49,351	818.37	10.92
11.00	13.22	51,552	818.46	12.30
12.00	15.64	55,154	818.62	14.60
13.00	18.06	58,895	818.78	17.02
14.00	23.78	64,583	819.02	20.61
15.00	<b>33.83</b>	81,613	819.71	28.58
16.00	<b>36.09</b>	<b>95,934</b>	<b>820.26</b>	<b>33.50</b>
17.00	28.05	<b>92,098</b>	<b>820.12</b>	<b>32.28</b>
18.00	20.35	73,842	819.40	25.58
19.00	14.53	59,351	818.80	17.31
20.00	10.62	51,430	818.46	12.22
21.00	8.64	46,954	818.26	9.47
22.00	8.42	45,550	818.20	8.64
23.00	6.33	43,206	818.09	7.31
24.00	7.45	42,355	818.05	6.84
25.00	0.23	34,755	817.70	3.18
26.00	0.00	28,307	817.39	1.03
27.00	0.00	25,773	817.26	0.48
28.00	0.00	24,462	817.20	0.28
29.00	0.00	23,660	817.16	0.18
30.00	0.00	23,132	817.13	0.12
31.00	0.00	22,741	817.11	0.09
32.00	0.00	22,448	817.10	0.07
33.00	0.00	22,227	817.08	0.05
34.00	0.00	22,059	817.08	0.04
35.00	0.00	21,914	817.07	0.04
36.00	0.00	21,786	817.06	0.03
37.00	0.00	21,672	817.06	0.03
38.00	0.00	21,572	817.05	0.03
39.00	0.00	21,484	817.05	0.02
40.00	0.00	21,406	817.04	0.02
41.00	0.00	21,337	817.04	0.02
42.00	0.00	21,276	817.04	0.02
43.00	0.00	21,222	817.03	0.01
44.00	0.00	21,174	817.03	0.01
45.00	0.00	21,132	817.03	0.01
46.00	0.00	21,095	817.03	0.01
47.00	0.00	21,062	817.03	0.01
48.00	0.00	21,033	817.02	0.01



**Events for Subcatchment 1S: Drainage Area**

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
75 100-yr, 24 hr	8.57	57.67	37.964	7.01
75 100-yr, 1 hr	4.03	<b>231.06</b>	14.438	2.66
75 100-yr, 12 hr	7.46	85.81	32.108	5.92
75 100-yr, 120 hr	10.66	4.30	13.059	2.41
75 100-yr, 18 hr	8.06	71.38	35.269	6.51
75 100-yr, 2 hr	4.97	208.81	19.179	3.54
75 100-yr, 240 hr	<b>12.65</b>	1.67	4.610	0.85
75 100-yr, 3 hr	5.49	179.82	21.844	4.03
75 100-yr, 48 hr	9.28	32.62	41.728	7.70
75 100-yr, 6 hr	6.43	134.17	26.715	4.93
75 100-yr, 72 hr	9.85	23.26	<b>44.752</b>	<b>8.26</b>

**CRITICAL DURATION STORM FOR  
100-YEAR EMERGENCY OVERFLOW**



Project: Rock Road Development  
 Project No.: 1411.40-IL  
 Date: 11/21/2022

### TRAPEZOIDAL WEIR SIZING

SIZING IS BASED ON THE FOLLOWING EQUATION:

$$Q = \left[ K \times 2/3 \times L \times (2g)^{0.5} \times H^{1.5} \right] + \frac{1}{2} \left[ K \times 8/15 \times (2g)^{0.5} \times S_1 \times H^{2.5} \right] + \frac{1}{2} \left[ K \times 8/15 \times (2g)^{0.5} \times S_2 \times H^{2.5} \right]$$

Where:

Q = FLOW (cfs)

K = WEIR COEFFICIENT

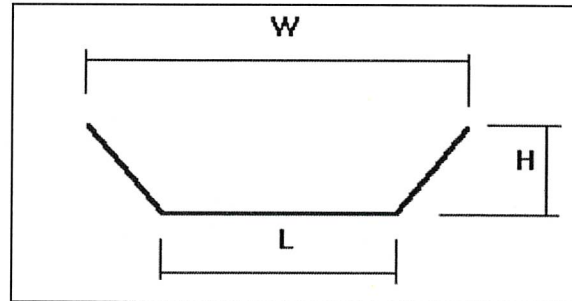
L = WEIR LENGTH (ft.)

H = HEAD (ft.)

g = 32.2 ft/sec

S<sub>1</sub> = LEFT SIDE SLOPE

S<sub>2</sub> = RIGHT SIDE SLOPE



#### WEIR DATA

WEIR COEFFICIENT K (<1) - 0.50

WEIR LENGTH L (ft.) - 20.00

WEIR ELEVATION (ft.) - 821.50

LEFT SIDE SLOPE (H:V) (ft.) - 3.00 : 1

RIGHT SIDE SLOPE (H:V) (ft.) - 3.00 : 1

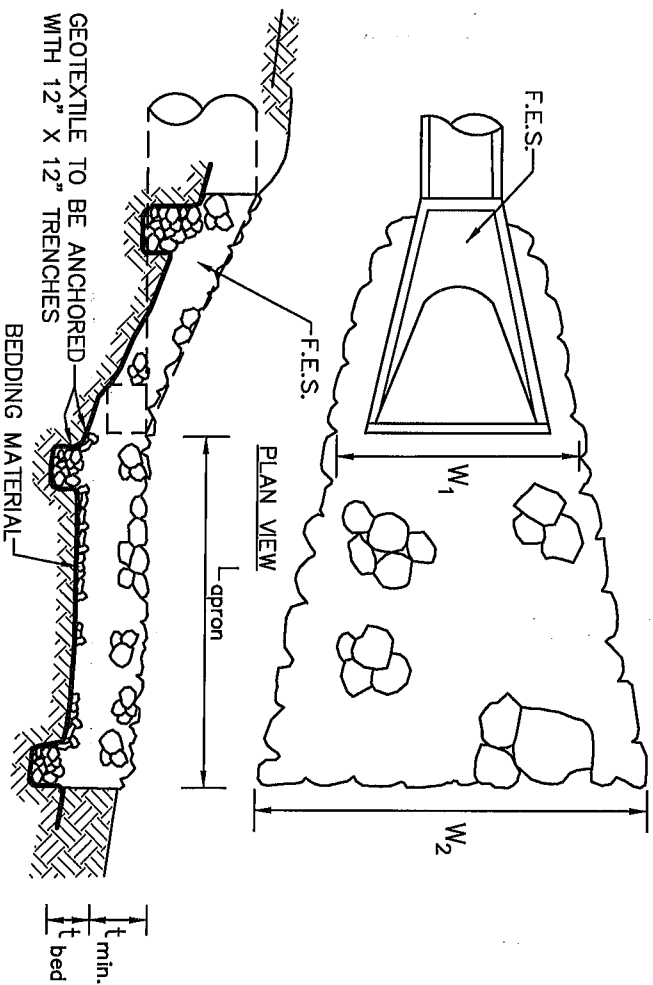
#### RATING TABLE

WATER ELEVATION * (ft.)	HEAD (ft.)	Q (cfs)
821.50	0.00	0.000
822.00	0.50	20.050
822.50	1.00	59.920
823.00	1.50	115.977
823.50	2.00	187.637
823.60	2.10	203.838
823.70	2.20	220.665
823.71	2.21	222.382
823.72	2.22	224.105
823.73	2.23	225.835
823.74	2.24	227.571
823.75	2.25	229.313
823.76	2.26	231.062

\* Water elevation must be higher than weir elevation



CULVERT DIAMETER	IDOT ROCK GRADATION	$L_{apron}$ (ft.)	$W_1$ (ft.)	$W_2$ (ft.)	$t_{min.}$ (in.)	$t_{bed}$ (in.)
MATERIAL RR-1.2						
12"	RR-3	10'	3'	11'	8"	—
15"	RR-3	14'	4.5'	15.5'	8"	—
24"	RR-3	16'	6'	18'	8"	—
30"	RR-3	18'	7.5'	20.5'	8"	—
36"	RR-4	20'	9'	23'	16"	6"
48"	RR-4	24'	12'	28'	16"	6"



#### NOTES:

1. THE FILTER FABRIC SHALL MEET OR EXCEED THE REQUIREMENTS IN MATERIAL SPECIFICATIONS 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II, OR III.
2. THE ROCK RIPRAP SHALL MEET IDOT REQUIREMENTS AND SPECIFICATIONS.

## RIP-RAP AT END SECTIONS



3/21/2023 1:40 PM - Z:\Projects\2018\1411.40-IL\312 - ENGINEERING\FINAL\EXHIBITS\STORM\3-14-23 STORM SEWER TRIBUTARY AREA EXHIBIT.dwg

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**RUNOFF COEFFICIENTS**  
IMPERVIOUS = 0.90 (PAVEMENT & BUILDING)  
PERVIOUS = 0.35 (GREEN / OPEN SPACE)

**NOMENCLATURE**  
A = AREA (ACRES)  
C = COMPOSITE RUNOFF COEFFICIENT  
NO. = AREA NUMBER

100-YEAR OVERFLOW  
100-YEAR COMPOSITE RUNOFF COEFFICIENT

CROSS-SECTION A-A

A	4.81 ACRES @ 0.85
001	0.16 ACRES @ 0.58
002	0.16 ACRES @ 0.65
004	0.35 ACRES @ 0.66
005	0.30 ACRES @ 0.68
010	0.19 ACRES @ 0.68
011	0.14 ACRES @ 0.70
007	0.29 ACRES @ 0.58
006	0.29 ACRES @ 0.58
D	4.96 ACRES @ 0.85
009	0.46 ACRES @ 0.35
008	2.53 ACRES @ 0.89

"C" WEIGHTED AVERAGE 11.91/14.64 ACRES = 0.81

ASSUME A TIME OF CONCENTRATION OF 15 MINUTES  
 $t_{100} = 9.28$

100 YEAR FLOW AT OVERFLOW A-A  
 $Q_{100} = 0.81 \times 9.28 \times 14.64 = 110.05 \text{ CFS}$

FLOW IN STORM SEWER 48" PIPE AT 0.38% = 88.52 CFS  
OVERLAND FLOW CAPACITY REQUIREMENT  
 $110.05 - 88.52 = 22.88 \text{ CFS}$

OVERFLOW CAPACITY AT A-A = 39.21 CFS

CROSS-SECTION B-B

A-A	14.64 ACRES @ 0.81
024	0.26 ACRES @ 0.82
025	0.19 ACRES @ 0.66
021	0.15 ACRES @ 0.88
019	0.27 ACRES @ 0.90
017	0.28 ACRES @ 0.90
015	0.27 ACRES @ 0.90
013	0.29 ACRES @ 0.90

"C" WEIGHTED AVERAGE 13.13/16.35 ACRES = 0.80  
ASSUME A TIME OF CONCENTRATION OF 15 MINUTES  
 $t_{100} = 9.28$

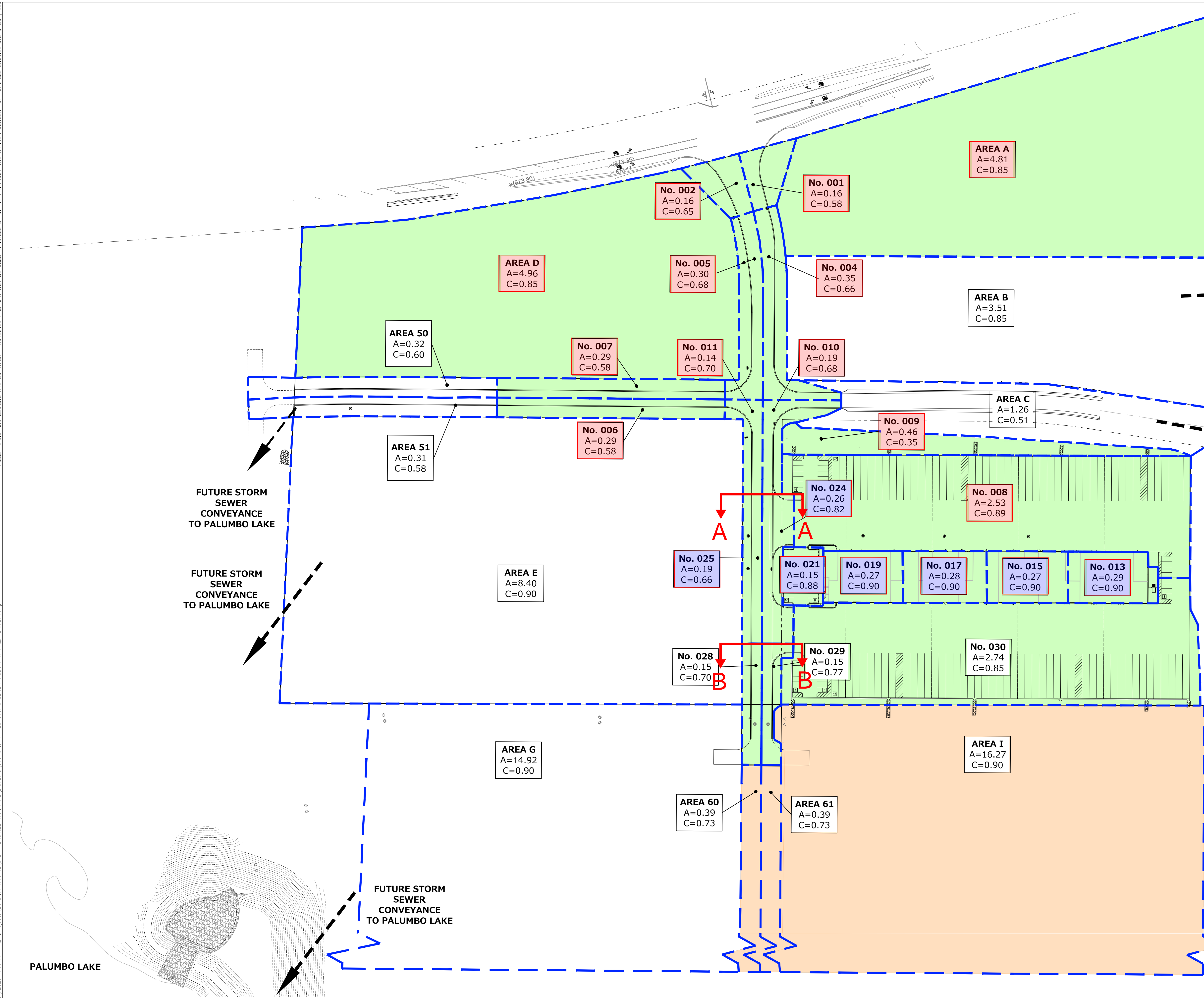
100 YEAR FLOW AT OVERFLOW B-B  
 $Q_{100} = 0.80 \times 9.28 \times 16.35 = 121.85 \text{ CFS}$

FLOW IN STORM SEWER 48" PIPE AT 0.38% = 88.52 CFS  
OVERLAND FLOW CAPACITY REQUIREMENT  
 $121.85 - 88.52 = 33.33$

OVERFLOW CAPACITY AT B-B = 39.21 CFS



SCALE: 1"=80'







Project: Rock Road Development  
Project No.: 1411.40-IL  
Date: 3/18/2023

### TRAPEZOIDAL WEIR SIZING

SIZING IS BASED ON THE FOLLOWING EQUATION:

$$Q = \left[ K \times 2/3 \times L \times (2g)^{0.5} \times H^{1.5} \right] + \frac{1}{2} \left[ K \times 8/15 \times (2g)^{0.5} \times S_1 \times H^{2.5} \right] + \frac{1}{2} \left[ K \times 8/15 \times (2g)^{0.5} \times S_2 \times H^{2.5} \right]$$

Where:

Q = FLOW (cfs)

K = WEIR COEFFICIENT

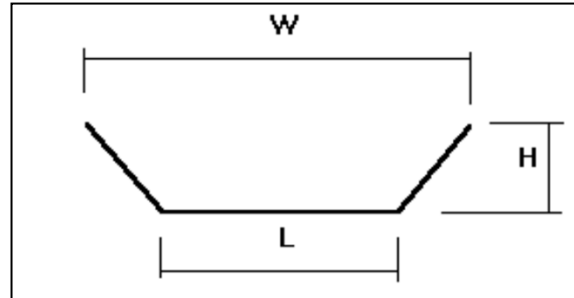
L = WEIR LENGTH (ft.)

H = HEAD (ft.)

g = 32.2 ft/sec

S<sub>1</sub> = LEFT SIDE SLOPE

S<sub>2</sub> = RIGHT SIDE SLOPE



#### WEIR DATA

WEIR COEFFICIENT K (<1) - 0.50

WEIR LENGTH L (ft.) - 18.00

WEIR ELEVATION (ft.) - 858.64

LEFT SIDE SLOPE (H:V) (ft.) - 50.00 : 1

RIGHT SIDE SLOPE (H:V) (ft.) - 0.01 : 1

#### RATING TABLE

WATER ELEVATION * (ft.)	HEAD (ft.)	Q (cfs)
858.64	0.00	0.000
858.65	0.01	0.049
858.66	0.02	0.139
858.67	0.03	0.259
858.68	0.04	0.402
858.69	0.05	0.568
858.70	0.06	0.755
858.71	0.07	0.961
858.72	0.08	1.186
858.73	0.09	1.430
858.74	0.10	1.692
858.75	0.11	1.971
859.06	0.42	19.223

\* Water elevation must be higher than weir elevation



Project: Rock Road Development  
 Project No.: 1411.40-IL  
 Date: 3/18/2023

### TRAPEZOIDAL WEIR SIZING

SIZING IS BASED ON THE FOLLOWING EQUATION:

$$Q = \left[ K \times 2/3 \times L \times (2g)^{0.5} \times H^{1.5} \right] + \frac{1}{2} \left[ K \times 8/15 \times (2g)^{0.5} \times S_1 \times H^{2.5} \right] + \frac{1}{2} \left[ K \times 8/15 \times (2g)^{0.5} \times S_2 \times H^{2.5} \right]$$

Where:

Q = FLOW (cfs)

K = WEIR COEFFICIENT

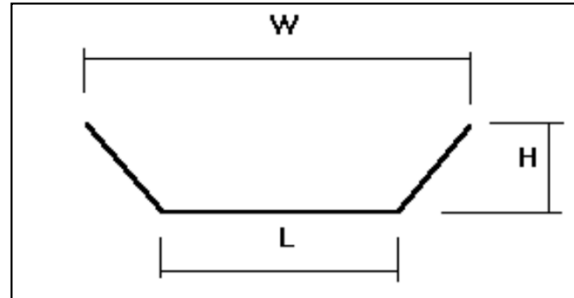
L = WEIR LENGTH (ft.)

H = HEAD (ft.)

g = 32.2 ft/sec

S<sub>1</sub> = LEFT SIDE SLOPE

S<sub>2</sub> = RIGHT SIDE SLOPE



#### WEIR DATA

WEIR COEFFICIENT K (<1) - 0.50

WEIR LENGTH L (ft.) - 36.00

WEIR ELEVATION (ft.) - 859.06

LEFT SIDE SLOPE (H:V) (ft.) - 0.01 : 1

RIGHT SIDE SLOPE (H:V) (ft.) - 0.01 : 1

#### RATING TABLE

WATER ELEVATION * (ft.)	HEAD (ft.)	Q (cfs)
859.06	0.00	0.000
859.07	0.01	0.096
859.08	0.02	0.272
859.09	0.03	0.500
859.10	0.04	0.770
859.11	0.05	1.077
859.12	0.06	1.415
859.13	0.07	1.784
859.14	0.08	2.179
859.15	0.09	2.600
859.16	0.10	3.045
859.17	0.11	3.513
859.18	0.12	4.003

\* Water elevation must be higher than weir elevation



## **Appendix F – Kane County Stormwater Management Permit Application**





# KANE COUNTY STORMWATER MANAGEMENT PERMIT APPLICATION

**Applicant Name**

Company Pal Land LLC  
Address 201 Christina Drive  
City, State ZIP East Dundee, IL 60118  
Telephone No. (708) 373-1900

**EMAIL** paljoe@msn.com

**Owner Name(s)**

Company Pal Land LLC  
Address 201 Christina Drive  
City, State ZIP East Dundee, IL 60118  
Telephone No. (708) 373-1900

**EMAIL** paljoe@msn.com

**Developer Name**

Company Pal Land LLC  
Address 201 Christina Drive  
City, State ZIP East Dundee, IL 60118  
Telephone No. (708) 373-1900

**Project Information:**

Common Address of Development 1150-1151 Penny Ave. (future address unknown at this time)

Legal Description (attached if necessary) TBD

Parcel Identification Number(s) (PIN) 03-24-177-006, 03-24-177-007, 03-24-276-008

Project Name Rock Road Business Park

Area of Distribution/Land Cover Change (Acre) 9.32 Acres +/-

**Stormwater  
Management  
Table (9-81)**

<input type="checkbox"/> New Impervious Area since Jan. 1, 2002 (existing)	0	sq ft
<input type="checkbox"/> New Impervious Area (proposed with this application)	0	sq ft
<input type="checkbox"/> Existing Impervious surface to be removed	0	sq ft
<input type="checkbox"/> Net (New) Impervious Area	0	sq ft

**Submit Application to:**



# KANE COUNTY

## STORMWATER MANAGEMENT PERMIT APPLICATION

### PROJECT NARRATIVE: (OR ATTACH AS NECESSARY)

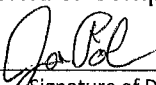
This limited scope of work is focused on the proposed drainage ditch and associated storm sewer to drain to the Palumbo quarry basin.

FOR OFFICE USE ONLY		
<b>The site contains the following special management area(s):</b>		
<b>Floodplain</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Floodway</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Wetlands</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
If any of the above are checked "Yes," additional submittals may be required.		
This is the opinion of the Kane County Water Resources Division		
Name:		QERS Exp. Date:
Signature:		Date:

### Attachments submitted as part of this Permit Application:

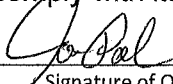
Items	Included (Y/N)?	Details (If not included, please explain)
Plan Set	Y	
Subsurface Drainage Investigation Report	N	
Engineer's Estimate of Probable Cost	N	To be provided upon approval of plans
Transportation Approval / Concurrence	N/A	
Copies of other relevant permits or approvals (include applications if permits have not been issued)	Y	IDNR Endangered Species is included
	N	IHPA permits will be provided upon approval
Copy of a completed Joint Application form with transmittal letters to the appropriate agencies (wetland or floodplain submittal).	N/A	
Names, addresses and phone numbers of all adjoining property owners within 250 feet of the development	Y	
Stormwater Submittal	Y	
Stormwater Mitigation/BMP/WBM Submittal	Y	
Floodplain Submittal	N/A	
Wetland Submittal	N/A	
Performance Security Submittal		To be provided upon approval of plans
Maintenance Schedule & Funding Submittal		To be provided upon approval of plans

I hereby certify that all information presented in this application is true and accurate to the best of my knowledge. I have read and understand the Kane County Stormwater Management Ordinance, and fully intend to comply with its provisions.

  
 \_\_\_\_\_  
 Signature of Developer

9-1-22  
 \_\_\_\_\_  
 Date

I have read and understand the Kane County Stormwater Management Ordinance, and fully intend to comply with its provisions.

  
 \_\_\_\_\_  
 Signature of Owner

9-1-22  
 \_\_\_\_\_  
 Date



Names & Addresses of all adjoining property owners within 250 feet of the development:

Parcel	Address	City	Owner
0324177006			PAL LAND LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540
0324101002	16N871 John F. Kennedy Memorial Dr	East Dundee	DUNDEE TOWNSHIP PARK DISTRICT DEPUTY DIRECTOR 21 N WASHINGTON ST CARPENTERSVILLE, IL, 60110-2615
0324126001		Carpentersville	NORTH STAR TRUST CO, SUCC TEE, TRUST: TR # RB 1345 CHICAGO TITLE LAND TRUST COMPANY 10 S LA SALLE ST STE 2750 CHICAGO, IL, 60603-1108
0324126031	204 Harrison St	Carpentersville	AGUIRRE, RAMON 204 HARRISON ST CARPENTERSVILLE, IL, 60110
0324126032	202 Harrison St	Carpentersville	FERNANDEZ, MARIA MARIA E FERNANDEZ 202 HARRISON ST CARPENTERSVILLE, IL, 60110-2311
0324126033	200 Harrison St	Carpentersville	SANCHEZ, JOSE L & LORENA R 200 HARRISON ST CARPENTERSVILLE, IL, 60110
0324129041	3002 Wakefield Dr (3002 Route 68)	Carpentersville	TEXSTORE PROPERTIES CORP % C/O THE SOUTHLAND CORP PO BOX 711 DALLAS, TX, 75221
0324129045	721 Illinois Route 68	Carpentersville	SAL RAY LLC 5090 THORNBARK DR HOFFMAN ESTATES, IL, 60010-5858
0324129046			KANE COUNTY, TRUSTEE PO BOX 96 EDWARDSVILLE, IL, 62025-0096
0324129048	651 Illinois Route 68	Carpentersville	RIVERAS GREGORY CORP 555 DARTMOOR DR CRYSTAL LAKE, IL, 60014-8405
0324152001	32W819 Illinois Route 68	East Dundee	STORM, GLENN R JR & KAREN 16N535 VISTA LN DUNDEE, IL, 60118-1435
0324152002	16N535 Vista Ln	East Dundee	STORM, GLENN R JR & KAREN S 16N535 VISTA LN DUNDEE, IL, 60118
0324152003	16N505 Vista Ln	East Dundee	FUNAMURA, ALLEN J 16N505 VISTA LANE EAST DUNDEE, IL, 60118
0324176006	601 Illinois Route 68	Carpentersville	RIVERAS GROCERY CORP P O BOX 1824 WOODSTOCK, IL, 60098
0324177007		East Dundee	PAL LAND LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540
0324207004		Carpentersville	AUNT MARTHAS YOUTH SERVICE CENTER INC 19990 GOVERNORS HWY OLYMPIA FIELDS, IL, 60461-1021



0324207005		Carpentersville	AUNT MARTHAS YOUTH SERVICE CENTER INC 19990 GOVERNORS HWY OLYMPIA FIELDS, IL, 60461-1021
0324207006		Carpentersville	AUNT MARTHAS YOUTH SERVICE CENTER INC 19990 GOVERNORS HWY OLYMPIA FIELDS, IL, 60461-1021
0324207008		Carpentersville	DUNDEE TOWNSHIP 611 E MAIN ST STE 201 EAST DUNDEE, IL, 60118-2492
0324207011		Carpentersville	CARPENTERSVILLE VILLAGE OF VILLAGE MANAGER 1200 LW BESINGER DR CARPENTERSVILLE, IL, 60110-2097
0324207022	2210 Morningside Cir Unit F	Carpentersville	TRUST # 1-04-112 OTTO ENGINEERING 2 E MAIN ST CARPENTERSVILLE, IL, 60110-2624
0324207023	2210 Morningside Cir Unit E	Carpentersville	FIRST AMERICAN BANK, TRUSTEE, TRUST: TR # 1-04-112 218 W MAIN ST WEST DUNDEE, IL, 60118
0324207024	2210 Morningside Cir Unit D	Carpentersville	TR # 1-04-112 FIRST AMERICAN BANK, TRUSTEE 218 W MAIN ST WEST DUNDEE, IL, 60118-2019
0324207025	2210 Morningside Cir Unit C	Carpentersville	TRUST # 1-04-112 OTTO ENGINEERING INC 2 E MAIN ST CARPENTERSVILLE, IL, 60110-2624
0324207026	2210 Morningside Cir Unit B	Carpentersville	FLORES, JUAN A 2210 MORNINGSIDE CIR #B CARPENTERSVILLE, IL, 60110
0324207027		Carpentersville	QUINTANA, EDDIE 2210 MORNINGSIDE CIR UNIT A CARPENTERSVILLE, IL, 60110-2514
0324207028	2220 Morningside Cir Unit H	Carpentersville	SANCHEZ, MAGDALENA 2220 H MORNINGSIDE CIR CARPENTERSVILLE, IL, 60110
0324207029	2220 Morningside Cir Unit G	Carpentersville	TRUST # 1-04-112 FIRST AMERICAN BANK, TRUSTEE 218 W MAIN ST WEST DUNDEE, IL, 60118
0324207030	2220 Morningside Cir Unit F	Carpentersville	FIRST AMERICAN BANK, TRUSTEE, TRUST: TR # 1-04-112 218 W MAIN ST WEST DUNDEE, IL, 60118
0324207031	2220 Morningside Cir Unit E	Carpentersville	TRUST # 1-04-112 FIRST AMERICAN BANK, TRUSTEE 218 W MAIN ST WEST DUNDEE, IL, 60118
0324207032	2220 Morningside Cir Unit D	Carpentersville	DIAZ, PAULINO 2220-D MORNINGSIDE CIR CARPENTERSVILLE, IL, 60110
0324207033	2220 Morningside Cir Unit C	Carpentersville	TRUST # 1-04-112 FIRST AMERICAN BANK, TRUSTEE 218 W MAIN ST WEST DUNDEE, IL, 60118-2093
0324207034	2220 Morningside Cir Unit B	Carpentersville	PATEL, RIKEN 26 YUKON CT BOLINGBROOK, IL, 60490-4577
0324207035	2220A Morningside Cir	Carpentersville	JIMENEZ, MODESTO & MARIA ESTELA 2220 A MORNINGSIDE DR CARPENTERSVILLE, IL, 60110



0324207036	2230 Morningside Cir Unit H	Carpentersville	FIRST AMERICAN BANK, TRUSTEE, TRUST: TR # 1-04-112 218 W MAIN ST WEST DUNDEE, IL, 60118
0324207037	2230 Morningside Cir Unit G	Carpentersville	FLORES, JUAN A 2230 MORNINGSIDE CIR #G CARPENTERSVILLE, IL, 60110
0324207038	2230 Morningside Cir Unit F	Carpentersville	FIRST AMERICAN BANK, TRUSTEE, TRUST: TR # 1-04-112 218 W MAIN ST WEST DUNDEE, IL, 60118
0324207039	2230 Morningside Cir Unit E	Carpentersville	KIERNICKI, KIMBERLY R & WILLIAM J 2230 MORNINGSIDE UNIT E CARPENTERSVILLE, IL, 60110
0324207040	2230 Morningside Cir Unit D	Carpentersville	FIRST AMERICAN BANK, TRUSTEE, TRUST: TR # 1-04-112 218 W MAIN ST WEST DUNDEE, IL, 60118
0324207041	2230 Morningside Cir Unit C	Carpentersville	GUTIERREZ, FRANCISCO 2230 MORNINGSIDE CIR UNIT C CARPENTERSVILLE, IL, 60110
0324207042	2230 Morningside Cir Unit B	Carpentersville	SAMAYO LLC 1582 LENOX CT BARTLETT, IL, 60103-2939
0324207043	2230 Morningside Cir #A	Carpentersville	MONTOYA, ROLANDO & ALVAREZ FEDERICO 2230 MORNINGSIDE CIR #A CARPENTERSVILLE, IL, 60110
0324207044	2240 Morningside Cir Unit F	Carpentersville	FIRST AMERICAN BANK, TRUSTEE, TRUST: TR# 1-04-112 218 W MAIN ST WEST DUNDEE, IL, 60118
0324207045	2240 Morningside Cir Unit E	Carpentersville	GRANT, JAMES M 2240 MORNINGSIDE CIR UNIT E CARPENTERSVILLE, IL, 60110
0324207046	2240 Morningside Cir Unit D	Carpentersville	FIRST AMERICAN BANK, TRUSTEE, TRUST: TR # 1-04-112 218 W MIAN ST WEST DUNDEE, IL, 60118
0324207047	2240 Morningside Cir Unit C	Carpentersville	TRUST # 1-04-112 OTTO ENGINEERING INC 2 E MAIN ST CARPENTERSVILLE, IL, 60110-2624
0324207048	2240 Morningside Cir Unit B	Carpentersville	FORD, WILLIAM W & DENNIS M 2610 FLICKER LN ROLLING MEADOWS, IL, 60008-1323
0324207049	2240 Morningside Cir Unit A	Carpentersville	TRUST # 1-04-112 FIRST AMERICAN BANK. TRUSTEE 218 W MAIN ST WEST DUNDEE, IL, 60118-2019
0324207050	2250 Morningside Cir Unit J	Carpentersville	AGUILAR, RAFAEL & MORA VALENTINA 2250 J MORNINGSIDE CIRCLE CARPENTERSVILLE, IL, 60110
0324207069	2151 Morningside Ln Unit A	Carpentersville	OLVERA, ROSALIO & GRACILELA 2151 MORNINGSIDE LN UNIT A CARPENTERSVILLE, IL, 60110
0324207070	Morningside Ln	Carpentersville	CAMARENA, VICTOR M 1917 SYCAMORE AVE HANOVER PARK, IL, 60133-3540
0324207071	Morningside Ln	Carpentersville	CAMERENA, VICTOR M 1917 SYCAMORE AVE HANOVER PARK, IL, 60133-3540
0324207072	Morningside Ln	Carpentersville	OLIGAN LLC PO BOX 104 WAUCONDA, IL, 60084-0104



0324207076			Carpentersville	(no results)
0324208055	2158A Morningside Ln		Carpentersville	NEVAREZ, FELIPA 2158 MORNINGSIDE LN UNIT A CARPENTERSVILLE, IL, 60110-2511
0324208056	2158 Morningside Ln Unit B		Carpentersville	TRUST 1-04-112 FIRST AMERICAN BANK, TRUSTEE 218 W MAIN ST WEST DUNDEE, IL, 60118
0324208057	2158 Morningside Ln Unit C		Carpentersville	ZUBAIR, IMAAN BENEFICIARY TRUST NAUSHEEN ALI, TRUSTEE 2010 RIDGEFIELD AVE ALGONQUIN, IL, 60102-5130
0324208058	2158 Morningside Ln Unit D		Carpentersville	FIRST AMERICAN BANK, TRUSTEE, TRUST: TR # 1-04-112 218 W MAIN ST WEST DUNDEE, IL, 60118
0324208059	2158 Morningside Ln Unit E		Carpentersville	MORALES, VICTOR 2158 MORNINGSIDE LN #E CARPENTERSVILLE, IL, 60110
0324208060	2158 Morningside Ln Unit F		Carpentersville	TRUST # 1-04-112 FIRST AMERICAN BANK, TRUSTEE 218 W MAIN ST WEST DUNDEE, IL, 60118-2019
0324225009*	105 Prairie Lakes Rd Unit A		East Dundee	INVERNESS REALTY PARTNERS LLC TWINKLE FINANCE & INVESTMENT CORP 105 PRAIRIE LAKE RD STE A EAST DUNDEE, IL, 60118-9133
0324225010*	105 Prairie Lakes Rd Unit B		East Dundee	CTLH PROPERTIES LLC 21 OLYMPIC DR SOUTH BARRINGTON, IL, 60010-1093
0324225011*	105 Prairie Lake Rd Unit C		East Dundee	HUSKIE II HOLDINGS LLC 140 PRAIRIE LAKE RD EAST DUNDEE, IL, 60118-9134
0324276006	32W243 Penny Rd		East Dundee	PAL LAND LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540
0324276008	1151 Penny Ave		East Dundee	PAL LAND II LLC 201 CHRISTINA DR DUNDEE, IL, 60118-3540
0324301003	16N487 Vista Ln		East Dundee	RYAN, DONNA J & RICHARD M DCLRN OF TRS DONNA J & RICHARD M RYAN, TRUSTEES 16N487 VISTA LN EAST DUNDEE, IL, 60118-1435
0324302070			East Dundee	PAL LAND LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540
0324326012			East Dundee	PAL LAND LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540
0324326013			East Dundee	PAL LAND LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540
0324400008				PAL LAND II LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540



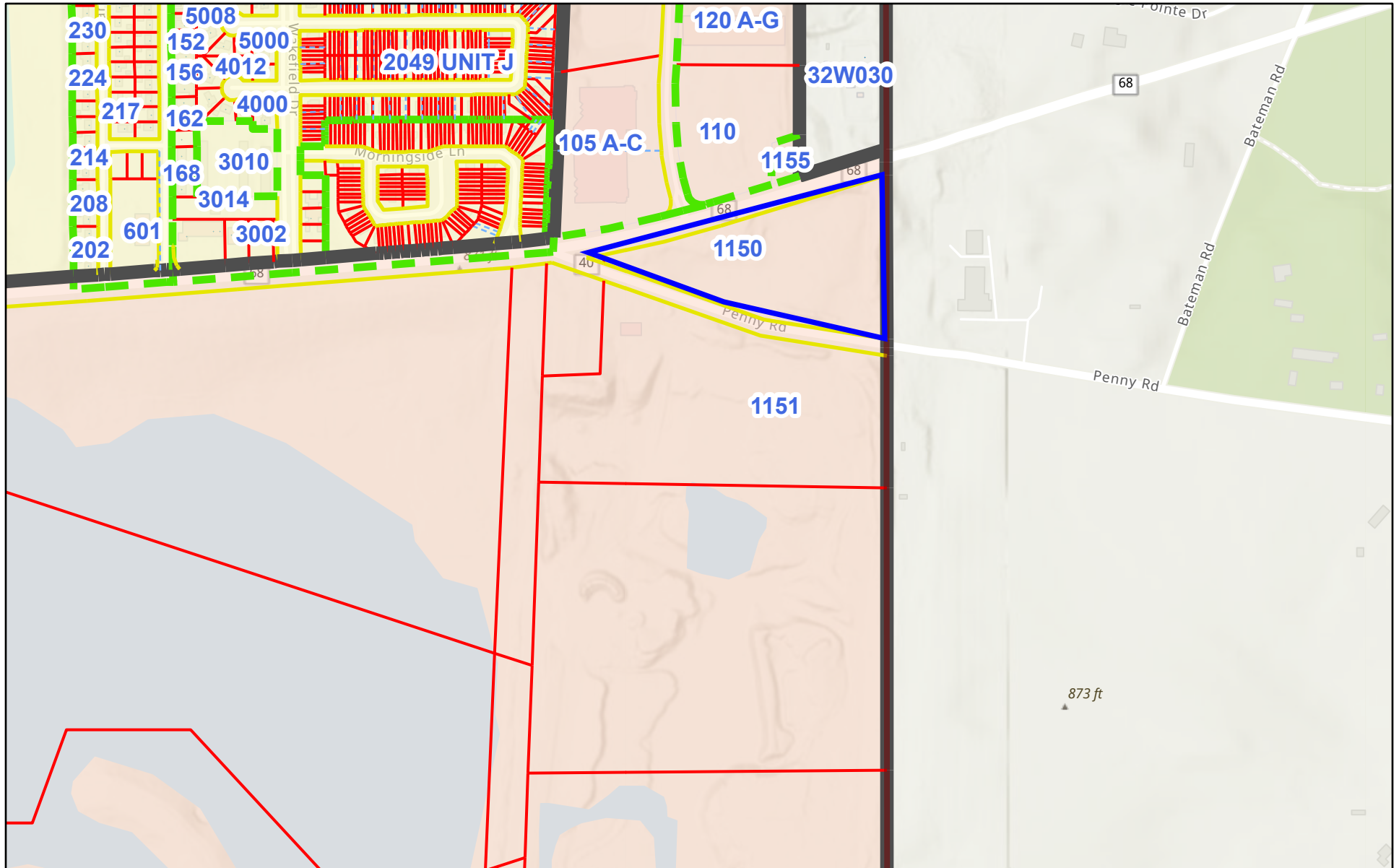
0324177007		East Dundee	PAL LAND LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540
0324276005			PAL LAND LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540
0324276007		East Dundee	PAL LAND II LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540
0324177006		East Dundee	PAL LAND LLC 201 CHRISTINA DR EAST DUNDEE, IL, 60118-3540
0324208054	2150 Morningside Ln Unit J	Carpentersville	TAPIA, YOLANDA & CRISTINA 2150 J MORNINGSIDE LANE CARPENTERSVILLE, IL, 60110



## **Appendix G – IDNR Endangered Species Correspondence**

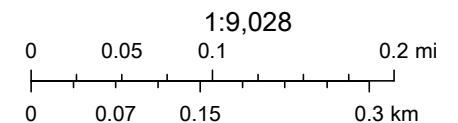


# KaneGIS3



8/31/2022, 11:15:27 AM

- |                 |                 |              |                 |           |
|-----------------|-----------------|--------------|-----------------|-----------|
| Townships       | Parcel Line     | Road ROW     | Carpentersville | Parcels   |
| Cadastral Lines | Pol Corp Line   | Sub Line 100 | East Dundee     | Addresses |
| Lot Line        | Road Centerline |              |                 |           |



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These layers do not represent a survey. No Accuracy is assumed for the data records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.





# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

August 31, 2022

Mia Smiley  
Pinnacle Engineering Group  
1051 E. Main St, Suite 217  
East Dundee, IL 60118

**RE: Rock Road Business Park**  
**Project Number(s): 2303787 [1411.40]**  
**County: Cook, Kane**

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

*Adam Rawe*

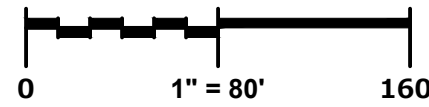
Adam Rawe  
Division of Ecosystems and Environment  
217-785-5500



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GRAPHICAL SCALE (FEET)



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

# PRELIMINARY PLAT OF SUBDIVISION

## TERRA BUSINESS PARK - PHASE II

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

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

www.pinnacle-engr.com

### LEGEND OF LINES

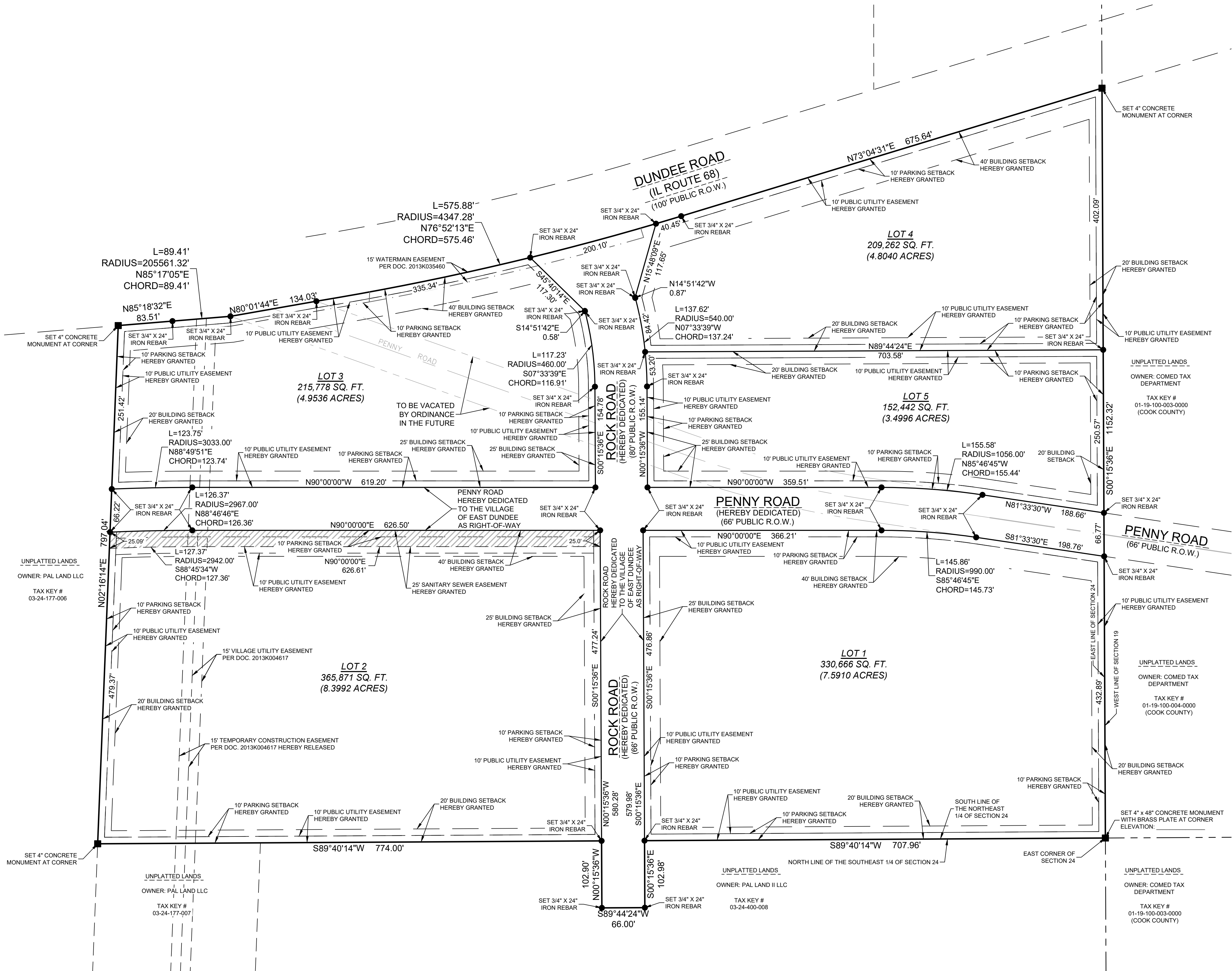
	PARCEL BOUNDARY
	RIGHT-OF-WAY
	CENTER OF RIGHT-OF-WAY
	ADJACENT BOUNDARY
	SECTION LINE
	BUILDING SETBACK
	PUBLIC UTILITY EASEMENT LINE
	VILLAGE SANITARY EASEMENT
	RECORD DIMENSION
	MEASURED DIMENSION

### AREA SUMMARY

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

### GENERAL NOTES

- Field work completed on November 08, 2022.
- All dimensions are measured dimensions, record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.
- No discrepancies, conflicts, shortages in area, gaps, strips, gores or errors in boundary lines exist.
- Subdivision consists of 5 lots.
- Stormwater Detention has been provided offsite for Lots 1-4. Onsite Stormwater Detention will be required for the development of Lot 5.
- Setbacks for building and parking on any particular lot as shown on the PUD Plan are subject to modification by the Village Board at the request of such lot owner without the need for the consent of any other lot owner.



### REVISIONS

1	Village Comments	02/27/2023
2	Village Comments	03/10/2023
3	Village Comments	05/19/2023



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www.pinnacle-engr.com

# PRELIMINARY PLAT OF SUBDIVISION

## TERRA BUSINESS PARK - PHASE II

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

### OWNER'S CERTIFICATE:

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

THIS IS TO CERTIFY THAT PAL LAND, LLC IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND DOES HEREBY ACKNOWLEDGE AND ADOPT SAME UNDER THE AFORESAID STYLE AND TITLE.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
OWNER

### SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS PAL LAND, LLC, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT 300 GRADE SCHOOL DISTRICT AND THE DISTRICT 300 HIGH SCHOOL DISTRICT IN KANE COUNTY, ILLINOIS.

DATED AT \_\_\_\_\_, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
OWNER

### NOTARY CERTIFICATE:

STATE OF \_\_\_\_\_)  
) SS  
COUNTY OF \_\_\_\_\_)

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO

HEREBY CERTIFY THAT, \_\_\_\_\_ (OWNER) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS(THEIR) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

### KANE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY NAME AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
COUNTY CLERK

### KANE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

THIS INSTRUMENT NO. \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
COUNTY RECORDER

### ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

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

\_\_\_\_\_  
JOSE RIOS, P.E.  
REGION ONE ENGINEER

### VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

UNDER THE AUTHORITY PROVIDED 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
VILLAGE CLERK

\_\_\_\_\_  
APPROVED BY THE VILLAGE ENGINEER

\_\_\_\_\_  
VILLAGE ENGINEER

### CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS) ) SS  
COUNTY OF KANE)

I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF EAST DUNDEE, 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 ON THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
VILLAGE TREASURER

### PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY  
SBC, AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,  
COMCAST CORPORATION  
VILLAGE OF EAST DUNDEE

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER 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 LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (PUE), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "PUBLIC UTILITY EASEMENT" (PUE) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. 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 THAT MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, 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 AS AN APPOINTMENT 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 AND "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 BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE'S AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

### VILLAGE UTILITY EASEMENT PROVISIONS

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, ITS 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" (VUE) (OR SIMILAR DESIGNATION) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED 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 THEREON.

### SURVEYOR'S CERTIFICATE

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

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

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

CONTAINING 33.1268 ACRES, MORE OR LESS.

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

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

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

# DRAFT

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

### REVISIONS

1	Village Comments	02/27/2023	—	—	—
2	Village Comments	03/10/2023	—	—	—
3	Village Comments	05/19/2023	—	—	—
—	—	—	—	—	—

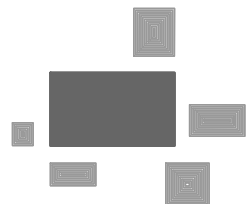
REG. JOB NO. 1411.40  
DATE 01/06/2023  
SCALE  
DRAFTED BY: KD

### SHEET

2  
of  
2

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SURVEY



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PLAN | DESIGN | DELIVER  
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ENGINEERING | NATURAL RESOURCES | SURVEYING

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

CHICAGO | MILWAUKEE | NATIONWIDE

## TERRA BUSINESS PARK - PHASE II

### LOCATION: IL ROUTE 68, EAST DUNDEE, IL

## PRELIMINARY PLAT OF SUBDIVISION



# Traffic Impact Study Mixed-Use Development

East Dundee, Illinois



Prepared For:



May 3, 2023



# 1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a truck maintenance facility and future retail development to be located in East Dundee, Illinois. The site of the development is located on the south side of Dundee Road (IL 68) both east and west of Prairie Lake Road with the site extending south of Penny Road. As part of the development, the following significant modifications are proposed to the roadway system:

- *Prairie Lake Road* is proposed to be extended from its terminus at Dundee Road south to south of the realigned Penny Road and will connect with the west access drive serving the existing trucking facilities located south of Penny Road. The extension of the road, which will be called Rock Road, will form the fourth (south) leg of the Dundee Road/Prairie Road intersection and the fourth (north) leg of the proposed realigned intersection of Penny Road with the west access drive to the existing truck facilities.
- *Penny Road* is proposed to generally be vacated between the proposed Rock Road extension and Dundee Road. In addition, a portion of Penny Road will be realigned so that it runs in an east-west direction and intersects the Rock Road extension perpendicularly. The realigned Penny Road will extend just past the Rock Road extension and will eliminate the existing Dundee Road/Penny Road intersection.

With the roadway modifications, the site is proposed to be subdivided into five parcels. The southern two parcels are to be developed initially (Phase 1) and the three northern parcels are to be developed in the future (Phase 2). The following summarize the approximate locations of each parcel and the development proposed for each:

- *Phase 1 Parcels.* The parcels located in the southwest and southeast quadrants of the intersection of the proposed Rock Road extension and the realigned Penny Road are each to be developed with truck maintenance facilities. As proposed, both parcels are to contain approximately 47,000 square-foot facilities with access provided via two access drives each on Rock Road.
- *Phase 2 Parcels.* The three parcels to be developed as part of Phase 2 of the development are summarized below:
  - The parcel located on the west side of the proposed Rock Road extension bounded by Dundee Road on the north and realigned Penny Road on the south is anticipated to be developed with an approximate 49,900 square-foot commercial building with access proposed to be provided via two access drives on Penny Road and a restricted right-turn in/right-turn out access drive on Dundee Road at the west end of the site.



- The northern portion of the parcel located on the east side of the proposed Rock Road extension bounded by Dundee Road on the north and realigned Penny Road on the south is anticipated to be developed with an approximate 48,100 square-foot commercial building with access proposed to be provided via a restricted right-turn in/right-turn out access drive on the south side of Dundee Road at the east end of the site and via two access drives to be provided on Penny Road.
- The southern portion of the parcel located on the east side of the proposed Rock Road extension bounded by Dundee Road on the north and realigned Penny Road on the south is to be dedicated to the Village of Dundee. Currently, the Village does not have plans for this parcel. Access to the parcel is anticipated to be provided via Penny Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed site.

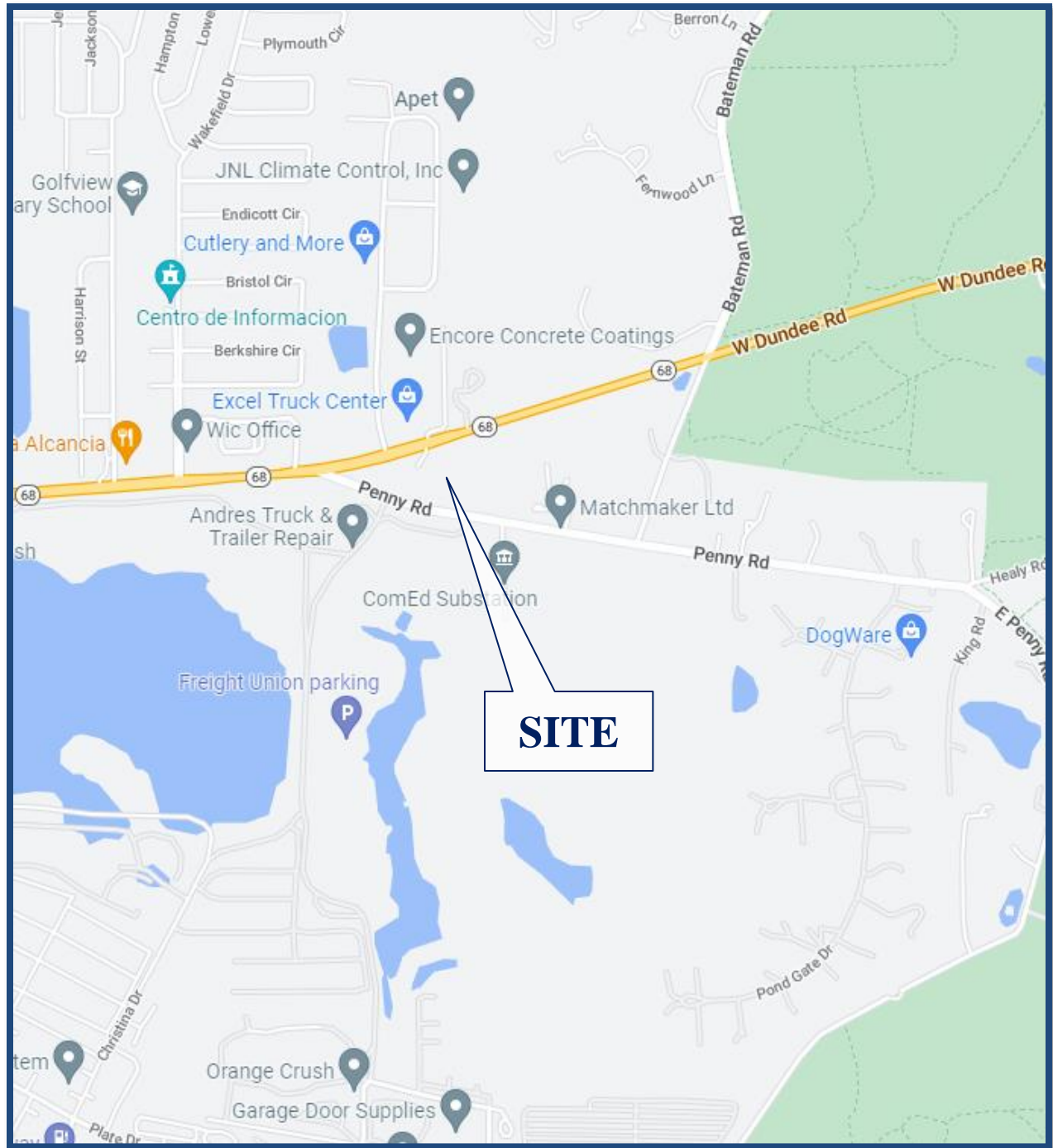
**Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site. The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed site
- Directional distribution of the site-generated traffic
- Vehicle trip generation for the site
- Future traffic conditions including access to the site
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Year 2022 Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Year 2028 No-Build Conditions – Analyzes the capacity of the existing roadway system using existing traffic volumes increased by an ambient area growth factor (growth not attributable to any particular development).
3. Year 2028 Total Conditions – Analyzes the capacity of the future roadway system using total projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular development, and the net increase in traffic estimated to be generated by the proposed site.





**Site Location**

**Figure 1**





**Aerial View of Site**

**Figure 2**



## 2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

### Site Location

The site is located on the north and south sides of Penny Road just east of its intersection with Dundee Road in East Dundee, Illinois. Land uses in the area include industrial warehouses located north of the site, various truck facilities located south of the site, and residential areas located further west and east of the site.

### Existing Roadway System Characteristics

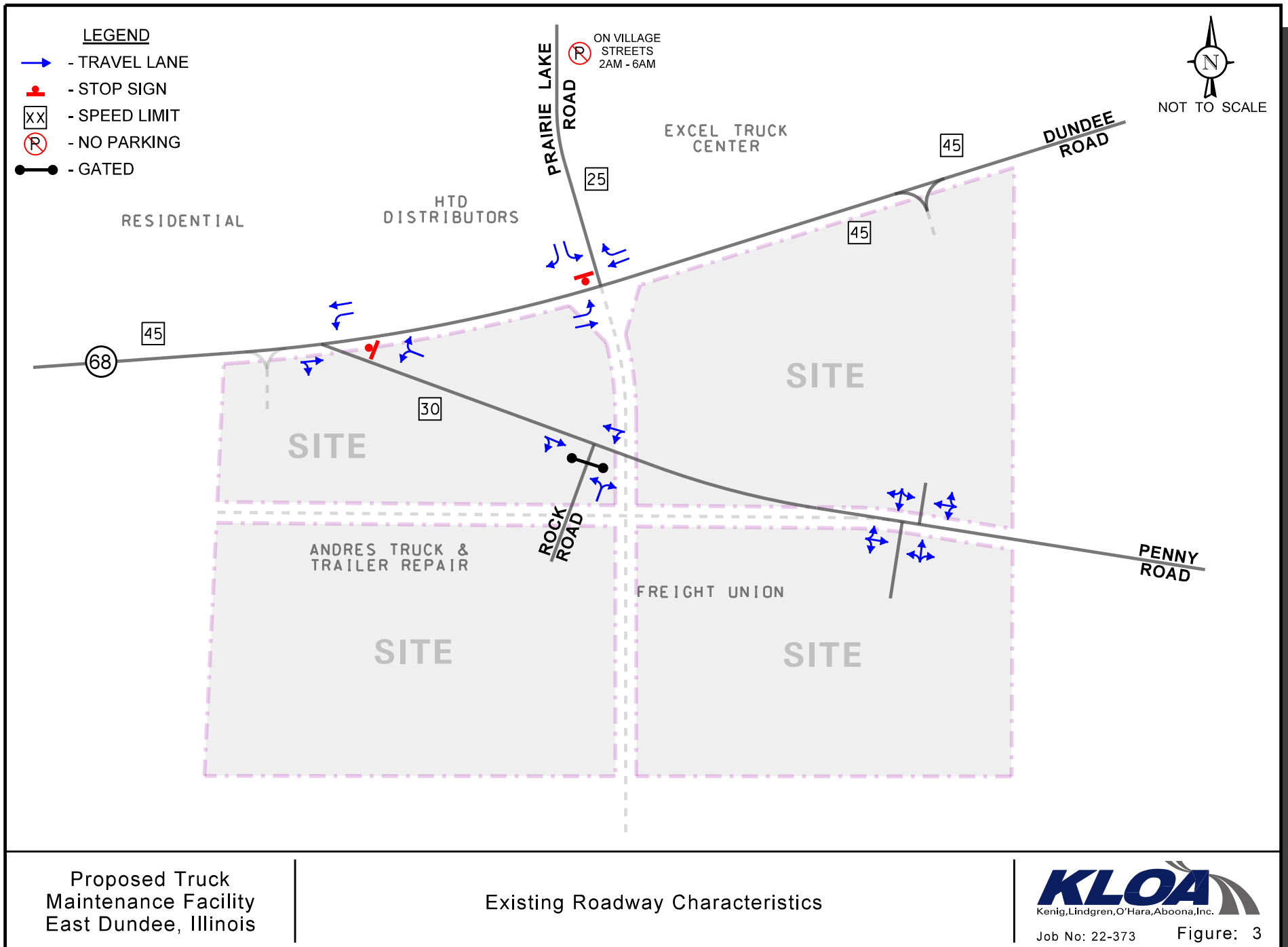
The characteristics of the existing roadways near the site are described below and illustrated in **Figure 3**.

*Dundee Road (IL 68)* is generally an east-west, other principal arterial roadway that provides one lane in each direction in the vicinity of the site. At its unsignalized intersection with Penny Road, Dundee Road provides a combined through/right-turn lane on the eastbound approach and a left-turn lane and a through lane on the westbound approach. At its unsignalized intersection with Prairie Lake Road, Dundee Road provides a left-turn lane and a through lane on the eastbound approach and a through lane and a right-turn lane on the westbound approach. Dundee Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of 13,400 vehicles (IDOT 2021), and has a posted speed limit of 45 miles per hour.

*Penny Road* is generally an east-west, major collector roadway that provides one lane in each direction and terminates at Dundee Road. At its unsignalized intersection with Dundee Road, Penny Road provides a combined left-turn/right-turn lane that is under stop sign control. At its unsignalized intersections with the access drives to the truck facilities to the south of the subject site, Penny Road provides single-lane approaches. Penny Road is under the jurisdiction of the Village of East Dundee, carries an AADT volume of 2,650 vehicles (IDOT 2020), and has a posted speed limit of 30 miles per hour.

*Prairie Lake Road* is a north-south, local roadway that provides one lane in each direction and terminates at Dundee Road. At its unsignalized intersection with Dundee Road, Prairie Lake Road provides a left-turn lane and a right-turn lane on the southbound approach that is stop sign controlled. Prairie Lake Road is under the jurisdiction of the Village of East Dundee and has a posted speed limit of 25 miles per hour.







## Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic counts utilizing Miovision Scout Collection Units at the following intersections:

- Dundee Road with Penny Road
- Dundee Road with Prairie Lake Road
- Penny Road with Truck Facilities West Access Drive
- Penny Road with Truck Facilities East Access Drive

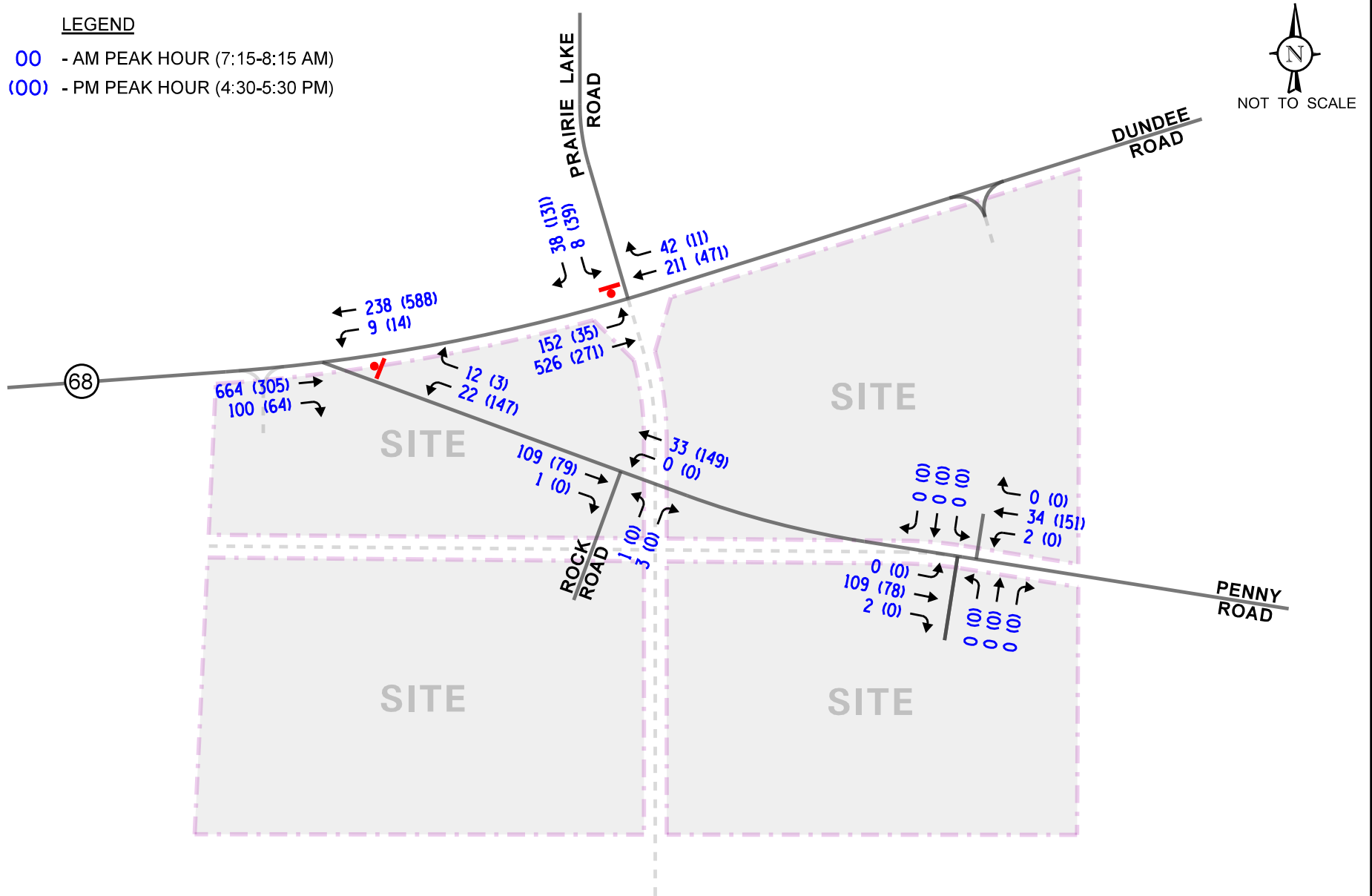
The traffic counts were conducted on Thursday, November 3, 2022 during the weekday morning (6:00 A.M. to 9:00 A.M.) and weekday evening (3:00 P.M. to 6:00 P.M.) peak periods. The results of the traffic counts show that the peak hours of traffic generally occur between 7:15 A.M. and 8:15 A.M. during the morning peak period and between 4:30 P.M. and 5:30 P.M. during the evening peak period.

Copies of the traffic count summary sheets are included in the Appendix. **Figure 4** illustrates the existing peak hour vehicle traffic volumes. **Figure 5** illustrates the existing peak hour truck traffic volumes.



**LEGEND**

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)



Proposed Truck  
Maintenance Facility  
East Dundee, Illinois

Existing Traffic Volumes



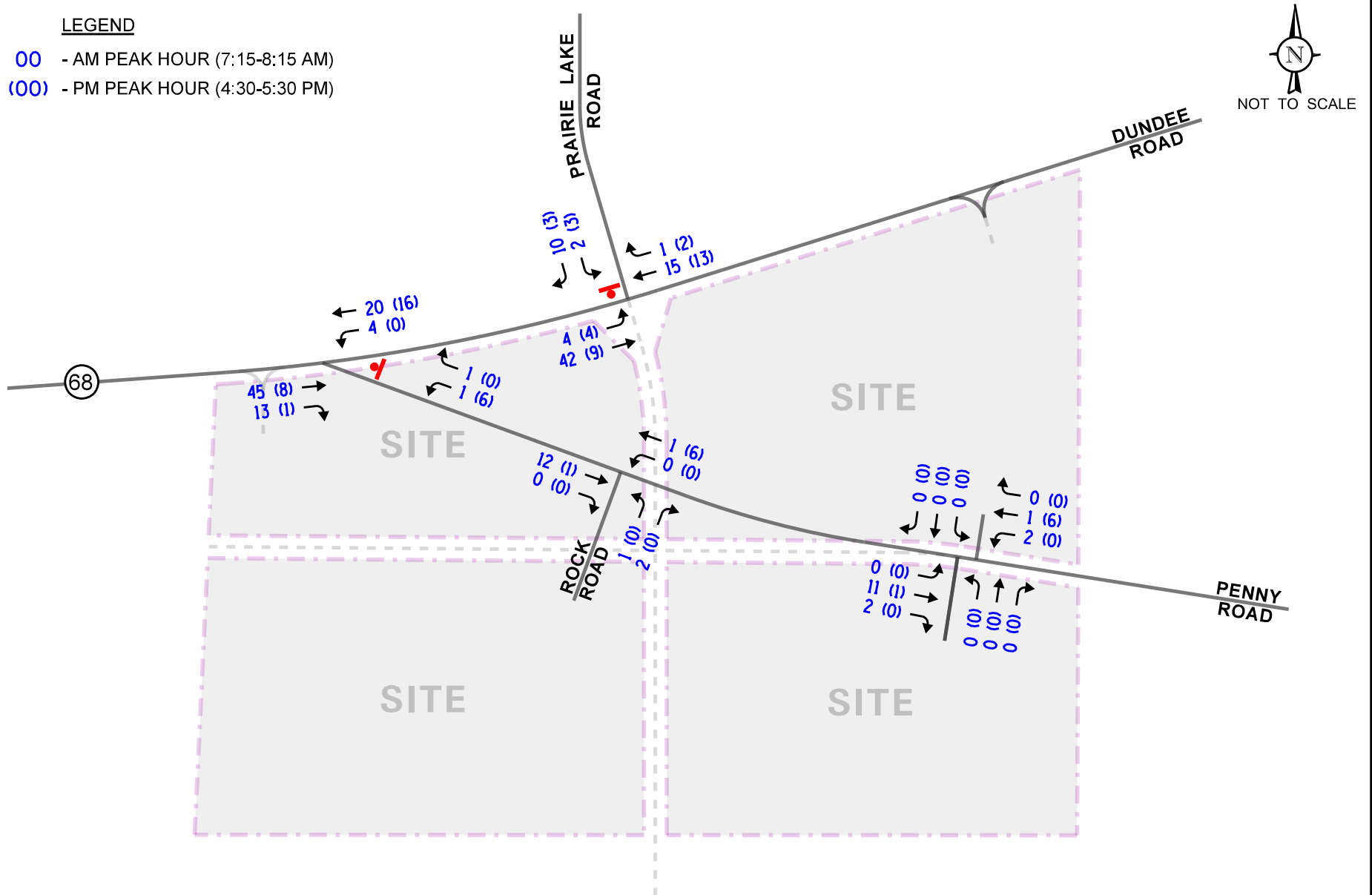
Job No: 22-373

Figure: 4



**LEGEND**

- 00 - AM PEAK HOUR (7:15-8:15 AM)  
 (00) - PM PEAK HOUR (4:30-5:30 PM)



Proposed Truck  
Maintenance Facility  
East Dundee, Illinois

Existing Traffic Volumes - Trucks



Job No: 22-373

Figure: 5



## Crash Analysis

KLOA, Inc. obtained crash data for the most recent available past five years (2017 to 2021) for the intersections within the study area. A summary of the crash data for the intersection of Dundee Road with Penny Road is shown in **Table 1**.<sup>1</sup> During the review period, no crashes were reported at the intersections of Dundee Road with Prairie Lake Road or Penny Road with Rock Road or the east truck facility access drive. A review of the crash data revealed no fatalities were reported during the review period.

Table 1

### DUNDEE ROAD WITH PENNY ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2017	0	0	0	0	0	0	0	0
2018	0	0	0	1	0	3	0	4
2019	0	0	0	1	0	2	0	3
2020	0	0	0	0	0	1	0	1
2021	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
<b>Total</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>9</b>
<b>Average</b>	<b>0.0</b>	<b>&lt;1.0</b>	<b>0.0</b>	<b>&lt;1.0</b>	<b>0.0</b>	<b>1.2</b>	<b>0.0</b>	<b>1.8</b>

<sup>1</sup> **IDOT DISCLAIMER:** The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



### 3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

#### Proposed Roadway Improvements

The site of the development is located on the south side of Dundee Road both east and west of Prairie Lake Road with the site extending south of Penny Road. As part of the development, the following significant modifications are proposed to the roadway system:

- *Prairie Lake Road* is proposed to be extended from its terminus at Dundee Road south to south of the realigned Penny Road and will connect with the west access drive serving the existing trucking facilities located south of Penny Road. The extension of the road, which will be called Rock Road, will form the fourth (south) leg of the Dundee Road/Prairie Road intersection and the fourth (north) leg of the proposed realigned intersection of Penny Road with the west access drive to the existing truck facilities.
- *Penny Road* is proposed to generally be vacated between the proposed Rock Road extension and Dundee Road. In addition, a portion of Penny Road will be realigned so that it runs in an east-west direction and intersects the Rock Road extension perpendicularly. The realigned Penny Road will extend just past the Rock Road extension and will eliminate the existing Dundee Road/Penny Road intersection.
- The following improvements are proposed at the Dundee Road with Prairie Lake Road and the proposed Rock Road intersection:
  - A 135-foot separate left-turn lane with a 170-foot taper is proposed on the westbound approach of Dundee Road.
  - A 150-foot separate right-turn lane with 170-foot taper is proposed on the eastbound approach of Dundee Road.
  - The Rock Road extension is proposed to provide one southbound lane and three northbound lanes striped for a separate left-turn lane, a through lane, and a separate right-turn lane.
  - The existing right-turn lane on the Prairie Lake Road approach will be restriped as a through/right-turn lane.
  - The Prairie Lake Road and the Rock Road legs of the intersections are proposed to be under stop sign control.



- The proposed intersection of the realigned Penny Road with the Rock Road extension is proposed to be designed as follows:
  - The east and west legs of Penny Road and the south leg of Rock Road will provide one departure lane and one approach lane striped for a shared left-turn/through/right-turn lane.
  - The north leg of Rock Road will provide one departure lane and two approach lanes striped for a separate left-turn lane and a shared through/right-turn lane.
  - The east and west legs of Penny Road are proposed to be under stop sign control.

## Proposed Development Plan

With the roadway modifications, the site is proposed to be subdivided into five parcels. The southern two parcels are to be developed initially (Phase 1) and the three northern parcels are to be developed in the future (Phase 2). The following summarize the approximate locations of each parcel and the development proposed for each:

- *Phase 1 Parcels.* The parcels located in the southwest and southeast quadrants of the intersection of the proposed Rock Road extension and the realigned Penny Road are each to be developed with truck maintenance facilities. As proposed, both parcels are to contain approximately 47,000 square-foot facilities with access provided via two access drives each on Rock Road. The access drives to each of the parcels are proposed to align opposite one another and will provide one inbound lane and one outbound lane with the outbound lanes under stop sign control.
- *Phase 2 Parcels.* The three parcels to be developed as part of Phase 2 of the development are summarized below:
  - The parcel located on the west side of the proposed Rock Road extension bounded by Dundee Road on the north and realigned Penny Road on the south is anticipated to be developed with an approximate 49,900 square-foot commercial building with access proposed to be provided via two access drives on Penny Road and a restricted right-turn in/right-turn out access drive on Dundee Road at the west end of the site. The Penny Road access drives will provide one inbound lane and one outbound lane with the outbound lanes under stop sign control. The Dundee Road access drive will provide one inbound lane and one outbound lane striped and channelized to restrict left-turn movements with the outbound lane under stop sign control.



- The northern portion of the parcel located on the east side of the proposed Rock Road extension bounded by Dundee Road on the north and the realigned Penny Road on the south is anticipated to be developed with an approximate 48,100 square-foot commercial building with access proposed to be provided via a restricted right-turn in/right-turn out access drive on the south side of Dundee Road at the east end of the site and via two access drives on Penny Road. The Dundee Road access drive will provide one inbound lane and one outbound lane striped and channelized to restrict left-turn movements with the outbound lane under stop sign control. The Penny Road access drives will provide one inbound lane and one outbound lane with the outbound lanes under stop sign control.
- The southern portion of the parcel located on the east side of the proposed Rock Road extension bounded by Dundee Road on the north and realigned Penny Road on the south is to be dedicated to the Village of Dundee. Currently, the Village does not have plans for this parcel. Access to the parcel is anticipated to be provided via Penny Road.

A site plan depicting the proposed layout of the buildings and access is included in the Appendix.

## Directional Distribution

The directions from which traffic will approach and depart the proposed development were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 6** illustrates the directional distribution of the passenger vehicle traffic and the truck traffic.

## Peak Hour Traffic Volumes

The number of peak hour vehicle trips estimated to be generated by the proposed development was based on the following sources:

- The traffic to be generated by the proposed truck maintenance facilities are based on the operation of the facilities and previous data provided at similar facilities. According to the operator, each of the facilities will have a total of approximately 40 to 55 employees and will service between 15 and 30 trucks per day. In addition, each facility will provide parking for approximately 80 trucks.
- The traffic to be generated by the future commercial developments was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE).

**Table 2** shows the truck and passenger vehicle trips estimated to be generated by the proposed development during the weekday morning and weekday evening peak hours. The ITE trip generation sheets utilized are included in the Appendix.

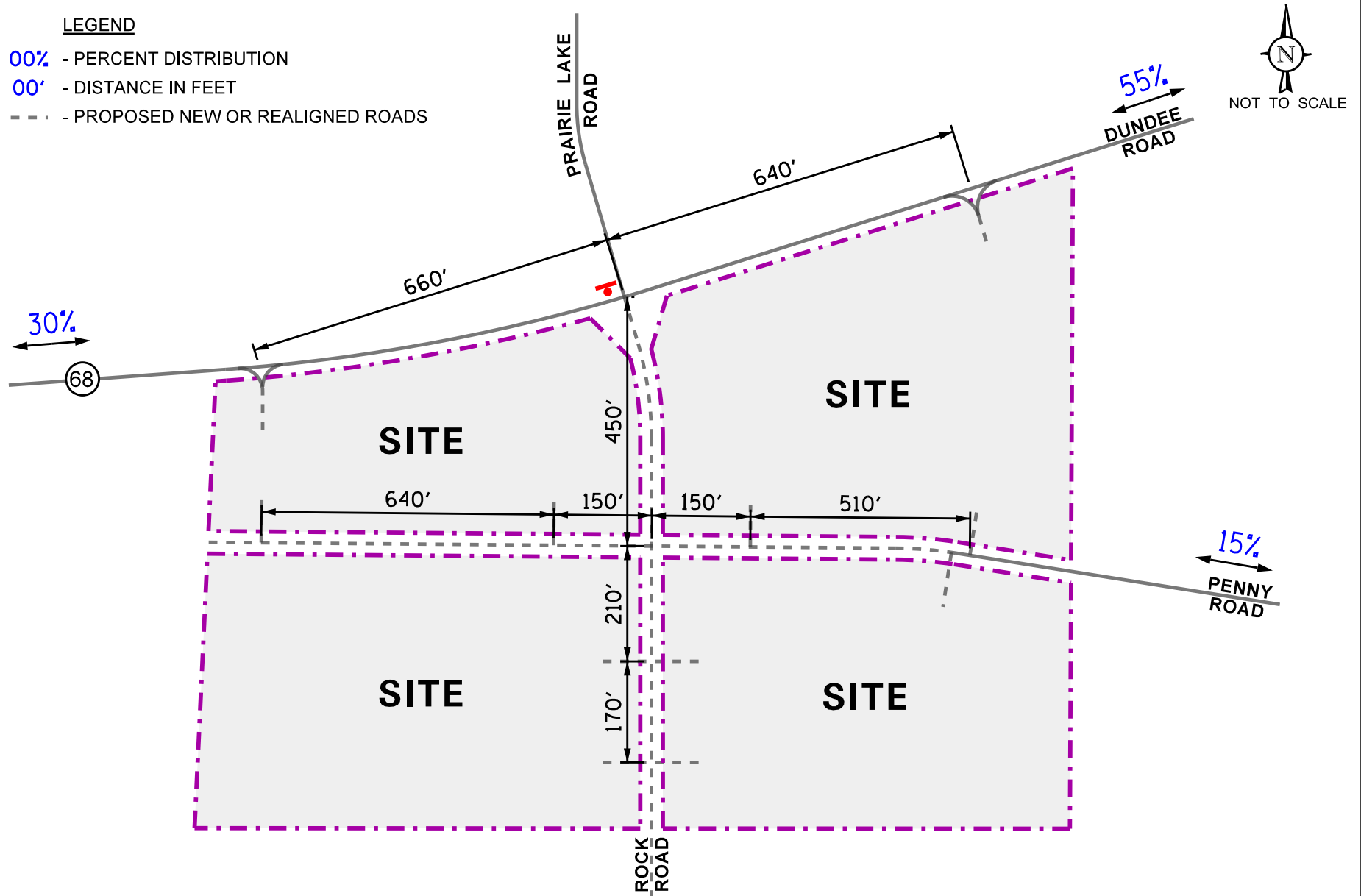


**LEGEND**

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET

- - - - PROPOSED NEW OR REALIGNED ROADS



Proposed Truck  
Maintenance Facility  
East Dundee, Illinois

Directional Distribution

**KLOA**  
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 22-373

Figure: 6



Table 2

## PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
N/A	<b>Warehouse Service Building (93,932 s.f.)</b>						
	Passenger Vehicles	30	5	35	5	30	35
	Trucks	15	15	30	15	15	30
821	<b>Retail (98,000 s.f.)</b>						
	Passenger Vehicles	105	65	170	249	260	509
	<b>Total Development</b>						
	Passenger Vehicles	135	70	205	254	290	544
	Trucks	<u>15</u>	<u>15</u>	<u>30</u>	<u>15</u>	<u>15</u>	<u>30</u>
	<b>Total</b>	<b>150</b>	<b>85</b>	<b>235</b>	<b>269</b>	<b>305</b>	<b>574</b>



## 4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed development.

### Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 6). The passenger vehicle traffic assignment for the proposed development is illustrated in **Figure 7** and the truck traffic assignment is illustrated in **Figure 8**.

### Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on AADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated November 29, 2022, the existing traffic volumes were increased by an annually compounded growth rate of 0.2 percent per year for six years (buildout year plus five years) for a total of one percent. A copy of the CMAP 2050 projections letter is included in the Appendix and **Figure 9** illustrates the Year 2028 No-Build volumes.

### Traffic Reassignment

The proposed roadway modifications proposed as part of the development will result in the elimination of the intersection of Dundee Road with Penny Road. As such, the existing traffic volumes utilizing the intersection were reassigned to the proposed roadway system as shown in **Figure 10**.

### Total Projected Traffic Volumes

The traffic to be generated by the site (Figure 7 and Figure 8) was added to the existing traffic volumes accounting for background growth and the traffic reassignment (Figure 10) to determine the Year 2028 total projected traffic volumes, as shown in **Figure 11**.

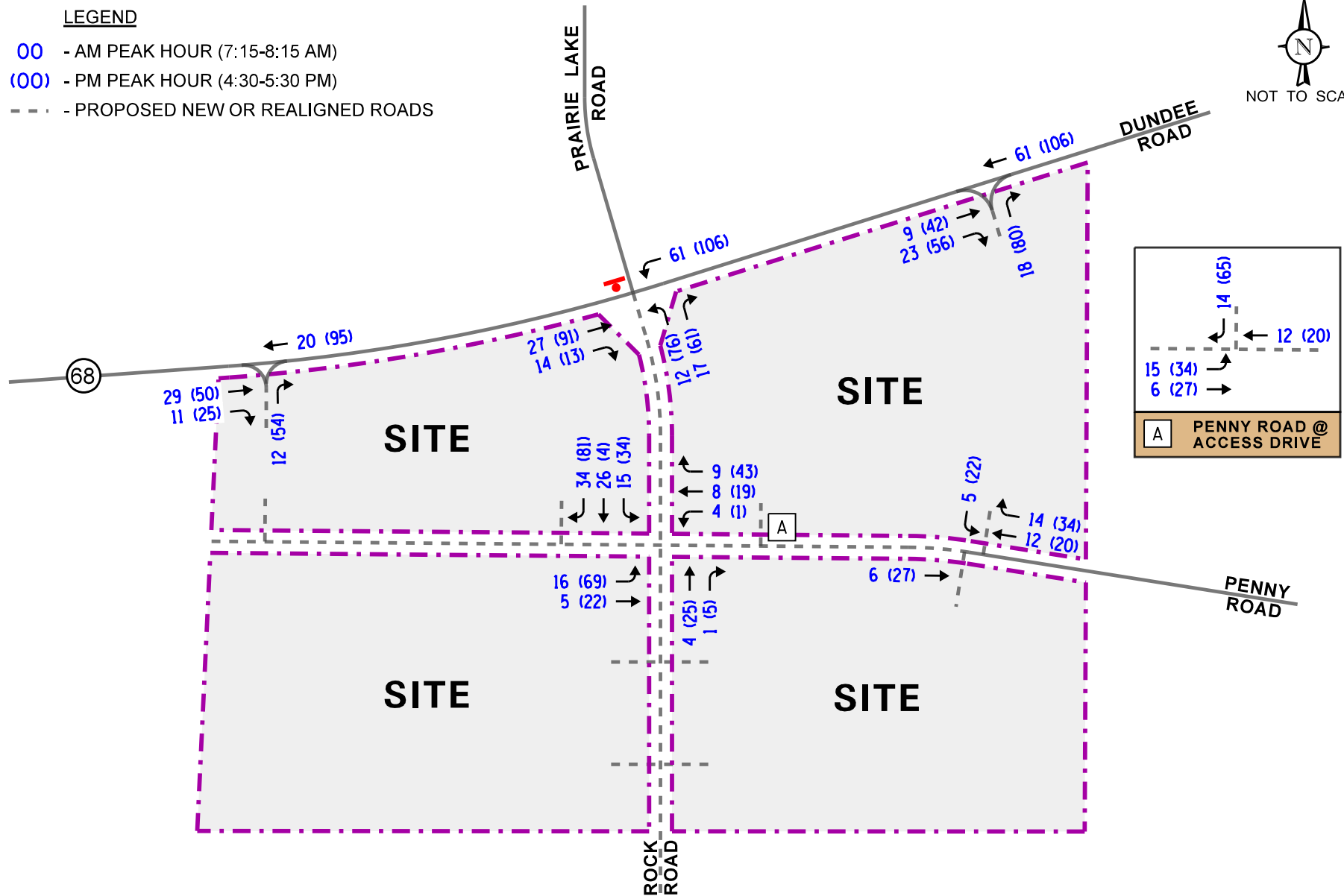


**LEGEND**

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)
- - - - PROPOSED NEW OR REALIGNED ROADS



NOT TO SCALE



Proposed Truck  
Maintenance Facility  
East Dundee, Illinois

Site-Generated Traffic Volumes - Passenger Vehicles



Job No: 22-373

Figure: 7

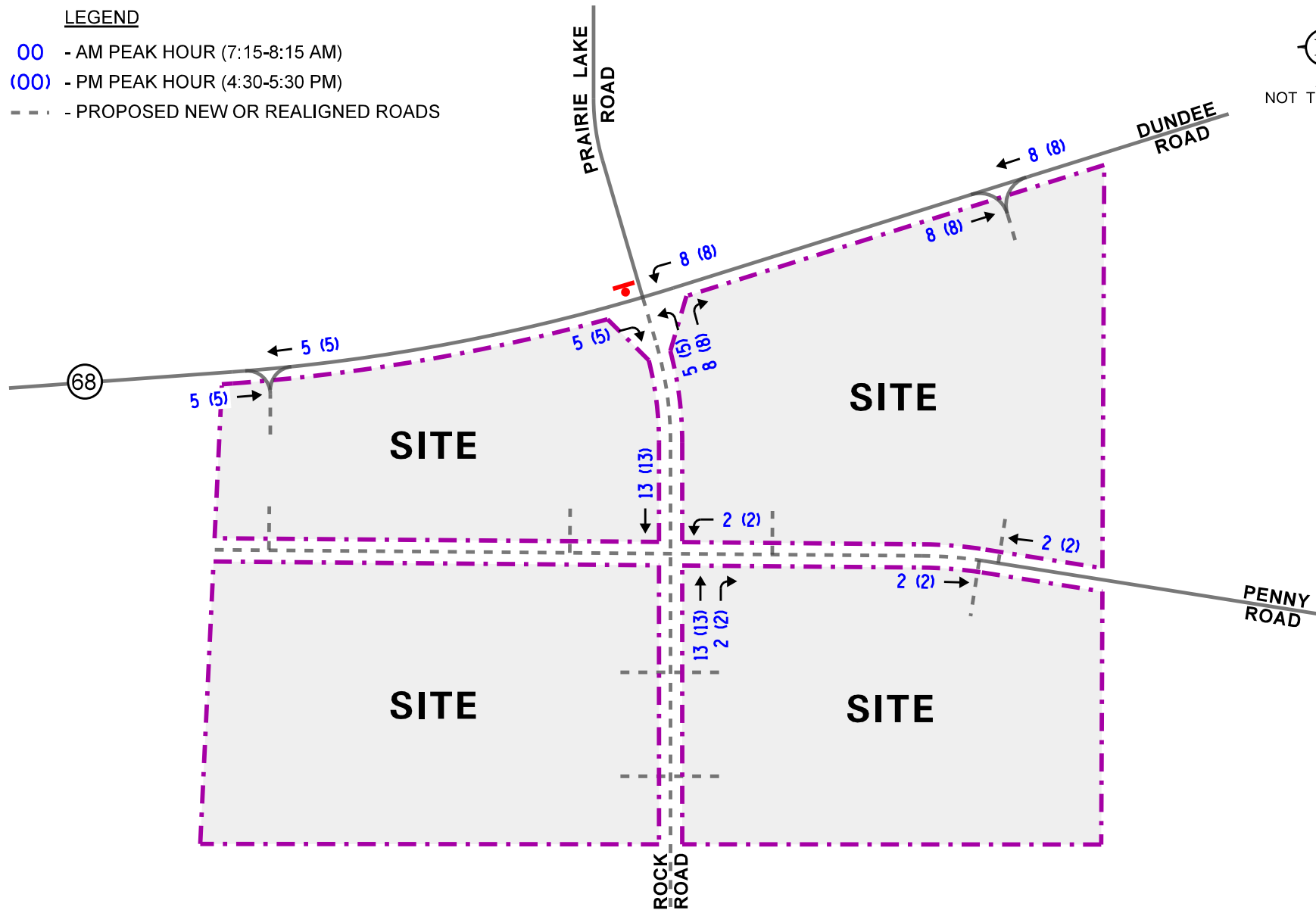


**LEGEND**

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)
- - - - PROPOSED NEW OR REALIGNED ROADS



NOT TO SCALE



Proposed Truck  
Maintenance Facility  
East Dundee, Illinois

Site-Generated Traffic Volumes - Trucks



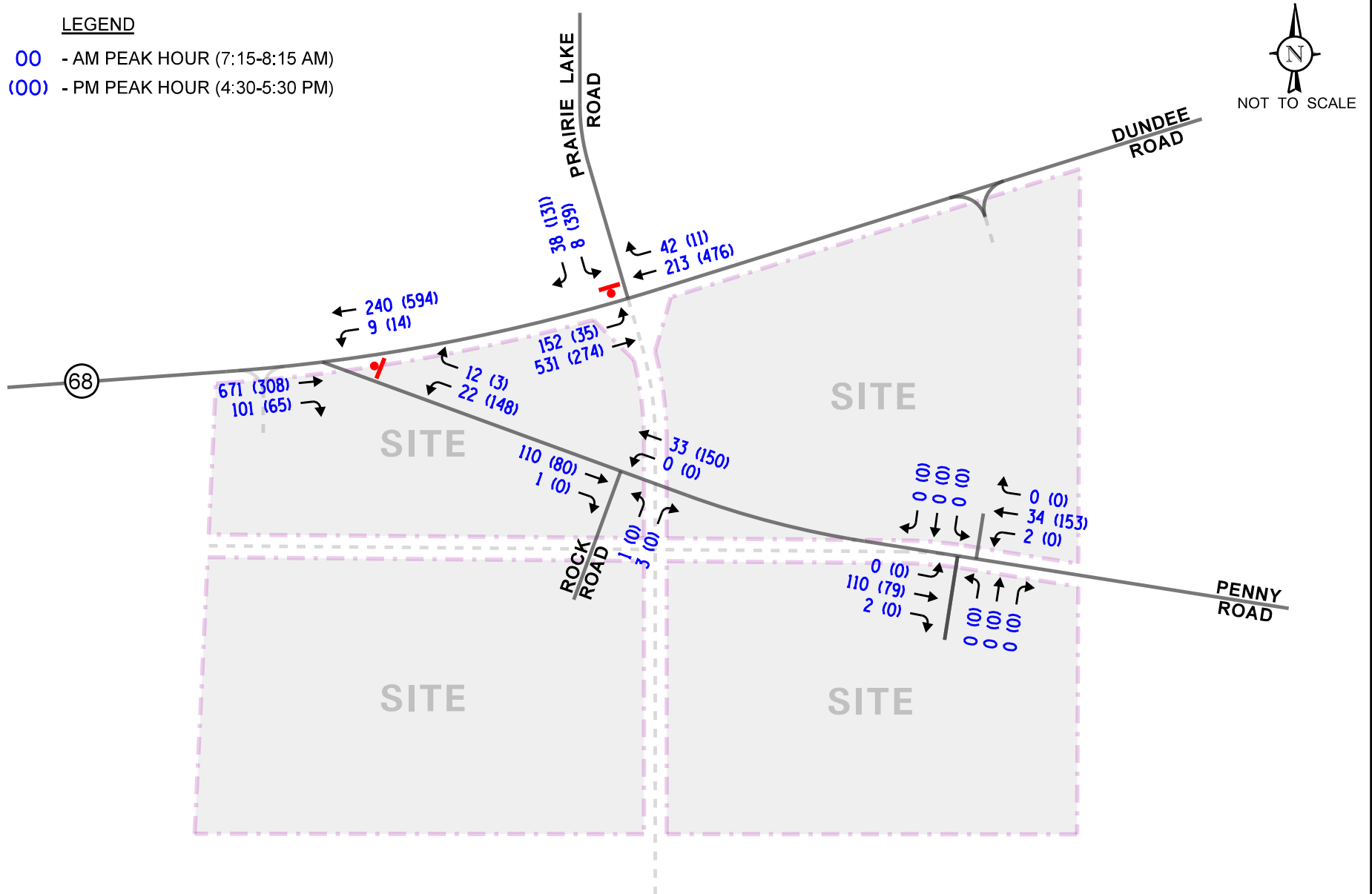
Job No: 22-373

Figure: 8



**LEGEND**

- 00 - AM PEAK HOUR (7:15-8:15 AM)  
 (00) - PM PEAK HOUR (4:30-5:30 PM)



Proposed Truck  
Maintenance Facility  
East Dundee, Illinois

Year 2028 No-Build Traffic Volumes



Job No: 22-373

Figure: 9

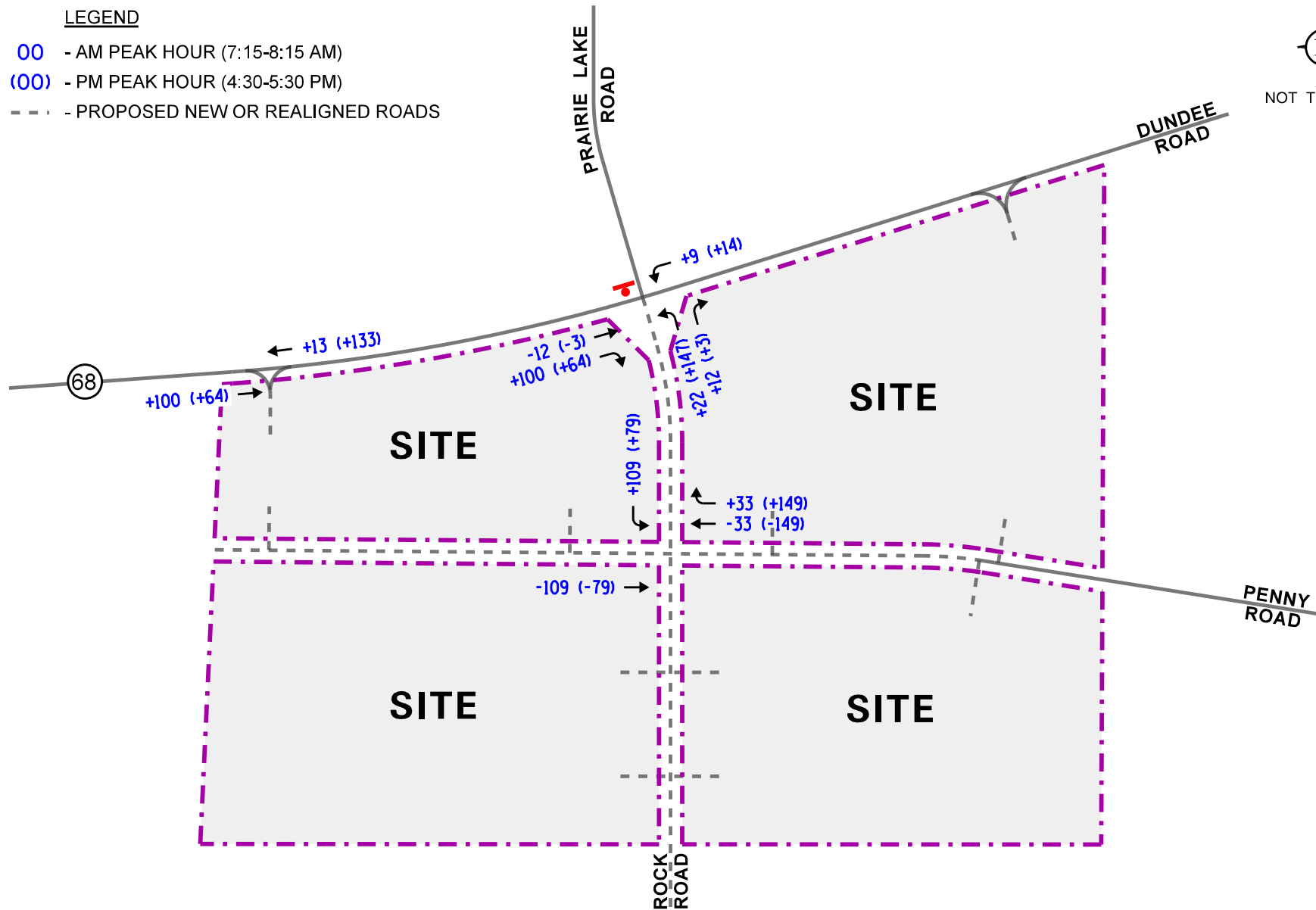


**LEGEND**

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)
- - - - PROPOSED NEW OR REALIGNED ROADS



NOT TO SCALE



Proposed Truck  
Maintenance Facility  
East Dundee, Illinois

Area Traffic Reassignment

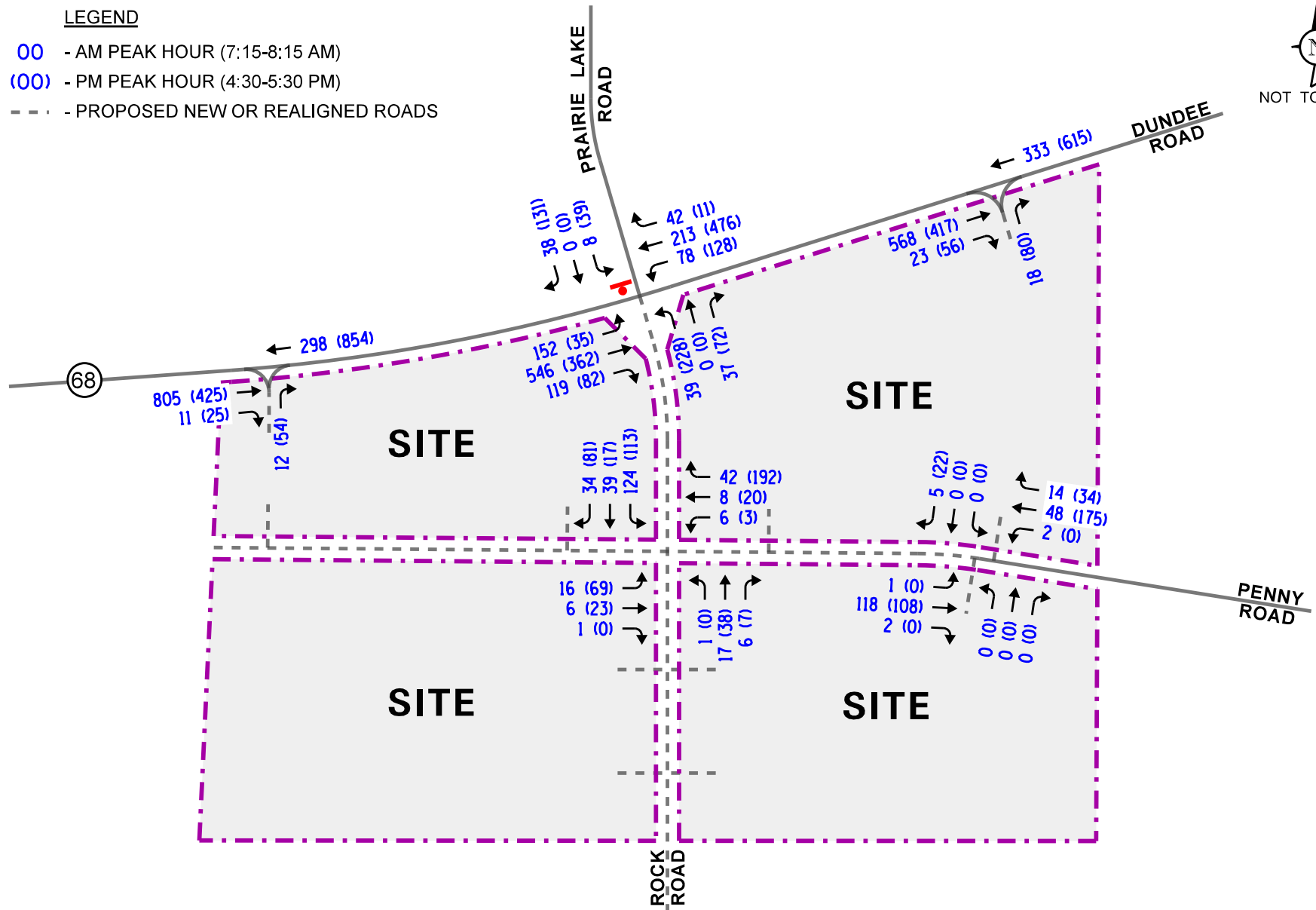
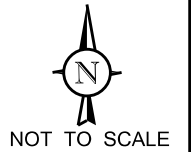


Job No: 22-373 Figure: 10



# LEGEND

- 00 - AM PEAK HOUR (7:15-8:15 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)
- - - - PROPOSED NEW OR REALIGNED ROADS



Proposed Truck Maintenance Facility  
East Dundee, Illinois

Year 2028 Total Traffic Volumes



Job No: 22-373 Figure: 11



## 5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system is projected to operate and whether any roadway improvements and/or traffic control modifications are required.

### Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing (Year 2022), Year 2028 no-build, and Year 2028 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6<sup>th</sup> Edition and analyzed using Synchro/SimTraffic 11 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2028 no-build, and Year 2028 total projected conditions are presented in **Tables 3** through **5**. In addition, the intersection of Dundee Road with Prairie Lake Road was evaluated assuming the Year 2028 total traffic volumes and the installation of a traffic signal, as shown in **Table 6**.

A discussion of the results of the capacity analyses follows. Summary sheets for the capacity analyses are included in the Appendix.



Table 3

## CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>Dundee Road with Penny Road<sup>1</sup></b>				
• Northbound Approach	C	17.0	C	22.2
• Westbound Left Turn	B	11.0	A	8.1
<b>Dundee Road with Prairie Lake Road<sup>1</sup></b>				
• Southbound Left Turn	C	19.5	B	14.9
• Southbound Right Turn	B	10.2	B	13.9
• Eastbound Left Turn	A	8.3	A	8.8
<b>Penny Road with Rock Road<sup>1</sup></b>				
• Northbound Approach	A	9.9	A	0.0
• Westbound Left Turn	A	0.0	A	0.0
<b>Penny Road with Truck Facility East Access Drive<sup>1</sup></b>				
• Northbound Approach	A	0.0	A	0.0
• Southbound Approach	A	0.0	A	0.0
• Eastbound Left Turn	A	7.3	A	0.0
• Westbound Left Turn	A	8.5	A	0.0
LOS = Level of Service Delay is measured in seconds.		1 – Two-way stop control		



Table 4  
CAPACITY ANALYSIS RESULTS – YEAR 2028 NO-BUILD CONDITIONS  
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>Dundee Road with Penny Road<sup>1</sup></b>				
• Northbound Approach	C	17.2	C	22.5
• Westbound Left Turn	B	11.1	A	8.1
<b>Dundee Road with Prairie Lake Road<sup>1</sup></b>				
• Southbound Left Turn	C	19.6	C	15.0
• Southbound Right Turn	B	10.2	B	14.0
• Eastbound Left Turn	A	8.3	A	8.8
<b>Penny Road with Rock Road<sup>1</sup></b>				
• Northbound Approach	B	10.0	A	0.0
• Westbound Left Turn	A	0.0	A	0.0
<b>Penny Road with Truck Facility East Access Drive<sup>1</sup></b>				
• Northbound Approach	A	0.0	A	0.0
• Southbound Approach	A	0.0	A	0.0
• Eastbound Left Turn	A	7.3	A	0.0
• Westbound Left Turn	A	8.5	A	0.0
LOS = Level of Service Delay is measured in seconds.		1 – Two-way stop control		



Table 5  
CAPACITY ANALYSIS RESULTS – YEAR 2028 TOTAL CONDITIONS –  
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>Dundee Road with Prairie Lake Road and Rock Road<sup>1</sup></b>				
• Northbound Left Turn	D	29.9	F	99+
• Northbound Through	A	0.0	A	0.0
• Northbound Right Turn	B	13.1	B	11.3
• Southbound Left Turn	E	36.7	D	27.7
• Southbound Through/Right Turn	B	10.0	B	13.3
• Eastbound Left Turn	A	8.2	A	8.7
• Westbound Left Turn	A	9.6	A	8.8
<b>Rock Road with Penny Road<sup>1</sup></b>				
• Eastbound Approach	B	12.0	C	16.5
• Westbound Approach	A	9.6	B	10.2
• Northbound Left Turn	A	8.3	A	0.0
• Southbound Left Turn	A	7.4	A	7.5
<b>Penny Road with Truck Facility East Access Drive<sup>1</sup></b>				
• Southbound Approach	A	8.6	A	9.4
• Eastbound Left Turn	A	7.3	A	0.0
<b>Dundee Road with West Right-In/Right-Out Access Drive<sup>1</sup></b>				
• Northbound Approach	C	15.2	B	11.4
<b>Dundee Road with East Right-In/Right-Out Access Drive<sup>1</sup></b>				
• Northbound Approach	B	12.4	B	11.7
LOS = Level of Service Delay is measured in seconds.		1 – Two-way stop control		



Table 6

## DUNDEE ROAD WITH PRAIRIE LAKE ROAD AND ROCK ROAD – SIGNALIZED

Projected Conditions	Peak Hour	Eastbound			Westbound			Northbound			Southbound		Overall
		L	T	R	L	T	R	L	T	R	L	T/R	
	Weekday Morning	A 3.5	A 9.8	A 2.0	A 3.8	A 8.0	A 0.4	D 45.4	A 0.0	A 0.2	D 41.8	A 0.1	A 8.1
		A – 7.5			A – 6.1			C – 23.4			A – 7.1		
	Weekday Evening	A 9.0	B 19.1	A 4.0	A 9.6	B 17.6	A 0.0	D 39.2	A 0.0	A 0.3	C 33.2	A 1.6	B 17.6
		B – 15.8			B – 15.6			C – 29.7			A – 8.8		
Letter denotes Level of Service Delay is measured in seconds.		L – Left Turn T – Through			R – Right Turn								



## Discussion and Recommendations

The following summarizes how the intersection and access drives are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the traffic generated by the site.

### *Dundee Road with Penny Road*

The results of the capacity analyses indicate that the northbound approach of Penny Road currently operates at Level of Service (LOS) C during the weekday morning and weekday evening peak hours. The westbound left-turn movement currently operates at LOS B or better during the peak hours. Under Year 2028 no-build conditions, the northbound approach and westbound left-turn movement are projected to continue operating at their current levels of service with increases in delay of approximately less than one second over existing conditions. Under Year 2028 projected conditions with the proposed development, this intersection will be eliminated as part of the roadway modifications.

### *Dundee Road with Prairie Lake Road and Rock Road*

The results of the capacity analyses indicate that the critical movements at this intersection currently operate at LOS C or better during the weekday morning and evening peak hours. Under Year 2028 no-build conditions, the critical movements are projected to continue operating at LOS C or better during both peak hours.

With the roadway modifications proposed as part of the development, this intersection is proposed to be improved as follows:

- A 135-foot separate left-turn lane with a 170-foot taper is proposed on the westbound approach of Dundee Road.
- A 150-foot separate right-turn lane with 170-foot taper is proposed on the eastbound approach of Dundee Road.
- The Rock Road extension is proposed to provide one southbound lane and three northbound lanes striped for a separate left-turn lane, a through lane, and a separate right-turn lane.
- The existing right-turn lane on the Prairie Lake Road approach will be restriped as a through/right-turn lane.
- The Prairie Lake Road and the Rock Road legs of the intersections are proposed to be under stop sign control.



Under Year 2028 total projected conditions, all the critical movements are projected to operate at LOS D or better except the southbound and northbound left-turn movements. The southbound left-turn movement is projected to operate on the threshold of LOS D/E during the weekday morning peak hour and the northbound left-turn movement is projected to operate at LOS F during the weekday evening peak hour. The poor level of service for the northbound left-turn movement is due to the elimination of the Dundee Road/Penny Road intersection and the reassignment of the traffic to this intersection. The lower levels of service for the left-turn movement is typical of a stop sign-controlled approach along a higher volume roadway such as Dundee Road. However, it should be noted that if the Year 2028 total volumes are realized, the northbound approach of the intersection will experience some additional delay and queueing.

Under Year 2028 total projected conditions with the installation of a traffic signal (see Table 6), the intersection is projected to operate at LOS A during the weekday morning peak hour and at LOS B during the weekday evening peak hour. Further, all the movements are projected to operate at LOS D or better. A review of the Year 2028 total traffic volumes and the traffic signal warrants shows that if the Year 2028 total traffic volumes are realized, a traffic signal will be warranted at this intersection. As such, this intersection should be monitored in the future to determine if a traffic signal is warranted.

#### *Penny Road with Rock Road*

The results of the capacity analyses indicate that that the northbound approach of Rock Road currently operates at LOS A during the weekday morning and weekday evening peak hours. The westbound left-turn movement currently operates at LOS A during the peak hours. Under Year 2028 no-build conditions, the northbound approach and westbound left-turn movement are projected to operate at LOS B or better during the peak hours with increases in delay of less than one second over existing conditions.

With the roadway modifications proposed as part of the development, this intersection is proposed to be designed as follows:

- The east and west legs of Penny Road and the south leg of Rock Road will provide one departure lane and one approach lane striped for a shared left-turn/through/right-turn lane.
- The north leg of Rock Road will provide one departure lane and two approach lanes striped for a separate left-turn lane and a shared through/right-turn lane.
- The east and west legs of Penny Road are proposed to be under stop sign control.

Under Year 2028 total projected conditions, all the critical movements are projected to operate at LOS C or better during the weekday morning and evening peak hours. As such, this intersection has been designed to accommodate the Year 2028 total traffic volumes and no additional roadway improvements or traffic control modifications are required.



#### *Penny Road with Truck Facility East Access Drive*

The results of the capacity analyses indicate that that the northbound and southbound approaches currently operate at LOS A during the weekday morning and weekday evening peak hours. The eastbound and westbound left-turn movements currently operate at LOS A during the peak hours. Under Year 2028 no-build and total projected conditions, the approaches and critical movements are projected to continue to operate at LOS A during both peak hours. As such, no roadway and/or traffic control improvements are required at this intersection in conjunction with the proposed development.

#### *Dundee Road with West Right-In/Right-Out Access Drive*

The results of the capacity analysis indicate that that northbound right-turn movement is projected to operate at LOS C during the weekday morning peak hour and at LOS B during the weekday evening peak hour. 95<sup>th</sup> percentile queues are projected to be approximately one to two vehicles during the peak hours. As such, this intersection is projected to provide flexible and efficient access to the development and no additional roadway or traffic control improvements are needed.

#### *Dundee Road with East Right-Turn in/Right-Turn Out Access Drive*

The results of the capacity analysis indicate that that northbound right-turn movement is projected to operate at LOS B during the weekday morning peak hour and at LOS D during the weekday evening peak hour. 95<sup>th</sup> percentile queues are projected to be approximately one to two vehicles during the peak hours. As such, this intersection is projected to provide flexible and efficient access to the development and no additional roadway or traffic control improvements are required.



## 6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

As part of the development, the following significant modifications are proposed to the roadway system:

- *Prairie Lake Road* is proposed to be extended from its terminus at Dundee Road south to south of the realigned Penny Road and will connect with the west access drive serving the existing trucking facilities located south of Penny Road. The extension of the road, which will be called Rock Road, will form the fourth (south) leg of the Dundee Road/Prairie Road intersection and the fourth (north) leg of the proposed realigned intersection of Penny Road with the west access drive to the existing truck facilities.
- *Penny Road* is proposed to generally be vacated between the proposed Rock Road extension and Dundee Road. In addition, a portion of Penny Road will be realigned so that it runs in an east-west direction and intersects the Rock Road extension perpendicularly. The realigned Penny Road will extend just past the Rock Road extension and will eliminate the existing Dundee Road/Penny Road intersection.
- The following improvements are proposed at the Dundee Road with Prairie Lake Road and the proposed Rock Road intersection:
  - A 135-foot separate left-turn lane with a 170-foot taper is proposed on the westbound approach of Dundee Road.
  - A 150-foot separate right-turn lane with 170-foot taper is proposed on the eastbound approach of Dundee Road.
  - The Rock Road extension is proposed to provide one southbound lane and three northbound lanes striped for a separate left-turn lane, a through lane, and a separate right-turn lane.
  - The existing right-turn lane on the Prairie Lake Road approach will be restriped as a through/right-turn lane.
  - The Prairie Lake Road and the Rock Road legs of the intersections are proposed to be under stop sign control.



- The proposed intersection of the realigned Penny Road with the Rock Road extension is proposed to be designed as follows.
  - The east and west legs of Penny Road and the south leg of Rock Road will provide one departure lane and one approach lane striped for a shared left-turn/through/right-turn lane.
  - The north leg of Rock Road will provide one departure leg and two approach lanes striped for a separate left-turn lane and a shared through right-turn lane.
  - The east and west legs of Penny Road are proposed to be under stop sign control.
- With the roadway modifications, the site is proposed to be subdivided into five parcels. The southern two parcels are to be develop initially (Phase 1) and the three northern parcels are to be developed in the future (Phase 2). The following summarize the proposed access to the various parcels:
  - Access to the each of the truck maintenance facilities to be located in the southwest and southeast quadrants of the intersection of the proposed Rock Road extension and the realigned Penny Road are proposed to be provided via two access drives located on Rock Road. The access two access drives to each of the facilities will be aligned opposite one another and will provide one inbound lane and one outbound lane with the outbound lanes under stop sign control.
  - Access to the commercial building to be located on the west side of the proposed Rock Road extension bounded by Dundee Road on the north and realigned Penny Road on the south is anticipated to be provided via two access drives on Penny Road and a restricted right-turn in/right-turn out access drive on Dundee Road at the west end of the site. The Penny Road access drives will provide one inbound lane and one outbound lane with the outbound lanes under stop sign control. The Dundee Road access drive will provide one inbound lane and one outbound lane striped and channelized to restrict left-turn movements with the outbound lane under stop sign control.
  - Access to the commercial building located on the northern half of the parcel located on the east side of the proposed Rock Road extension bounded by Dundee Road on the north and realigned Penny Road is proposed to be provided via a restricted right-turn in/right-turn out access drive on the south side of Dundee Road at the east end of the site and two access drives on Penny Road. The Dundee Road access drive will provide one inbound lane and one outbound lane striped and channelized to restrict left-turn movements with the outbound lane under stop sign control. The Penny Road access drives will provide one inbound lane and one outbound lane with the outbound lanes under stop sign control.
- The proposed access drive is projected to provide flexible and efficient access to the various parcels with limited impact on the roadway system.



- The proposed modified roadway system will have sufficient reserve capacity to accommodate the traffic to be generated by the development. A review of the Year 2028 total traffic volumes and the traffic signal warrants shows that if the Year 2028 total traffic volumes are realized, a traffic signal will be warranted at the Dundee Road/Prairie Lake Road/Rock Road intersection. As such, this intersection should be monitored in the future to determine if a traffic signal is warranted.



# Appendix

Traffic Count Summary Sheets

Site Plan

ITE Trip Generation Sheets

CMAP 2050 Projections Letter

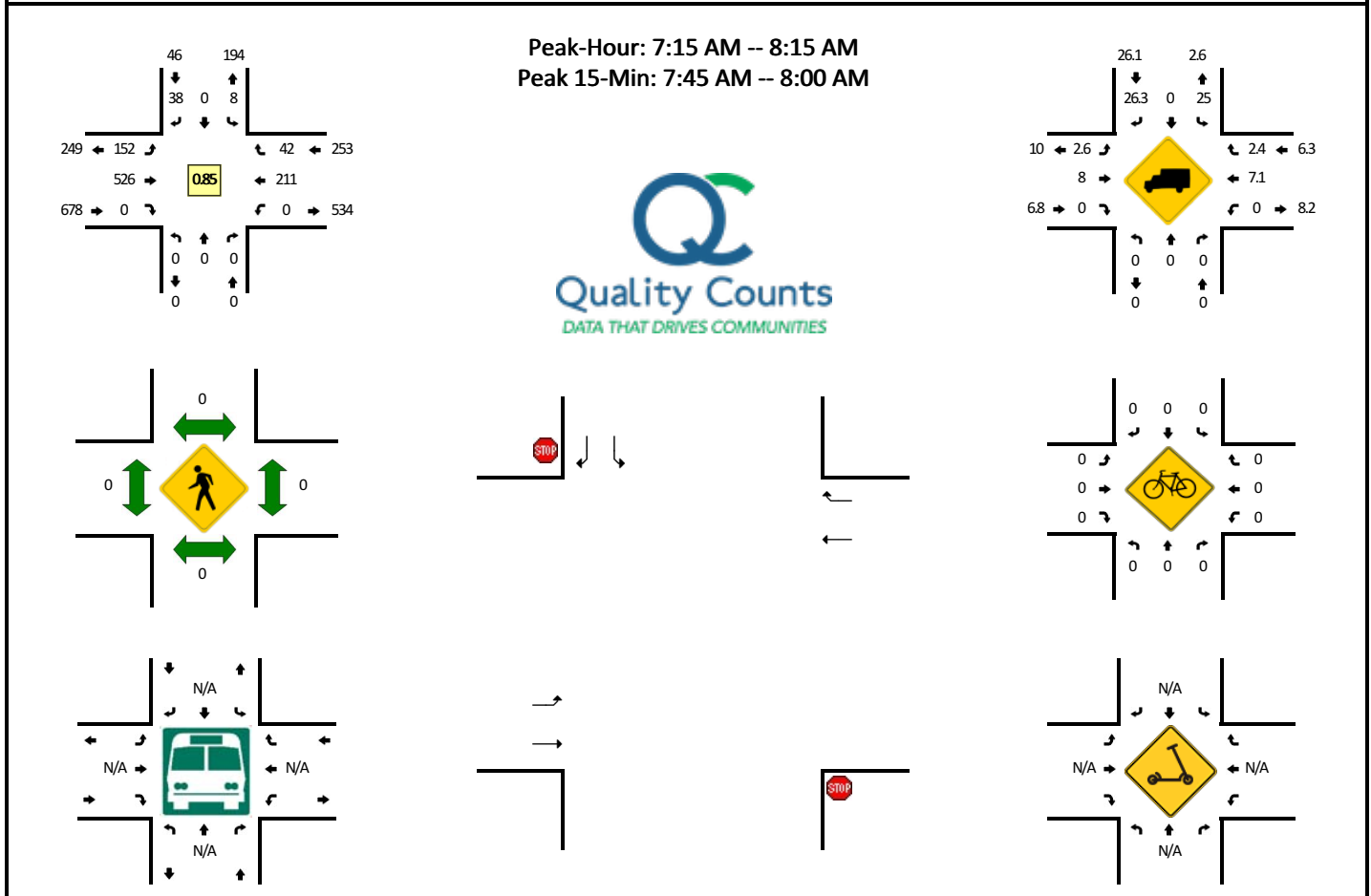
Level of Service Criteria

Capacity Analysis Summary Sheets



## Traffic Count Summary Sheets

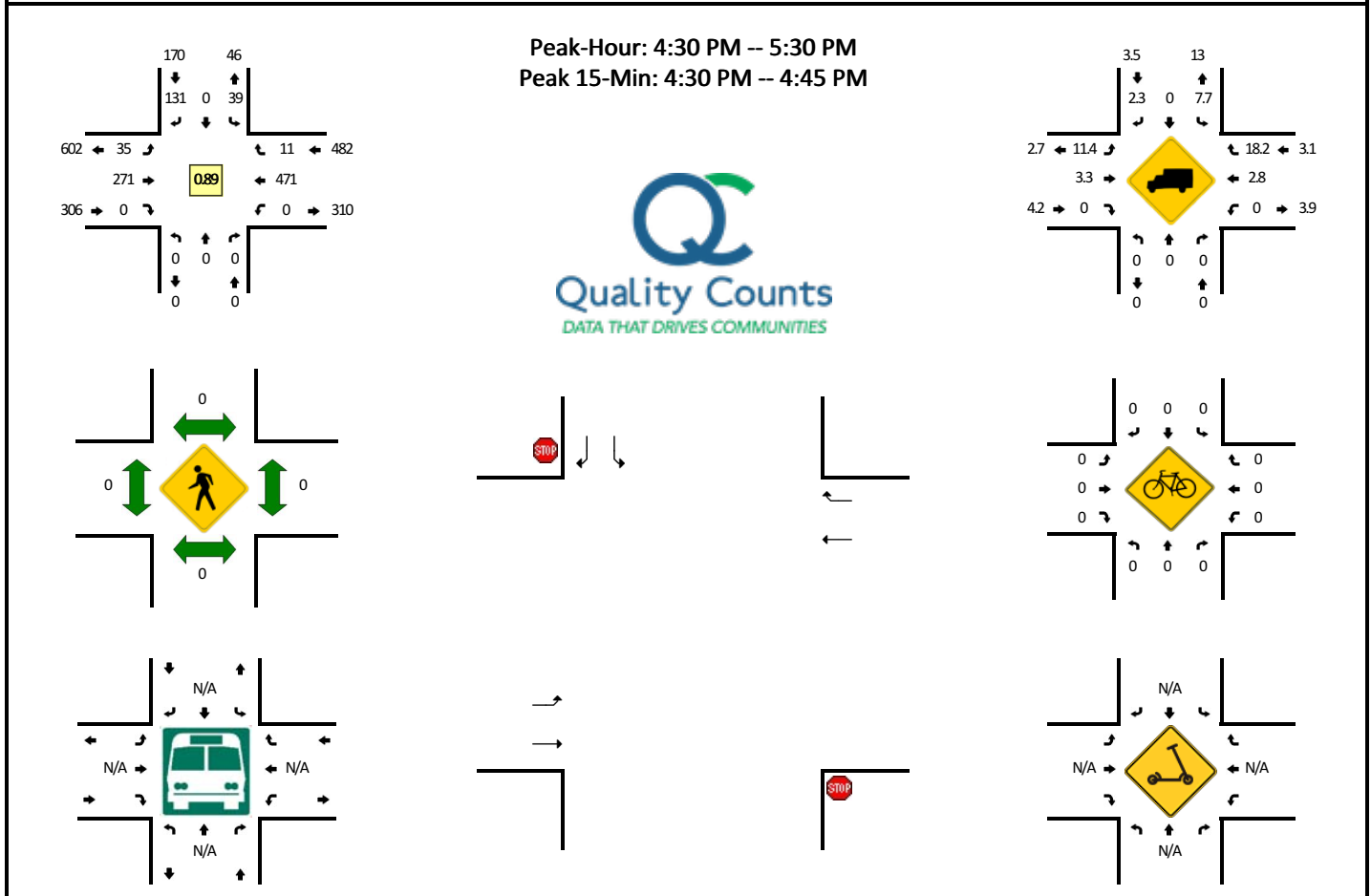


**LOCATION:** Prairie Lake Rd -- IL 68**CITY/STATE:** East Dundee, IL**QC JOB #:** 16005101**DATE:** Thu, Nov 3 2022

15-Min Count Period Beginning At	Prairie Lake Rd (Northbound)				Prairie Lake Rd (Southbound)				IL 68 (Eastbound)				IL 68 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:00 AM	0	0	0	0	0	0	1	0	18	88	0	0	0	14	3	0	124	
6:15 AM	0	0	0	0	4	0	5	0	9	102	0	0	0	26	4	0	150	
6:30 AM	0	0	0	0	5	0	2	0	16	130	0	0	0	35	6	0	194	
6:45 AM	0	0	0	0	2	0	4	0	46	115	0	0	0	33	11	0	211	679
7:00 AM	0	0	0	0	2	0	15	0	33	103	0	0	0	48	4	0	205	760
7:15 AM	0	0	0	0	5	0	12	0	25	127	0	0	0	56	7	0	232	842
7:30 AM	0	0	0	0	0	0	7	0	39	122	0	0	0	45	11	0	224	872
7:45 AM	0	0	0	0	2	0	14	0	50	147	0	0	0	62	14	0	289	950
8:00 AM	0	0	0	0	1	0	5	0	38	130	0	0	0	48	10	0	232	977
8:15 AM	0	0	0	0	3	0	7	0	32	136	0	0	0	52	10	0	240	985
8:30 AM	0	0	0	0	1	0	13	0	16	92	0	0	0	34	5	0	161	922
8:45 AM	0	0	0	0	2	0	8	0	22	97	0	0	0	47	10	0	186	819
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	8	0	56	0	200	588	0	0	0	248	56	0	1156	
Heavy Trucks	0	0	0	0	0	0	8	0	8	40	0	0	0	16	4	0	76	
Buses																		
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scooters																		

**Comments:**



**LOCATION:** Prairie Lake Rd -- IL 68**CITY/STATE:** East Dundee, IL**QC JOB #:** 16005102**DATE:** Thu, Nov 3 2022

15-Min Count Period Beginning At	Prairie Lake Rd (Northbound)				Prairie Lake Rd (Southbound)				IL 68 (Eastbound)				IL 68 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
3:00 PM	0	0	0	0	3	0	27	0	11	72	0	0	0	92	5	0	210	
3:15 PM	0	0	0	0	5	0	18	0	17	69	0	0	0	84	6	0	199	
3:30 PM	0	0	0	0	12	0	50	0	14	53	0	0	0	92	5	0	226	
3:45 PM	0	0	0	0	4	0	31	0	11	60	0	1	0	97	1	0	205	840
4:00 PM	0	0	0	0	9	0	40	0	9	84	0	0	0	98	3	0	243	873
4:15 PM	0	0	0	0	6	0	36	0	9	54	0	0	0	117	0	0	222	896
4:30 PM	0	0	0	0	12	0	39	0	13	70	0	0	0	133	2	0	269	939
4:45 PM	0	0	0	0	5	0	24	0	8	56	0	0	0	109	3	0	205	939
5:00 PM	0	0	0	0	14	0	51	0	9	80	0	0	0	110	4	0	268	964
5:15 PM	0	0	0	0	8	0	17	0	5	65	0	0	0	119	2	0	216	958
5:30 PM	0	0	0	0	5	0	21	0	4	66	0	0	0	147	0	0	243	932
5:45 PM	0	0	0	0	4	0	13	0	10	55	0	0	0	122	1	0	205	932
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	48	0	156	0	52	280	0	0	0	532	8	0	1076	
Heavy Trucks	0	0	0	0	4	0	4	0	8	12	0	0	0	12	0	0	40	
Buses																		
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scooters																		

**Comments:**

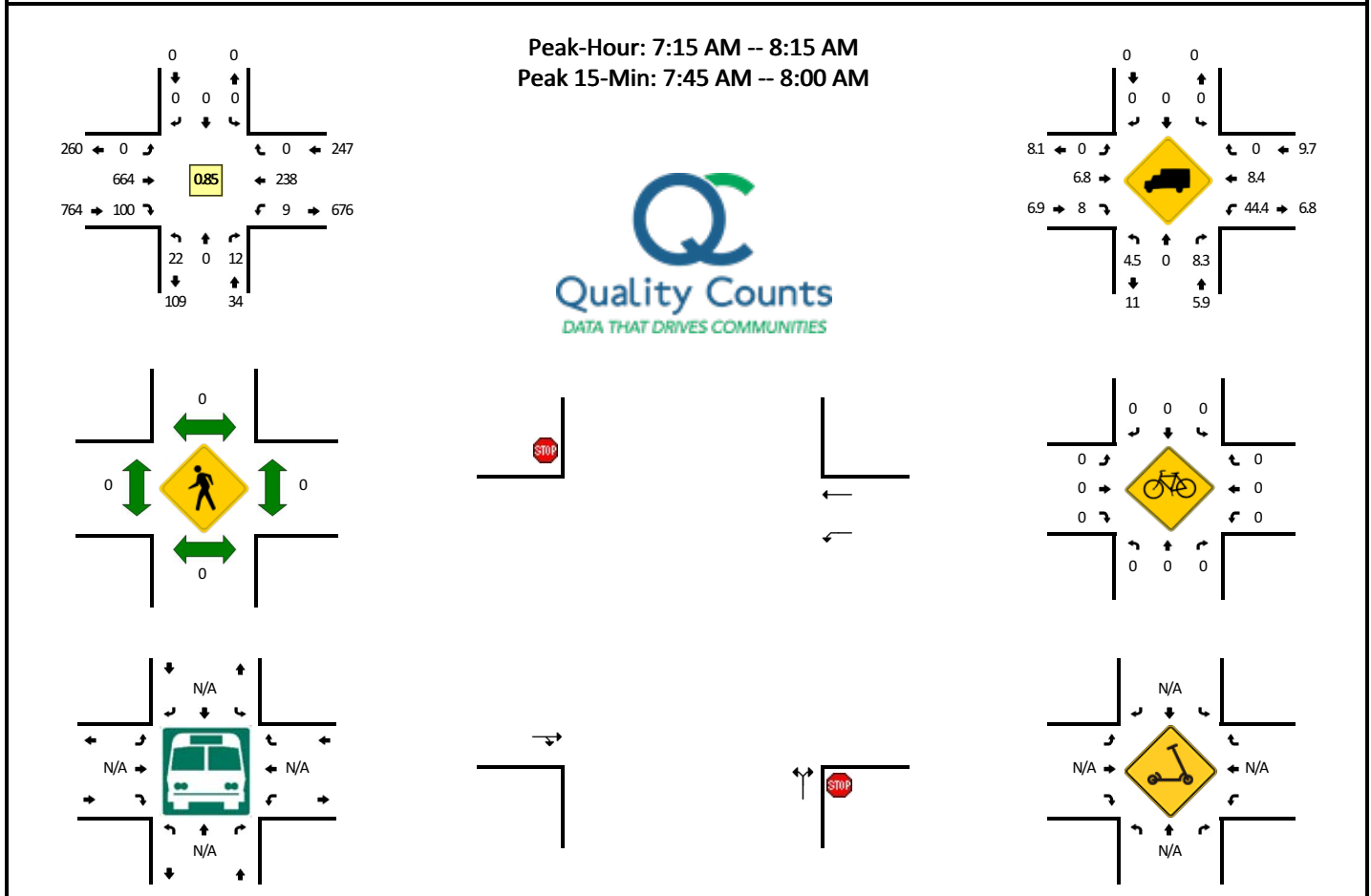
Report generated on 11/28/2022 2:00 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212



**LOCATION:** Penny Rd -- IL 68  
**CITY/STATE:** East Dundee, IL

**QC JOB #:** 16005103  
**DATE:** Thu, Nov 3 2022



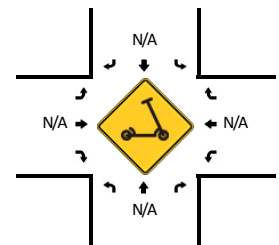
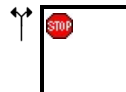
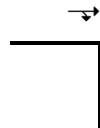
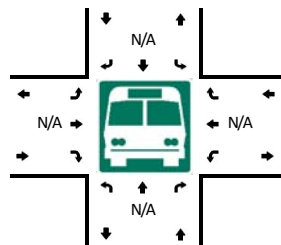
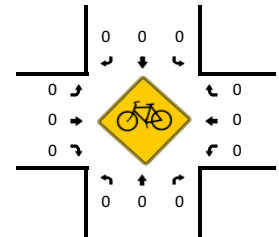
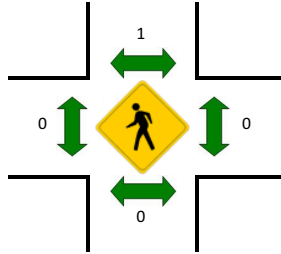
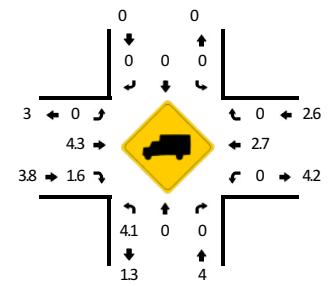
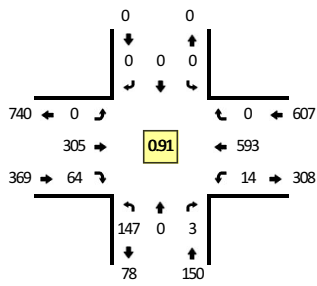
15-Min Count Period Beginning At	Penny Rd (Northbound)				Penny Rd (Southbound)				IL 68 (Eastbound)				IL 68 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:00 AM	1	0	3	0	0	0	0	0	0	103	30	0	0	15	0	0	152	
6:15 AM	6	0	1	0	0	0	0	0	0	110	39	0	1	30	0	0	187	
6:30 AM	5	0	1	0	0	0	0	0	0	144	48	0	1	36	0	0	235	
6:45 AM	4	0	3	0	0	0	0	0	0	159	42	0	1	36	0	0	245	819
7:00 AM	5	0	3	0	0	0	0	0	0	133	32	0	1	62	0	0	236	903
7:15 AM	8	0	3	0	0	0	0	0	0	147	29	0	3	65	0	0	255	971
7:30 AM	6	0	4	0	0	0	0	0	0	157	23	0	1	51	0	0	242	978
7:45 AM	5	0	1	0	0	0	0	0	0	198	27	0	4	72	0	0	307	1040
8:00 AM	3	0	4	0	0	0	0	0	0	162	21	0	1	50	0	0	241	1045
8:15 AM	1	0	7	0	0	0	0	0	0	161	18	0	1	60	0	0	248	1038
8:30 AM	3	0	1	0	0	0	0	0	0	108	20	0	2	45	0	0	179	975
8:45 AM	6	0	8	0	0	0	0	0	0	109	18	0	1	54	0	0	196	864
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	20	0	4	0	0	0	0	0	0	792	108	0	16	288	0	0	1228	
Heavy Trucks	0	0	0	0	0	0	0	0	0	48	16	0	4	20	0	0	88	
Buses																		
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles																		
Scooters																		

**Comments:**



**LOCATION:** Penny Rd -- IL 68**CITY/STATE:** East Dundee, IL**QC JOB #:** 16005104**DATE:** Thu, Nov 3 2022

Peak-Hour: 4:30 PM -- 5:30 PM  
 Peak 15-Min: 4:30 PM -- 4:45 PM



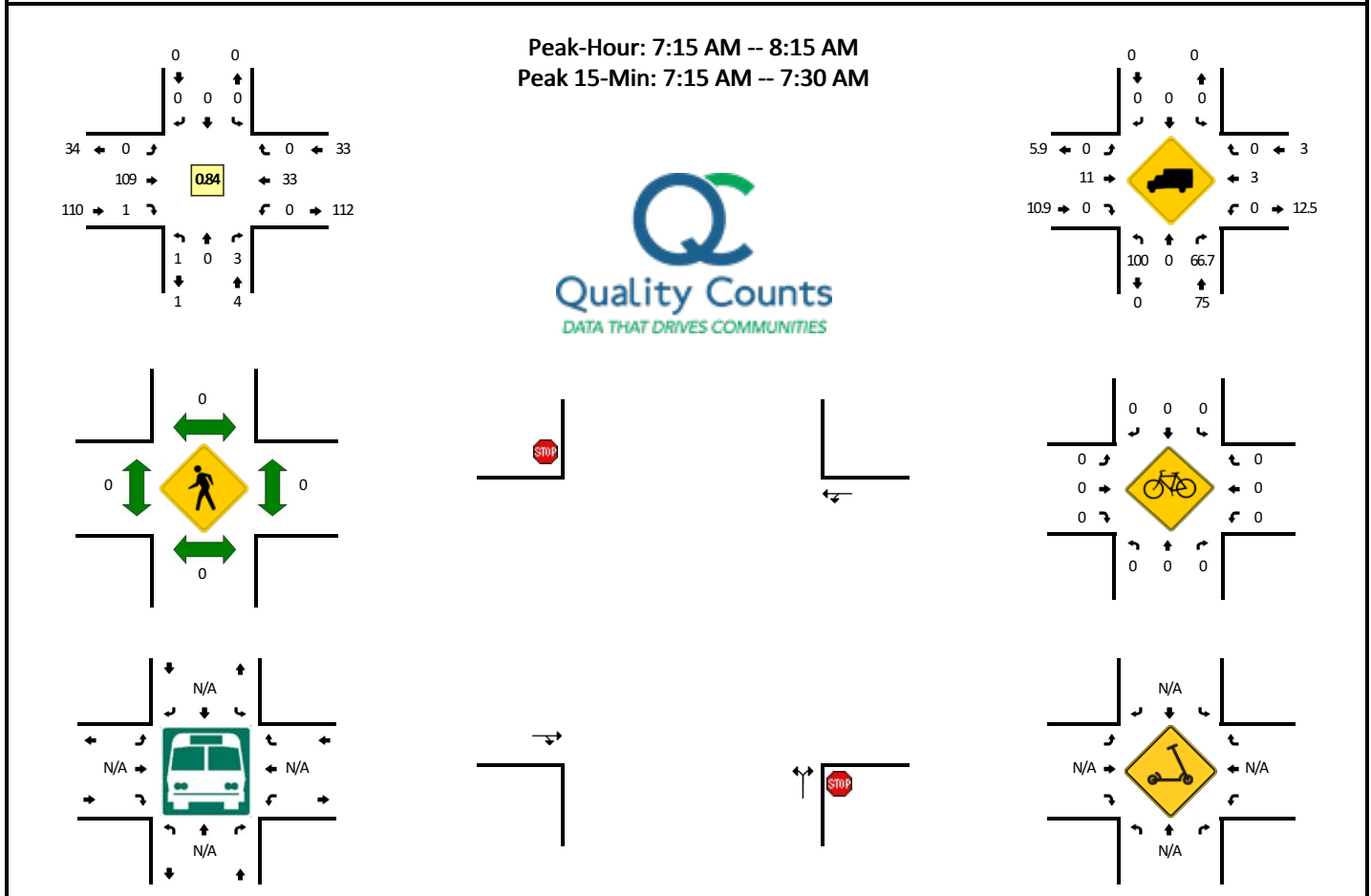
15-Min Count Period Beginning At	Penny Rd (Northbound)				Penny Rd (Southbound)				IL 68 (Eastbound)				IL 68 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
3:00 PM	17	0	1	0	0	0	0	0	0	81	15	0	3	115	0	0	232	962
3:15 PM	27	0	0	0	0	0	0	0	0	86	7	0	1	102	0	0	223	
3:30 PM	35	0	2	0	0	0	0	0	0	65	21	0	5	138	0	0	266	
3:45 PM	24	0	0	0	0	0	0	0	0	72	17	0	1	127	0	0	241	
4:00 PM	32	0	1	0	0	0	0	0	0	93	14	0	2	137	0	0	279	
4:15 PM	34	0	0	0	0	0	0	0	0	63	11	0	4	145	0	0	257	
4:30 PM	30	0	1	0	0	0	0	0	0	82	20	0	5	172	0	0	310	
4:45 PM	33	0	0	0	0	0	0	0	0	67	15	0	1	130	0	0	246	1092
5:00 PM	41	0	2	0	0	0	0	0	0	86	15	0	5	158	0	0	307	1120
5:15 PM	43	0	0	0	0	0	0	0	0	70	14	0	3	133	0	0	263	1126
5:30 PM	46	0	0	0	0	0	0	0	0	70	20	0	3	165	0	0	304	1120
5:45 PM	31	0	2	0	0	0	0	0	0	63	10	0	1	133	0	0	240	1114
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	120	0	4	0	0	0	0	0	0	328	80	0	20	688	0	0	1240	
Heavy Trucks	0	0	0	0	0	0	0	0	0	20	4	0	0	16	0	0	40	
Buses																		
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scooters																		

**Comments:**



**LOCATION:** West Dwy to Trucking Facility -- Penny Rd  
**CITY/STATE:** East Dundee, IL

**QC JOB #:** 16005105  
**DATE:** Thu, Nov 3 2022



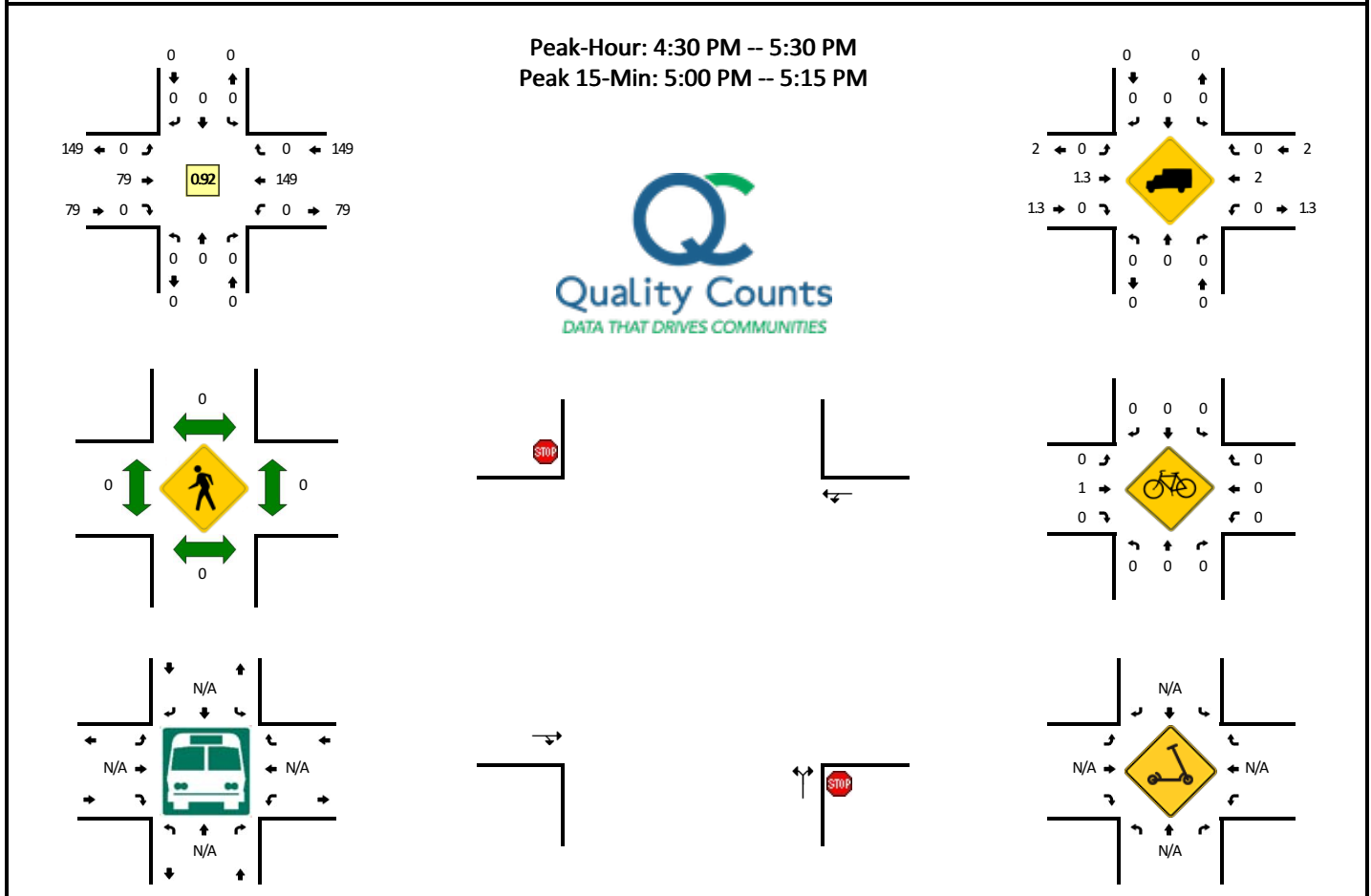
15-Min Count Period Beginning At	West Dwy to Trucking Facility (Northbound)				West Dwy to Trucking Facility (Southbound)				Penny Rd (Eastbound)				Penny Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:00 AM	0	0	0	0	0	0	0	0	0	29	0	0	0	4	0	0	33	
6:15 AM	0	0	0	0	0	0	0	0	0	40	0	0	0	7	0	0	47	
6:30 AM	0	0	0	0	0	0	0	0	0	49	0	0	0	6	0	0	55	
6:45 AM	0	0	0	0	0	0	0	0	0	43	0	0	0	7	0	0	50	185
7:00 AM	0	0	0	0	0	0	0	0	0	33	0	0	0	8	0	0	41	193
7:15 AM	0	0	0	0	0	0	0	0	0	33	0	0	0	11	0	0	44	190
7:30 AM	0	0	1	0	0	0	0	0	0	23	1	0	0	10	0	0	35	170
7:45 AM	0	0	1	0	0	0	0	0	0	30	0	0	0	6	0	0	37	157
8:00 AM	1	0	1	0	0	0	0	0	0	23	0	0	0	6	0	0	31	147
8:15 AM	1	0	0	0	0	0	0	0	0	17	1	0	0	8	0	0	27	130
8:30 AM	0	0	0	0	0	0	0	0	0	21	2	0	0	6	0	0	29	124
8:45 AM	0	0	0	0	0	0	0	0	0	18	1	0	0	11	0	0	30	117
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	132	0	0	0	44	0	0	176	
Heavy Trucks	0	0	0	0	0	0	0	0	0	16	0	0	0	4	0	0	20	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

**Comments:**



**LOCATION:** West Dwy to Trucking Facility -- Penny Rd  
**CITY/STATE:** East Dundee, IL

**QC JOB #:** 16005106  
**DATE:** Thu, Nov 3 2022

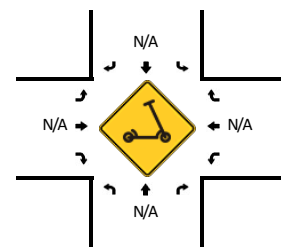


15-Min Count Period Beginning At	West Dwy to Trucking Facility (Northbound)				West Dwy to Trucking Facility (Southbound)				Penny Rd (Eastbound)				Penny Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
3:00 PM	0	0	0	0	0	0	0	0	0	20	0	0	0	21	0	0	41	
3:15 PM	0	0	0	0	0	0	0	0	0	8	0	0	0	25	0	0	33	
3:30 PM	0	0	0	0	0	0	0	0	0	24	0	0	0	39	0	0	63	
3:45 PM	0	0	0	0	0	0	0	0	0	20	0	0	0	23	0	0	43	180
4:00 PM	0	0	0	0	0	0	0	0	0	15	0	1	0	33	0	0	49	188
4:15 PM	0	0	0	0	0	0	0	0	0	15	0	0	0	34	0	0	49	204
4:30 PM	0	0	0	0	0	0	0	0	0	25	0	0	0	29	0	0	54	195
4:45 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	35	0	0	51	203
5:00 PM	0	0	0	0	0	0	0	0	0	19	0	0	0	43	0	0	62	216
5:15 PM	0	0	0	0	0	0	0	0	0	19	0	0	0	42	0	0	61	228
5:30 PM	0	0	0	0	0	0	0	0	0	19	0	0	0	49	0	0	68	242
5:45 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	30	0	0	44	235
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	76	0	0	0	172	0	0	248	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	4	0		0	0	0		4	
Scooters																		

**Comments:**



QC JOB #: 16005107  
DATE: Thu, Nov 3 2022

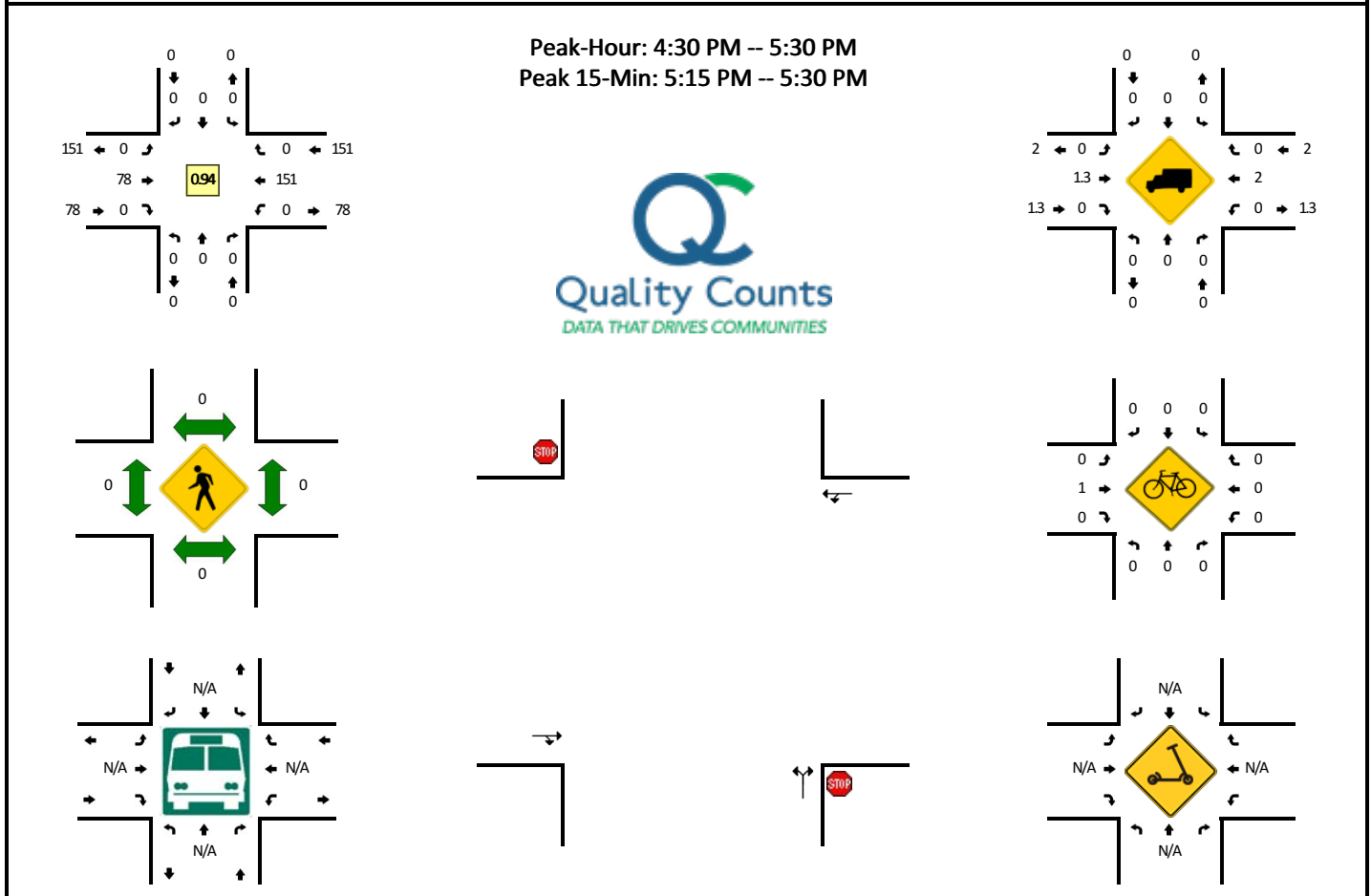


*Comments:*



**LOCATION:** East Dwy to Trucking Facility -- Penny Rd  
**CITY/STATE:** East Dundee, IL

**QC JOB #:** 16005108  
**DATE:** Thu, Nov 3 2022



15-Min Count Period Beginning At	East Dwy to Trucking Facility (Northbound)				East Dwy to Trucking Facility (Southbound)				Penny Rd (Eastbound)				Penny Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
3:00 PM	0	0	1	0	0	0	0	0	0	18	0	0	1	20	0	0	40	
3:15 PM	0	0	0	0	0	0	0	0	0	8	0	0	0	25	0	0	33	
3:30 PM	0	0	0	0	0	0	0	0	0	25	0	0	0	41	0	1	67	
3:45 PM	0	0	0	0	0	0	0	0	0	19	0	0	0	22	0	0	41	181
4:00 PM	0	0	0	0	0	0	0	0	0	15	0	0	0	36	0	0	51	192
4:15 PM	0	0	0	0	0	0	0	0	0	15	0	0	0	31	0	0	46	205
4:30 PM	0	0	0	0	0	0	0	0	0	25	0	0	0	29	0	0	54	192
4:45 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	38	0	0	54	205
5:00 PM	0	0	0	0	0	0	0	0	0	20	0	0	0	40	0	0	60	214
5:15 PM	0	0	0	0	0	0	0	0	0	17	0	0	0	44	0	0	61	229
5:30 PM	0	0	0	0	0	0	0	0	0	21	0	0	0	47	0	0	68	243
5:45 PM	0	0	0	0	0	0	0	0	0	12	0	0	0	27	0	0	39	228
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	68	0	0	0	176	0	0	244	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	8	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

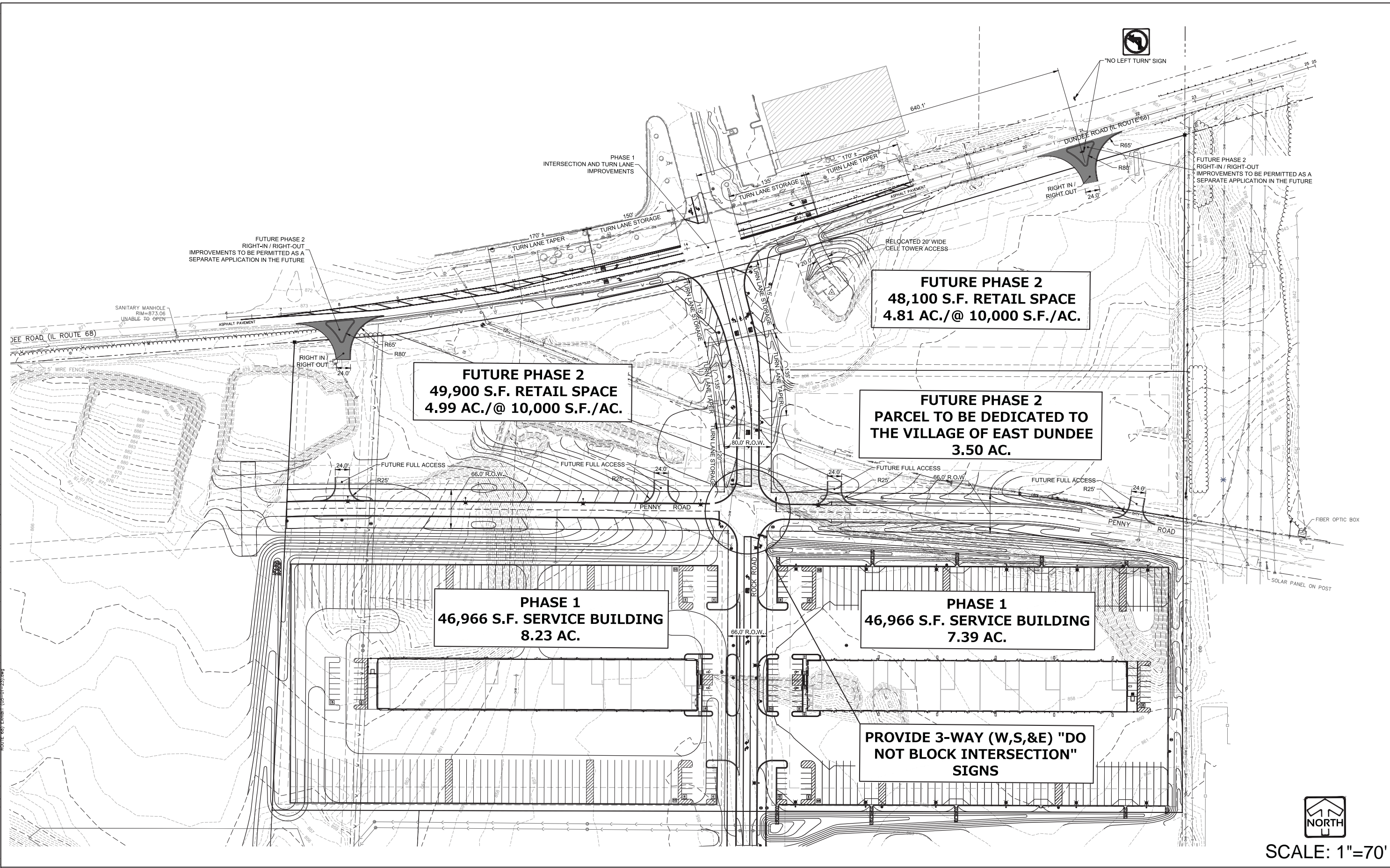
**Comments:**



## Site Plan



9/7/2023 2:50 PM - Z:\Projects\2018\1411.40-IL\37232\ENGINEERING\PLAN\1411.40-IL-37232-05022023-DUNDEE-ROAD-INTERSECTION-IMPROVEMENTS-EXHIBIT.dwg (PLOT) (10/27/2023) 10/27/2023 10:27 AM  
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





## ITE Trip Generation Sheets



# Land Use: 821

## Shopping Plaza (40-150k)

---

### Description

A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA). The term “plaza” in the land use name rather than “center” is simply a means of distinction between the different shopping center size ranges. Various other names are commonly used to categorize a shopping plaza within this size range, depending on its specific size and tenants, such as neighborhood center, community center, and fashion center.

Its major tenant is often a supermarket but many sites are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants. A shopping plaza is almost always open-air and the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between shopping plaza and shopping center (Land Use 820) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

The 40,000 square feet GFA threshold between shopping plaza and strip retail plaza (Land Use 822) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land Use 820), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

### Land Use Subcategory

The presence or absence of a supermarket in a shopping plaza has been determined to have a measurable effect on site trip generation. Therefore, data are presented for two subcategories for this land use: sites with a supermarket anchor and sites without a supermarket.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).



The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Connecticut, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

### **Source Numbers**

105, 110, 156, 159, 186, 198, 204, 211, 213, 239, 259, 260, 295, 301, 304, 305, 307, 317, 319, 358, 376, 390, 400, 404, 437, 444, 446, 507, 580, 598, 658, 728, 908, 926, 944, 946, 960, 973, 974, 1004, 1009, 1025, 1069



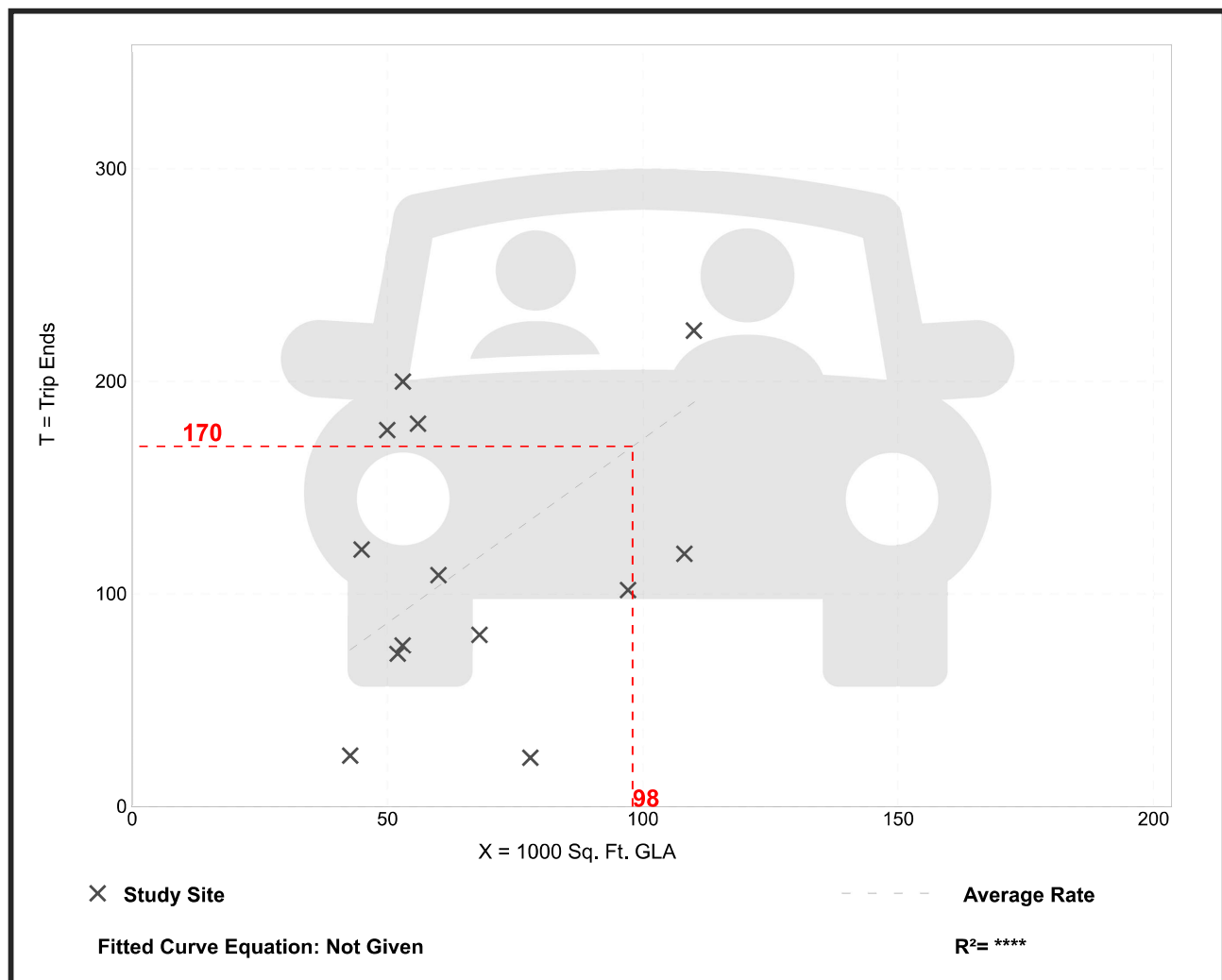
# Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 13  
 Avg. 1000 Sq. Ft. GLA: 67  
 Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
1.73	0.29 - 3.77	1.06

## Data Plot and Equation





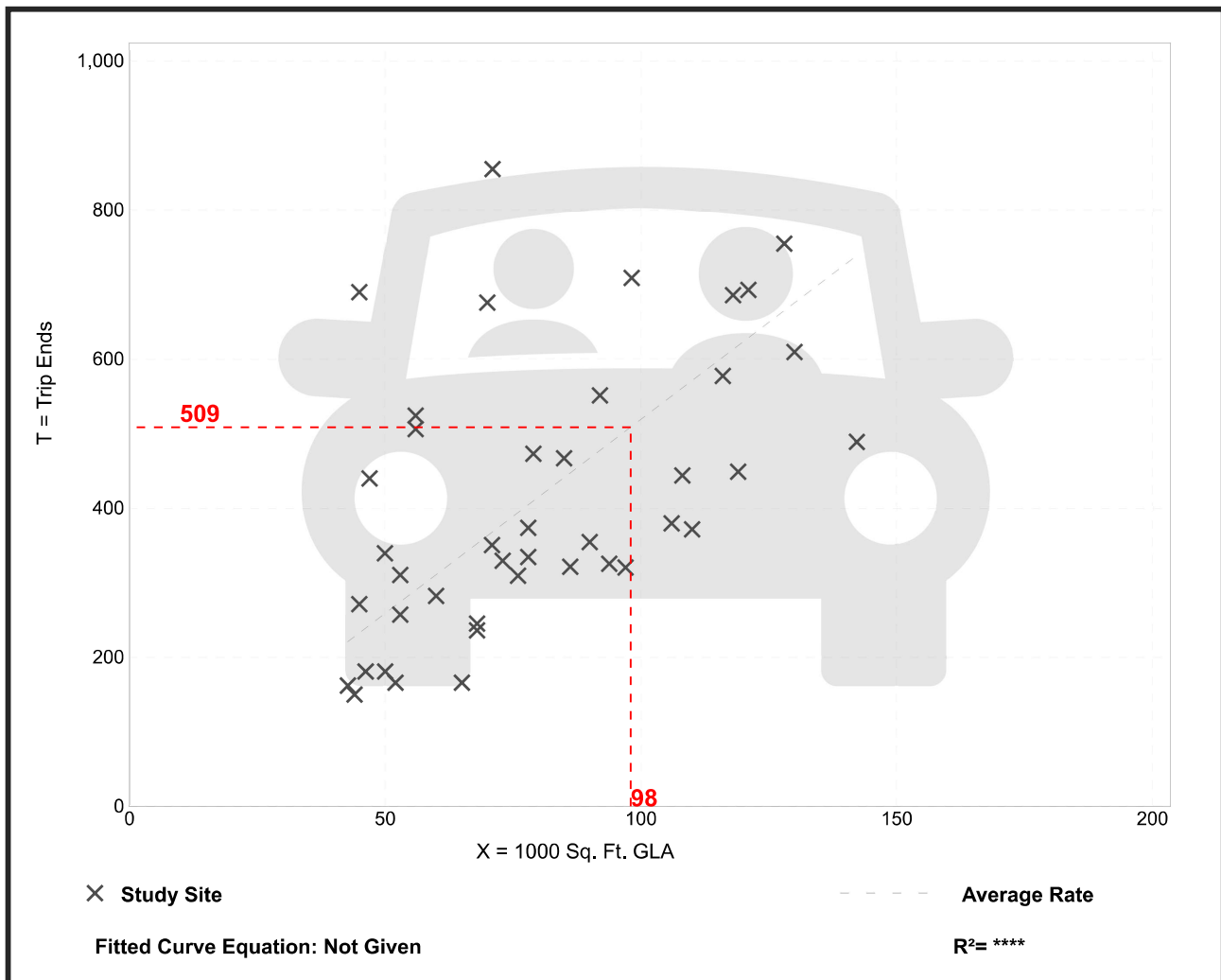
# Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.  
Setting/Location: General Urban/Suburban  
Number of Studies: 42  
Avg. 1000 Sq. Ft. GLA: 79  
Directional Distribution: 49% entering, 51% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
5.19	2.55 - 15.31	2.28

## Data Plot and Equation





## CMAP 2050 Projections Letter





Chicago Metropolitan  
Agency for Planning

433 West Van Buren Street  
Suite 450  
Chicago, IL 60607

312-454-0400  
cmap.illinois.gov

November 29, 2022

Kelly Pachowicz  
Consultant  
Kenig, Lindgren, O'Hara and Aboona  
9575 West Higgins Road  
Suite 400  
Rosemont, IL 60018

**Subject: IL 68 @ Penny Road**  
IDOT

Dear Ms. Pachowicz:

In response to a request made on your behalf and dated November 28, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
IL 68, @ Penny Road	13,400	14,300
Penny Road east of IL 68	2,300	2,450

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2022 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP  
Senior Planner, Research & Analysis

cc: Rios (IDOT)  
2022\_ForecastTraffic\EastDundee\ka-32-22\ka-32-22.docx



## Level of Service Criteria



## LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	
Source: <i>Highway Capacity Manual</i> , 2010.		







Capacity Analysis Summary Sheets  
Existing Weekday Morning Peak Hour



HCM 6th TWSC  
1: Penny Road & IL 68

12/13/2022

Intersection						
Int Delay, s/veh	0.6					
Movement	EBT	EBR	WBL	WBT	NWL	NWR
Lane Configurations						
Traffic Vol, veh/h	664	100	9	238	22	12
Future Vol, veh/h	664	100	9	238	22	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	7	8	44	8	4	8
Mvmt Flow	781	118	11	280	26	14

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	899	0	1142
Stage 1	-	-	-	-	840
Stage 2	-	-	-	-	302
Critical Hdwy	-	-	4.54	-	6.44
Critical Hdwy Stg 1	-	-	-	-	5.44
Critical Hdwy Stg 2	-	-	-	-	5.44
Follow-up Hdwy	-	-	2.596	-	3.536
Pot Cap-1 Maneuver	-	-	606	-	220
Stage 1	-	-	-	-	420
Stage 2	-	-	-	-	745
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	606	-	216
Mov Cap-2 Maneuver	-	-	-	-	331
Stage 1	-	-	-	-	420
Stage 2	-	-	-	-	732







Approach	EB	WB	NW
HCM Control Delay, s	0	0.4	17
HCM LOS			C

Minor Lane/Major Mvmt	NWLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	339	-	-	606	-
HCM Lane V/C Ratio	0.118	-	-	0.017	-
HCM Control Delay (s)	17	-	-	11	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-



HCM 6th TWSC  
2: IL 68 & Prairie Lake Road




12/13/2022

Intersection						
Int Delay, s/veh	1.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	152	526	211	42	8	38
Future Vol, veh/h	152	526	211	42	8	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	160	-	-	135	0	0
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	3	8	7	2	25	26
Mvmt Flow	179	619	248	49	9	45
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	297	0	-	0	1225	248
Stage 1	-	-	-	-	248	-
Stage 2	-	-	-	-	977	-
Critical Hdwy	4.13	-	-	-	6.65	6.46
Critical Hdwy Stg 1	-	-	-	-	5.65	-
Critical Hdwy Stg 2	-	-	-	-	5.65	-
Follow-up Hdwy	2.227	-	-	-	3.725	3.534
Pot Cap-1 Maneuver	1259	-	-	-	177	735
Stage 1	-	-	-	-	742	-
Stage 2	-	-	-	-	331	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1259	-	-	-	152	735
Mov Cap-2 Maneuver	-	-	-	-	258	-
Stage 1	-	-	-	-	637	-
Stage 2	-	-	-	-	331	-
Approach	EB	WB		SB		
HCM Control Delay, s	1.9	0		11.8		
HCM LOS	B					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1259	-	-	-	258	735
HCM Lane V/C Ratio	0.142	-	-	-	0.036	0.061
HCM Control Delay (s)	8.3	-	-	-	19.5	10.2
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.5	-	-	-	0.1	0.2







HCM 6th TWSC  
3: West Access Drive & Penny Road

12/13/2022

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	109	1	0	33	1	3
Future Vol, veh/h	109	1	0	33	1	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	11	0	0	3	100	67
Mvmt Flow	130	1	0	39	1	4
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	131	0	170	131
Stage 1	-	-	-	-	131	-
Stage 2	-	-	-	-	39	-
Critical Hdwy	-	-	4.1	-	7.4	6.87
Critical Hdwy Stg 1	-	-	-	-	6.4	-
Critical Hdwy Stg 2	-	-	-	-	6.4	-
Follow-up Hdwy	-	-	2.2	-	4.4	3.903
Pot Cap-1 Maneuver	-	-	1467	-	639	771
Stage 1	-	-	-	-	701	-
Stage 2	-	-	-	-	782	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1467	-	639	771
Mov Cap-2 Maneuver	-	-	-	-	639	-
Stage 1	-	-	-	-	701	-
Stage 2	-	-	-	-	782	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		9.9	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	733	-	-	1467	-	
HCM Lane V/C Ratio	0.006	-	-	-	-	
HCM Control Delay (s)	9.9	-	-	0	-	
HCM Lane LOS	A	-	-	A	-	
HCM 95th %tile Q(veh)	0	-	-	0	-	



Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	109	2	2	34	0	0	0	0	0	0	0
Future Vol, veh/h	1	109	2	2	34	0	0	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	10	100	100	3	0	0	0	0	0	0	0
Mvmt Flow	1	130	2	2	40	0	0	0	0	0	0	0
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	40	0	0	132	0	0	177	177	131	177	178	40
Stage 1	-	-	-	-	-	-	133	133	-	44	44	-
Stage 2	-	-	-	-	-	-	44	44	-	133	134	-
Critical Hdwy	4.1	-	-	5.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	3.1	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1583	-	-	1019	-	-	790	720	924	790	719	1037
Stage 1	-	-	-	-	-	-	875	790	-	975	862	-
Stage 2	-	-	-	-	-	-	975	862	-	875	789	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1583	-	-	1019	-	-	788	718	924	788	717	1037
Mov Cap-2 Maneuver	-	-	-	-	-	-	788	718	-	788	717	-
Stage 1	-	-	-	-	-	-	874	789	-	974	860	-
Stage 2	-	-	-	-	-	-	973	860	-	874	788	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.5			0			0		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	-	1583	-	-	1019	-	-	-				
HCM Lane V/C Ratio	-	0.001	-	-	0.002	-	-	-				
HCM Control Delay (s)	0	7.3	0	-	8.5	0	-	0				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	-				







Capacity Analysis Summary Sheets  
Existing Weekday Evening Peak Hour



HCM 6th TWSC  
1: Penny Road & IL 68

12/13/2022

Intersection						
Int Delay, s/veh	3.1					
Movement	EBT	EBR	WBL	WBT	NWL	NWR
Lane Configurations						
Traffic Vol, veh/h	305	64	14	593	147	3
Future Vol, veh/h	305	64	14	593	147	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	4	2	0	3	4	0
Mvmt Flow	335	70	15	652	162	3

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	405	0	1052	370
Stage 1	-	-	-	-	370	-
Stage 2	-	-	-	-	682	-
Critical Hdwy	-	-	4.1	-	6.44	6.2
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	-	-	2.2	-	3.536	3.3
Pot Cap-1 Maneuver	-	-	1165	-	249	680
Stage 1	-	-	-	-	694	-
Stage 2	-	-	-	-	498	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1165	-	246	680
Mov Cap-2 Maneuver	-	-	-	-	369	-
Stage 1	-	-	-	-	694	-
Stage 2	-	-	-	-	492	-







Approach	EB	WB	NW
HCM Control Delay, s	0	0.2	22.2
HCM LOS			C

Minor Lane/Major Mvmt	NWLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	372	-	-	1165	-
HCM Lane V/C Ratio	0.443	-	-	0.013	-
HCM Control Delay (s)	22.2	-	-	8.1	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	2.2	-	-	0	-



HCM 6th TWSC  
2: IL 68 & Prairie Lake Road

12/13/2022




Intersection						
Int Delay, s/veh	2.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	35	271	471	11	39	131
Future Vol, veh/h	35	271	471	11	39	131
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	160	-	-	135	0	0
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	11	3	3	18	8	2
Mvmt Flow	39	304	529	12	44	147
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	541	0	-	0	911	529
Stage 1	-	-	-	-	529	-
Stage 2	-	-	-	-	382	-
Critical Hdwy	4.21	-	-	-	6.48	6.22
Critical Hdwy Stg 1	-	-	-	-	5.48	-
Critical Hdwy Stg 2	-	-	-	-	5.48	-
Follow-up Hdwy	2.299	-	-	-	3.572	3.318
Pot Cap-1 Maneuver	984	-	-	-	297	550
Stage 1	-	-	-	-	579	-
Stage 2	-	-	-	-	677	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	984	-	-	-	285	550
Mov Cap-2 Maneuver	-	-	-	-	406	-
Stage 1	-	-	-	-	556	-
Stage 2	-	-	-	-	677	-
Approach	EB	WB		SB		
HCM Control Delay, s	1	0		14.1		
HCM LOS	B					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	984	-	-	-	406	550
HCM Lane V/C Ratio	0.04	-	-	-	0.108	0.268
HCM Control Delay (s)	8.8	-	-	-	14.9	13.9
HCM Lane LOS	A	-	-	-	B	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4	1.1



# HCM 6th TWSC

## 3: West Access Drive & Penny Road





12/13/2022

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	79	0	0	149	0	0
Future Vol, veh/h	79	0	0	149	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	1	0	0	2	0	0
Mvmt Flow	86	0	0	162	0	0
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	86	0	248	86
Stage 1	-	-	-	-	86	-
Stage 2	-	-	-	-	162	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1523	-	745	978
Stage 1	-	-	-	-	942	-
Stage 2	-	-	-	-	872	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1523	-	745	978
Mov Cap-2 Maneuver	-	-	-	-	745	-
Stage 1	-	-	-	-	942	-
Stage 2	-	-	-	-	872	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		0	
HCM LOS	A					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	-	-	-	1523	-	
HCM Lane V/C Ratio	-	-	-	-	-	
HCM Control Delay (s)	0	-	-	0	-	
HCM Lane LOS	A	-	-	A	-	
HCM 95th %tile Q(veh)	-	-	-	0	-	



HCM 6th TWSC  
4: East Access Drive & Penny Road

12/13/2022

Intersection												
Int Delay, s/veh	0											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	78	0	0	151	0	0	0	0	0	0	0
Future Vol, veh/h	0	78	0	0	151	0	0	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	1	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	0	83	0	0	161	0	0	0	0	0	0	0
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	161	0	0	83	0	0	244	244	83	244	244	161
Stage 1	-	-	-	-	-	-	83	83	-	161	161	-
Stage 2	-	-	-	-	-	-	161	161	-	83	83	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1430	-	-	1527	-	-	714	661	982	714	661	889
Stage 1	-	-	-	-	-	-	930	830	-	846	769	-
Stage 2	-	-	-	-	-	-	846	769	-	930	830	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1430	-	-	1527	-	-	714	661	982	714	661	889
Mov Cap-2 Maneuver	-	-	-	-	-	-	714	661	-	714	661	-
Stage 1	-	-	-	-	-	-	930	830	-	846	769	-
Stage 2	-	-	-	-	-	-	846	769	-	930	830	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0			0			0		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	-	1430	-	-	1527	-	-	-				
HCM Lane V/C Ratio	-	-	-	-	-	-	-	-				
HCM Control Delay (s)	0	0	-	-	0	-	-	0				
HCM Lane LOS	A	A	-	-	A	-	-	A				
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	-				








Capacity Analysis Summary Sheets  
Year 2028 No-Build Weekday Morning Peak Hour



HCM 6th TWSC  
1: Penny Road & IL 68

12/20/2022

Intersection						
Int Delay, s/veh	0.6					
Movement	EBT	EBR	WBL	WBT	NWL	NWR
Lane Configurations						
Traffic Vol, veh/h	671	101	9	240	22	12
Future Vol, veh/h	671	101	9	240	22	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	7	8	44	8	4	8
Mvmt Flow	789	119	11	282	26	14

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	908
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.54
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.596
Pot Cap-1 Maneuver	-	-	601
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	601
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NW
HCM Control Delay, s	0	0.4	17.2
HCM LOS			C

Minor Lane/Major Mvmt	NWLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	335	-	-	601	-
HCM Lane V/C Ratio	0.119	-	-	0.018	-
HCM Control Delay (s)	17.2	-	-	11.1	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-









HCM 6th TWSC  
2: IL 68 & Prairie Lake Road

12/20/2022

Intersection

Int Delay, s/veh 1.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	152	531	213	42	8	38
Future Vol, veh/h	152	531	213	42	8	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	160	-	-	135	0	0
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	3	8	7	2	25	26
Mvmt Flow	179	625	251	49	9	45

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	300	0	0 1234 251
Stage 1	-	-	- 251 -
Stage 2	-	-	- 983 -
Critical Hdwy	4.13	-	- 6.65 6.46
Critical Hdwy Stg 1	-	-	- 5.65 -
Critical Hdwy Stg 2	-	-	- 5.65 -
Follow-up Hdwy	2.227	-	- 3.725 3.534
Pot Cap-1 Maneuver	1255	-	- 175 733
Stage 1	-	-	- 740 -
Stage 2	-	-	- 329 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1255	-	- 150 733
Mov Cap-2 Maneuver	-	-	- 256 -
Stage 1	-	-	- 634 -
Stage 2	-	-	- 329 -

Approach	EB	WB	SB
HCM Control Delay, s	1.9	0	11.8
HCM LOS			B




Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1255	-	-	-	256	733
HCM Lane V/C Ratio	0.142	-	-	-	0.037	0.061
HCM Control Delay (s)	8.3	-	-	-	19.6	10.2
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.5	-	-	-	0.1	0.2



# HCM 6th TWSC

## 3: West Access Drive & Penny Road





12/20/2022

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	110	1	0	33	1	3
Future Vol, veh/h	110	1	0	33	1	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	11	0	0	3	100	67
Mvmt Flow	131	1	0	39	1	4
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	132	0	171	132
Stage 1	-	-	-	-	132	-
Stage 2	-	-	-	-	39	-
Critical Hdwy	-	-	4.1	-	7.4	6.87
Critical Hdwy Stg 1	-	-	-	-	6.4	-
Critical Hdwy Stg 2	-	-	-	-	6.4	-
Follow-up Hdwy	-	-	2.2	-	4.4	3.903
Pot Cap-1 Maneuver	-	-	1466	-	638	770
Stage 1	-	-	-	-	701	-
Stage 2	-	-	-	-	782	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1466	-	638	770
Mov Cap-2 Maneuver	-	-	-	-	638	-
Stage 1	-	-	-	-	701	-
Stage 2	-	-	-	-	782	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		10	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	732	-	-	1466	-	
HCM Lane V/C Ratio	0.007	-	-	-	-	
HCM Control Delay (s)	10	-	-	0	-	
HCM Lane LOS	B	-	-	A	-	
HCM 95th %tile Q(veh)	0	-	-	0	-	



HCM 6th TWSC  
4: East Access Drive & Penny Road

12/20/2022

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	110	2	2	34	0	0	0	0	0	0	0
Future Vol, veh/h	1	110	2	2	34	0	0	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	10	100	100	3	0	0	0	0	0	0	0
Mvmt Flow	1	131	2	2	40	0	0	0	0	0	0	0
Major/Minor	Major1		Major2			Minor1			Minor2			
Conflicting Flow All	40	0	0	133	0	0	178	178	132	178	179	40
Stage 1	-	-	-	-	-	-	134	134	-	44	44	-
Stage 2	-	-	-	-	-	-	44	44	-	134	135	-
Critical Hdwy	4.1	-	-	5.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	3.1	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1583	-	-	1018	-	-	789	719	923	789	718	1037
Stage 1	-	-	-	-	-	-	874	789	-	975	862	-
Stage 2	-	-	-	-	-	-	975	862	-	874	789	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1583	-	-	1018	-	-	787	717	923	787	716	1037
Mov Cap-2 Maneuver	-	-	-	-	-	-	787	717	-	787	716	-
Stage 1	-	-	-	-	-	-	873	788	-	974	860	-
Stage 2	-	-	-	-	-	-	973	860	-	873	788	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	0.1		0.5			0			0			
HCM LOS						A			A			
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	-	1583	-	-	1018	-	-	-				
HCM Lane V/C Ratio	-	0.001	-	-	0.002	-	-	-				
HCM Control Delay (s)	0	7.3	0	-	8.5	0	-	0				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	-				



Capacity Analysis Summary Sheets  
Year 2028 No-Build Weekday Evening Peak Hour







HCM 6th TWSC  
1: Penny Road & IL 68

12/20/2022

Intersection

Int Delay, s/veh 3.1

Movement	EBT	EBR	WBL	WBT	NWL	NWR
Lane Configurations						
Traffic Vol, veh/h	308	65	14	599	148	3
Future Vol, veh/h	308	65	14	599	148	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	100	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	4	2	0	3	4	0
Mvmt Flow	338	71	15	658	163	3

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	409
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.1
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.2
Pot Cap-1 Maneuver	-	-	1161
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1161
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-







Approach	EB	WB	NW
HCM Control Delay, s	0	0.2	22.5
HCM LOS			C

Minor Lane/Major Mvmt	NWLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	369	-	-	1161	-
HCM Lane V/C Ratio	0.45	-	-	0.013	-
HCM Control Delay (s)	22.5	-	-	8.1	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	2.3	-	-	0	-



HCM 6th TWSC  
2: IL 68 & Prairie Lake Road

12/20/2022

Intersection						
Int Delay, s/veh	2.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	35	274	476	11	39	131
Future Vol, veh/h	35	274	476	11	39	131
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	160	-	-	135	0	0
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	11	3	3	18	8	2
Mvmt Flow	39	308	535	12	44	147

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	547	0	921
Stage 1	-	-	535
Stage 2	-	-	386
Critical Hdwy	4.21	-	6.48
Critical Hdwy Stg 1	-	-	5.48
Critical Hdwy Stg 2	-	-	5.48
Follow-up Hdwy	2.299	-	3.572
Pot Cap-1 Maneuver	979	-	293
Stage 1	-	-	575
Stage 2	-	-	674
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	979	-	281
Mov Cap-2 Maneuver	-	-	403
Stage 1	-	-	552
Stage 2	-	-	674

Approach	EB	WB	SB
HCM Control Delay, s	1	0	14.2
HCM LOS	B		




Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	979	-	-	-	403	545
HCM Lane V/C Ratio	0.04	-	-	-	0.109	0.27
HCM Control Delay (s)	8.8	-	-	-	15	14
HCM Lane LOS	A	-	-	-	C	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4	1.1



# HCM 6th TWSC

## 3: West Access Drive & Penny Road





12/20/2022

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	80	0	0	150	0	0
Future Vol, veh/h	80	0	0	150	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	1	0	0	2	0	0
Mvmt Flow	87	0	0	163	0	0
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	87	0	250	87
Stage 1	-	-	-	-	87	-
Stage 2	-	-	-	-	163	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1522	-	743	977
Stage 1	-	-	-	-	941	-
Stage 2	-	-	-	-	871	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1522	-	743	977
Mov Cap-2 Maneuver	-	-	-	-	743	-
Stage 1	-	-	-	-	941	-
Stage 2	-	-	-	-	871	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	-	-	-	1522	-	
HCM Lane V/C Ratio	-	-	-	-	-	
HCM Control Delay (s)	0	-	-	0	-	
HCM Lane LOS	A	-	-	A	-	
HCM 95th %tile Q(veh)	-	-	-	0	-	



HCM 6th TWSC  
4: East Access Drive & Penny Road

12/20/2022

Intersection												
Int Delay, s/veh	0											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	78	0	0	153	0	0	0	0	0	0	0
Future Vol, veh/h	0	78	0	0	153	0	0	0	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	1	0	0	2	0	0	0	0	0	0	0
Mvmt Flow	0	83	0	0	163	0	0	0	0	0	0	0
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	163	0	0	83	0	0	246	246	83	246	246	163
Stage 1	-	-	-	-	-	-	83	83	-	163	163	-
Stage 2	-	-	-	-	-	-	163	163	-	83	83	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1428	-	-	1527	-	-	712	660	982	712	660	887
Stage 1	-	-	-	-	-	-	930	830	-	844	767	-
Stage 2	-	-	-	-	-	-	844	767	-	930	830	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1428	-	-	1527	-	-	712	660	982	712	660	887
Mov Cap-2 Maneuver	-	-	-	-	-	-	712	660	-	712	660	-
Stage 1	-	-	-	-	-	-	930	830	-	844	767	-
Stage 2	-	-	-	-	-	-	844	767	-	930	830	-
Approach	EB		WB				NB			SB		
HCM Control Delay, s	0		0				0			0		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	-	1428	-	-	1527	-	-	-				
HCM Lane V/C Ratio	-	-	-	-	-	-	-	-				
HCM Control Delay (s)	0	0	-	-	0	-	-	0				
HCM Lane LOS	A	A	-	-	A	-	-	A				
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	-				



























Capacity Analysis Summary Sheets  
Year 2028 Total Projected Weekday Morning Peak Hour



# Lanes, Volumes, Timings

## 2: IL 68 & Prairie Lake Road

05/02/2023

													
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	152	546	119	78	213	42	39	0	37	8	0	38	
Future Volume (vph)	152	546	119	78	213	42	39	0	37	8	0	38	
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900	
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12	
Grade (%)	0%				0%				0%				
Storage Length (ft)	160			160	150			150	120			120	0
Storage Lanes	1			1	1			1	1			1	0
Taper Length (ft)	170			170				160				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Ped Bike Factor													
Frt			0.850				0.850				0.850		
Flt Protected	0.950				0.950				0.950				
Satd. Flow (prot)	1752	1852	1553	1612	1869	1583	1597	1863	1324	1444	1282	0	
Flt Permitted	0.602				0.396				0.493				
Satd. Flow (perm)	1110	1852	1553	672	1869	1583	829	1863	1324	1151	1282	0	
Right Turn on Red			Yes				Yes				Yes		
Satd. Flow (RTOR)			114				82				494		
Link Speed (mph)	45				45		30				25		
Link Distance (ft)	532				716		457				520		
Travel Time (s)	8.1				10.8		10.4				14.2		
Confl. Peds. (#/hr)													
Confl. Bikes (#/hr)													
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Heavy Vehicles (%)	3%	8%	4%	12%	7%	2%	13%	2%	22%	25%	2%	26%	
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0	
Parking (#/hr)													
Mid-Block Traffic (%)	0%				0%				0%				
Shared Lane Traffic (%)													
Lane Group Flow (vph)	160	575	125	82	224	44	41	0	39	8	40	0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt		Perm	pm+pt	NA		
Protected Phases	5	2	1		6	7		4	3		8		
Permitted Phases	2	2		6	6		4	4		8			
Detector Phase	5	2	2	1	6	6	7	4	4	3	8		
Switch Phase													
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0	8.0	3.0	5.0	5.0	3.0	5.0		
Minimum Split (s)	9.5	24.0	24.0	9.5	24.0	24.0	9.5	15.0	15.0	9.5	15.0		
Total Split (s)	15.0	75.0	75.0	15.0	75.0	75.0	15.0	15.0	15.0	15.0	15.0		
Total Split (%)	12.5%	62.5%	62.5%	12.5%	62.5%	62.5%	12.5%	12.5%	12.5%	12.5%	12.5%		
Yellow Time (s)	3.0	4.0	4.0	3.0	4.0	4.0	3.0	4.0	4.0	3.0	4.0		
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0		
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Total Lost Time (s)	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0		
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None		
Act Effct Green (s)	96.9	88.2	88.2	94.0	84.1	84.1	17.6	13.1		13.0	5.5		
Actuated g/C Ratio	0.81	0.74	0.74	0.78	0.70	0.70	0.15	0.11		0.11	0.05		

22-373 Truck Facility - East Dundee  
Year 2028 Total Weekday Morning Peak Hour













Synchro 11 Report  
KP



# Lanes, Volumes, Timings

## 2: IL 68 & Prairie Lake Road

05/02/2023

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.17	0.42	0.11	0.14	0.17	0.04	0.23		0.07	0.06	0.05	
Control Delay	3.5	9.8	2.0	3.8	8.0	0.4	45.4		0.2	41.8	0.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	
Total Delay	3.5	9.8	2.0	3.8	8.0	0.4	45.4		0.2	41.8	0.1	
LOS	A	A	A	A	A	A	D		A	D	A	
Approach Delay		7.5			6.1			23.4			7.1	
Approach LOS		A			A			C			A	
Queue Length 50th (ft)	24	189	3	12	60	0	28		0	5	0	
Queue Length 95th (ft)	45	297	24	26	106	3	60		0	19	0	
Internal Link Dist (ft)		452			636			377			440	
Turn Bay Length (ft)	160		160	150		150	120		120			
Base Capacity (vph)	971	1360	1171	642	1310	1134	207		589	204	773	
Starvation Cap Reductn	0	0	0	0	0	0	0		0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0		0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0		0	0	0	
Reduced v/c Ratio	0.16	0.42	0.11	0.13	0.17	0.04	0.20		0.07	0.04	0.05	

### Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.42

Intersection Signal Delay: 8.1




Intersection LOS: A

Intersection Capacity Utilization 53.8%













ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 2: IL 68 & Prairie Lake Road

				
Ø1	Ø2 (R)		Ø3	Ø4
15 s	75 s		15 s	15 s
				
Ø5	Ø6 (R)		Ø7	Ø8
15 s	75 s		15 s	15 s








Intersection												
Int Delay, s/veh	3.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	152	546	119	78	213	42	39	0	37	8	0	38
Future Vol, veh/h	152	546	119	78	213	42	39	0	37	8	0	38
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	160	-	160	150	-	150	120	-	120	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	3	8	4	10	7	2	13	0	22	25	0	26
Mvmt Flow	160	575	125	82	224	44	41	0	39	8	0	40
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	268	0	0	700	0	0	1325	1327	575	1365	1408	224
Stage 1	-	-	-	-	-	-	895	895	-	388	388	-
Stage 2	-	-	-	-	-	-	430	432	-	977	1020	-
Critical Hdwy	4.13	-	-	4.2	-	-	7.23	6.5	6.42	7.35	6.5	6.46
Critical Hdwy Stg 1	-	-	-	-	-	-	6.23	5.5	-	6.35	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.23	5.5	-	6.35	5.5	-
Follow-up Hdwy	2.227	-	-	2.29	-	-	3.617	4	3.498	3.725	4	3.534
Pot Cap-1 Maneuver	1290	-	-	861	-	-	126	157	482	111	140	759
Stage 1	-	-	-	-	-	-	321	362	-	592	612	-
Stage 2	-	-	-	-	-	-	582	586	-	274	317	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1290	-	-	861	-	-	100	125	482	86	111	759
Mov Cap-2 Maneuver	-	-	-	-	-	-	185	212	-	122	166	-
Stage 1	-	-	-	-	-	-	281	317	-	519	554	-
Stage 2	-	-	-	-	-	-	499	530	-	221	278	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.5			2.3			21.7			14.6		
HCM LOS							C			B		
Minor Lane/Major Mvmt	NBLn1	NBLn2	NBLn3	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2	
Capacity (veh/h)	185	-	482	1290	-	-	861	-	-	122	759	
HCM Lane V/C Ratio	0.222	-	0.081	0.124	-	-	0.095	-	-	0.069	0.053	
HCM Control Delay (s)	29.9	0	13.1	8.2	-	-	9.6	-	-	36.7	10	
HCM Lane LOS	D	A	B	A	-	-	A	-	-	E	B	
HCM 95th %tile Q(veh)	0.8	-	0.3	0.4	-	-	0.3	-	-	0.2	0.2	







HCM 6th TWSC  
3: Rock Road & Penny Road

05/02/2023

Intersection												
Int Delay, s/veh	5.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	6	1	6	8	42	1	17	6	124	39	34
Future Vol, veh/h	16	6	1	6	8	42	1	17	6	124	39	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	120	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	33	13	0	100	76	67	0	33	0
Mvmt Flow	17	6	1	6	8	44	1	18	6	131	41	36
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	370	347	59	348	362	21	77	0	0	24	0	0
Stage 1	321	321	-	23	23	-	-	-	-	-	-	-
Stage 2	49	26	-	325	339	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.43	6.63	6.2	5.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.43	5.63	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.43	5.63	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.797	4.117	3.3	3.1	-	-	2.2	-	-
Pot Cap-1 Maneuver	590	580	1012	552	548	1062	1076	-	-	1604	-	-
Stage 1	695	655	-	921	855	-	-	-	-	-	-	-
Stage 2	969	878	-	627	621	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	523	532	1012	512	503	1062	1076	-	-	1604	-	-
Mov Cap-2 Maneuver	523	532	-	512	503	-	-	-	-	-	-	-
Stage 1	694	601	-	920	854	-	-	-	-	-	-	-
Stage 2	919	877	-	569	570	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12		9.6		0.3		4.7					
HCM LOS	B		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1076	-	-	537	834	1604	-	-				
HCM Lane V/C Ratio	0.001	-	-	0.045	0.071	0.081	-	-				
HCM Control Delay (s)	8.3	0	-	12	9.6	7.4	-	-				
HCM Lane LOS	A	A	-	B	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0.3	-	-				






Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	118	2	2	48	14	0	0	0	0	0	5
Future Vol, veh/h	1	118	2	2	48	14	0	0	0	0	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	11	100	100	6	0	0	0	0	0	0	0
Mvmt Flow	1	140	2	2	57	17	0	0	0	0	0	6
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	74	0	0	142	0	0	216	221	141	213	214	66
Stage 1	-	-	-	-	-	-	143	143	-	70	70	-
Stage 2	-	-	-	-	-	-	73	78	-	143	144	-
Critical Hdwy	4.1	-	-	5.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	3.1	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1538	-	-	1009	-	-	745	681	912	748	687	1003
Stage 1	-	-	-	-	-	-	865	782	-	945	841	-
Stage 2	-	-	-	-	-	-	942	834	-	865	782	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1538	-	-	1009	-	-	739	679	912	747	685	1003
Mov Cap-2 Maneuver	-	-	-	-	-	-	739	679	-	747	685	-
Stage 1	-	-	-	-	-	-	864	781	-	944	839	-
Stage 2	-	-	-	-	-	-	935	832	-	864	781	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.3			0			8.6		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	-	1538	-	-	1009	-	-	1003				
HCM Lane V/C Ratio	-	0.001	-	-	0.002	-	-	0.006				
HCM Control Delay (s)	0	7.3	0	-	8.6	0	-	8.6				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0				



HCM 6th TWSC  
5: Right-In/Right-Out & IL 68




05/02/2023

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	805	11	0	298	0	12
Future Vol, veh/h	805	11	0	298	0	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Stop
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	0	0	13	0	0
Mvmt Flow	847	12	0	314	0	13
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	-	-	-	-	847
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	0	0	-	0	365
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	365
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		15.2		
HCM LOS				C		
Minor Lane/Major Mvmt	NBLn1	EBT	WBT			
Capacity (veh/h)	365	-	-			
HCM Lane V/C Ratio	0.035	-	-			
HCM Control Delay (s)	15.2	-	-			
HCM Lane LOS	C	-	-			
HCM 95th %tile Q(veh)	0.1	-	-			



HCM 6th TWSC  
6: East Access Drive & IL 68

05/02/2023

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	568	23	0	333	0	18
Future Vol, veh/h	568	23	0	333	0	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Stop
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	8	0	0	7	0	0
Mvmt Flow	598	24	0	351	0	19
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	-	-	-	-	598
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	0	0	-	0	506
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	506
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		12.4		
HCM LOS				B		
Minor Lane/Major Mvmt	NBLn1	EBT	WBT			
Capacity (veh/h)	506	-	-			
HCM Lane V/C Ratio	0.037	-	-			
HCM Control Delay (s)	12.4	-	-			
HCM Lane LOS	B	-	-			
HCM 95th %tile Q(veh)	0.1	-	-			



























Capacity Analysis Summary Sheets  
Year 2028 Total Projected Weekday Evening Peak Hour



Lanes, Volumes, Timings  
2: IL 68 & Prairie Lake Road

05/02/2023













												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	35	362	82	128	476	11	228	0	73	39	0	131
Future Volume (vph)	35	362	82	128	476	11	228	0	73	39	0	131
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	160		160	150		150	120		120	0		0
Storage Lanes	1		1	1		1	1		1	1		0
Taper Length (ft)	170			170			160			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850			0.850		0.850	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1626	1961	1524	1687	1942	1369	1770	1863	1455	1671	1583	0
Flt Permitted	0.410			0.435			0.440			0.757		
Satd. Flow (perm)	702	1961	1524	772	1942	1369	820	1863	1455	1332	1583	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			86			82			591		419	
Link Speed (mph)		45			45			30			25	
Link Distance (ft)		532			716			457			520	
Travel Time (s)		8.1			10.8			10.4			14.2	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	11%	2%	6%	7%	3%	18%	2%	2%	11%	8%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	37	381	86	135	501	12	240	0	77	41	138	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt		Perm	pm+pt	NA	
Protected Phases	5	2		1	6		7	4		3	8	
Permitted Phases	2		2	6		6	4		4	8		
Detector Phase	5	2	2	1	6	6	7	4	4	3	8	
Switch Phase												
Minimum Initial (s)	3.0	8.0	8.0	3.0	8.0	8.0	3.0	5.0	5.0	3.0	5.0	
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	9.5	15.0	15.0	9.5	15.0	
Total Split (s)	15.0	75.0	75.0	15.0	75.0	75.0	15.0	15.0	15.0	15.0	15.0	
Total Split (%)	12.5%	62.5%	62.5%	12.5%	62.5%	62.5%	12.5%	12.5%	12.5%	12.5%	12.5%	
Yellow Time (s)	3.0	4.0	4.0	3.0	4.0	4.0	3.0	4.0	4.0	3.0	4.0	
All-Red Time (s)	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	6.0	3.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	
Act Effect Green (s)	72.9	63.4	63.4	78.6	69.6	69.6	35.4		23.4	16.2	5.5	
Actuated g/C Ratio	0.61	0.53	0.53	0.66	0.58	0.58	0.30		0.20	0.14	0.05	



# Lanes, Volumes, Timings

## 2: IL 68 & Prairie Lake Road

05/02/2023

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.08	0.37	0.10	0.23	0.45	0.01	0.56		0.10	0.20	0.29	
Control Delay	9.0	19.1	4.0	9.6	17.6	0.0	39.2		0.3	33.2	1.6	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	
Total Delay	9.0	19.1	4.0	9.6	17.6	0.0	39.2		0.3	33.2	1.6	
LOS	A	B	A	A	B	A	D		A	C	A	
Approach Delay		15.8			15.6			29.7			8.8	
Approach LOS		B			B			C			A	
Queue Length 50th (ft)	9	167	0	37	226	0	151		0	23	0	
Queue Length 95th (ft)	25	276	29	70	356	0	216		0	48	0	
Internal Link Dist (ft)		452			636			377			440	
Turn Bay Length (ft)	160		160	150		150	120		120			
Base Capacity (vph)	546	1137	919	597	1186	868	430		759	261	506	
Starvation Cap Reductn	0	0	0	0	0	0	0		0	0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0		0	0	0	
Storage Cap Reductn	0	0	0	0	0	0	0		0	0	0	
Reduced v/c Ratio	0.07	0.34	0.09	0.23	0.42	0.01	0.56		0.10	0.16	0.27	

### Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green

Natural Cycle: 60

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.56

Intersection Signal Delay: 17.6




Intersection LOS: B

Intersection Capacity Utilization 64.5%

ICU Level of Service C

Analysis Period (min) 15













Splits and Phases: 2: IL 68 & Prairie Lake Road

 Ø1	 Ø2 (R)	 Ø3	 Ø4
15 s	75 s	15 s	15 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
15 s	75 s	15 s	15 s



HCM 6th TWSC  
2: Rock Road/Prairie Lake Road & IL 68

05/02/2023






Intersection																	
Int Delay, s/veh	45.5																
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR					
Lane Configurations																	
Traffic Vol, veh/h	35	362	82	128	476	11	228	0	72	39	0	131					
Future Vol, veh/h	35	362	82	128	476	11	228	0	72	39	0	131					
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0					
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop					
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None					
Storage Length	160	-	160	150	-	150	120	-	120	0	-	-					
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-					
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-					
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95					
Heavy Vehicles, %	11	2	6	6	3	18	2	0	11	8	0	2					
Mvmt Flow	37	381	86	135	501	12	240	0	76	41	0	138					
Major/Minor	Major1			Major2			Minor1			Minor2							
Conflicting Flow All	513	0	0	467	0	0	1301	1238	381	1307	1312	501					
Stage 1	-	-	-	-	-	-	455	455	-	771	771	-					
Stage 2	-	-	-	-	-	-	846	783	-	536	541	-					
Critical Hdwy	4.21	-	-	4.16	-	-	7.12	6.5	6.31	7.18	6.5	6.22					
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.5	-	6.18	5.5	-					
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.5	-	6.18	5.5	-					
Follow-up Hdwy	2.299	-	-	2.254	-	-	3.518	4	3.399	3.572	4	3.318					
Pot Cap-1 Maneuver	1008	-	-	1074	-	-	~ 138	177	647	133	160	570					
Stage 1	-	-	-	-	-	-	585	572	-	384	413	-					
Stage 2	-	-	-	-	-	-	357	407	-	518	524	-					
Platoon blocked, %		-	-		-	-											
Mov Cap-1 Maneuver	1008	-	-	1074	-	-	~ 92	149	647	103	135	570					
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 164	245	-	199	228	-					
Stage 1	-	-	-	-	-	-	563	551	-	370	361	-					
Stage 2	-	-	-	-	-	-	~ 237	356	-	441	505	-					
Approach	EB			WB			NB			SB							
HCM Control Delay, s	0.6			1.8			223.4			16.6							
HCM LOS							F			C							
Minor Lane/Major Mvmt	NBLn1			NBLn2			NBLn3			EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	164			-			647			1008	-	-	1074	-	-	199	570
HCM Lane V/C Ratio	1.463			-			0.117			0.037	-	-	0.125	-	-	0.206	0.242
HCM Control Delay (s)	290.4			0			11.3			8.7	-	-	8.8	-	-	27.7	13.3
HCM Lane LOS	F			A			B			A	-	-	A	-	-	D	B
HCM 95th %tile Q(veh)	15.4			-			0.4			0.1	-	-	0.4	-	-	0.8	0.9
Notes																	
~: Volume exceeds capacity		\$: Delay exceeds 300s				+: Computation Not Defined				*: All major volume in platoon							







# HCM 6th TWSC

## 3: Rock Road & Penny Road

05/02/2023

Intersection												
Int Delay, s/veh	8.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	69	23	0	3	20	192	0	38	7	113	17	81
Future Vol, veh/h	69	23	0	3	20	192	0	38	7	113	17	81
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	120	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	4	0	67	30	0	0	34	29	0	76	0
Mvmt Flow	73	24	0	3	21	202	0	40	7	119	18	85
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	454	346	61	355	385	44	103	0	0	47	0	0
Stage 1	299	299	-	44	44	-	-	-	-	-	-	-
Stage 2	155	47	-	311	341	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.54	6.2	7.77	6.8	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.54	-	6.77	5.8	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.54	-	6.77	5.8	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.036	3.3	4.103	4.27	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	520	574	1010	496	508	1032	1502	-	-	1573	-	-
Stage 1	714	663	-	828	806	-	-	-	-	-	-	-
Stage 2	852	852	-	581	592	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	381	530	1010	451	469	1032	1502	-	-	1573	-	-
Mov Cap-2 Maneuver	381	530	-	451	469	-	-	-	-	-	-	-
Stage 1	714	613	-	828	806	-	-	-	-	-	-	-
Stage 2	667	852	-	516	547	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	16.5		10.2		0		4					
HCM LOS	C		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1502	-	-	410	914	1573	-	-				
HCM Lane V/C Ratio	-	-	-	0.236	0.248	0.076	-	-				
HCM Control Delay (s)	0	-	-	16.5	10.2	7.5	-	-				
HCM Lane LOS	A	-	-	C	B	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0.9	1	0.2	-	-				






Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	108	0	0	175	34	0	0	0	0	0	22
Future Vol, veh/h	0	108	0	0	175	34	0	0	0	0	0	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	3	0	0	5	0	0	0	0	0	0	0
Mvmt Flow	0	115	0	0	186	36	0	0	0	0	0	23
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	222	0	0	115	0	0	331	337	115	319	319	204
Stage 1	-	-	-	-	-	-	115	115	-	204	204	-
Stage 2	-	-	-	-	-	-	216	222	-	115	115	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1359	-	-	1487	-	-	626	587	943	638	601	842
Stage 1	-	-	-	-	-	-	895	804	-	803	737	-
Stage 2	-	-	-	-	-	-	791	723	-	895	804	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1359	-	-	1487	-	-	608	587	943	638	601	842
Mov Cap-2 Maneuver	-	-	-	-	-	-	608	587	-	638	601	-
Stage 1	-	-	-	-	-	-	895	804	-	803	737	-
Stage 2	-	-	-	-	-	-	769	723	-	895	804	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0			0			9.4		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	-	1359	-	-	1487	-	-	842				
HCM Lane V/C Ratio	-	-	-	-	-	-	-	0.028				
HCM Control Delay (s)	0	0	-	-	0	-	-	9.4				
HCM Lane LOS	A	A	-	-	A	-	-	A				
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.1				



HCM 6th TWSC  
5: Right-In/Right-Out & IL 68




05/02/2023

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	425	25	0	854	0	54
Future Vol, veh/h	425	25	0	854	0	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Stop
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	0	2	13	2	0
Mvmt Flow	447	26	0	899	0	57
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	447
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	0	0	-	0	616
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	616
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		11.4	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	WBT			
Capacity (veh/h)	616	-	-			
HCM Lane V/C Ratio	0.092	-	-			
HCM Control Delay (s)	11.4	-	-			
HCM Lane LOS	B	-	-			
HCM 95th %tile Q(veh)	0.3	-	-			



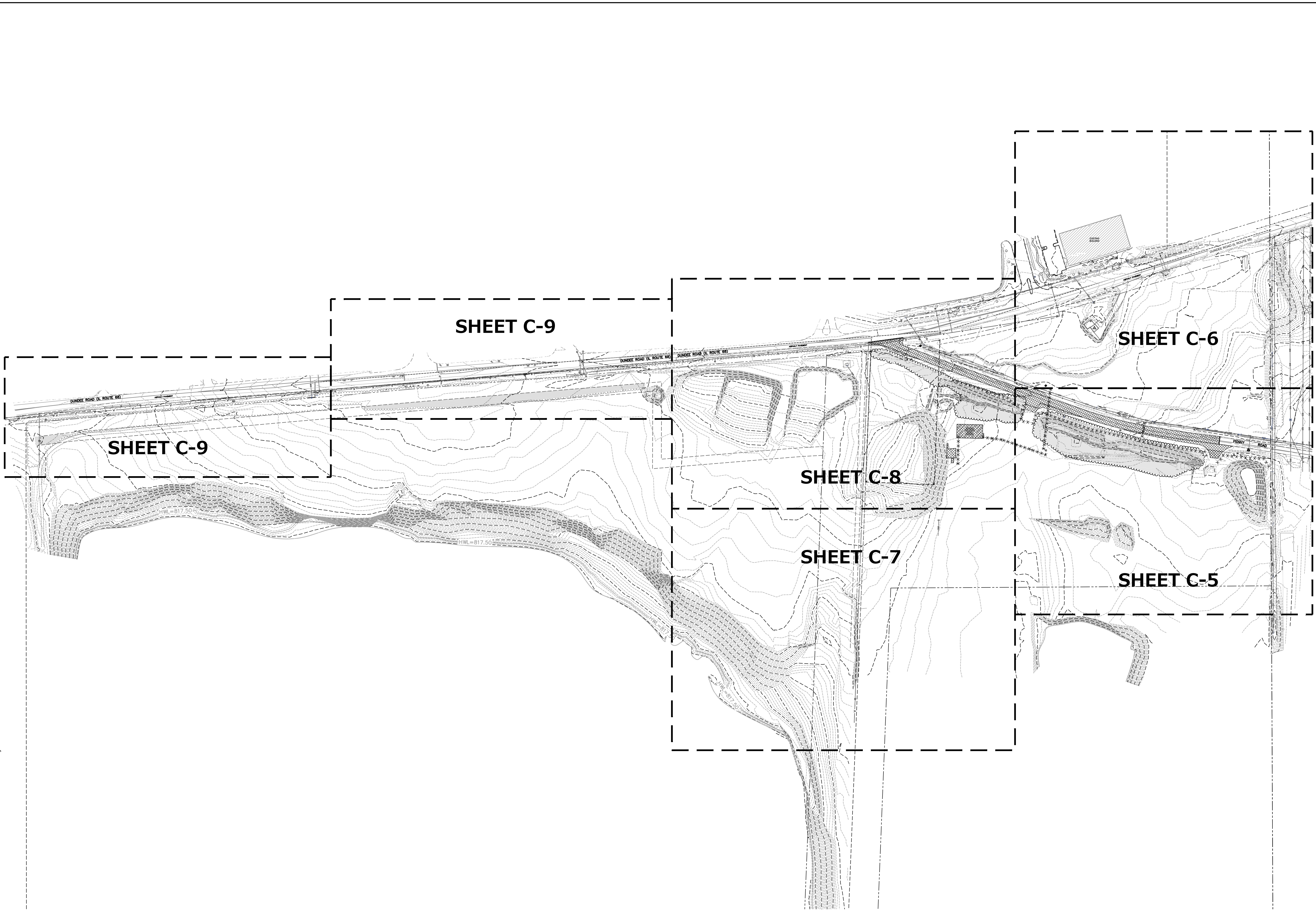
HCM 6th TWSC  
6: East Access Drive & IL 68

05/02/2023

Intersection						
Int Delay, s/veh	0.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	417	56	0	615	0	80
Future Vol, veh/h	417	56	0	615	0	80
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Stop
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	0	0	3	0	0
Mvmt Flow	439	59	0	647	0	84
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	-	-	-	-	439
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	0	0	-	0	622
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	622
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		11.7		
HCM LOS				B		
Minor Lane/Major Mvmt	NBLn1	EBT	WBT			
Capacity (veh/h)	622	-	-			
HCM Lane V/C Ratio	0.135	-	-			
HCM Control Delay (s)	11.7	-	-			
HCM Lane LOS	B	-	-			
HCM 95th %tile Q(veh)	0.5	-	-			



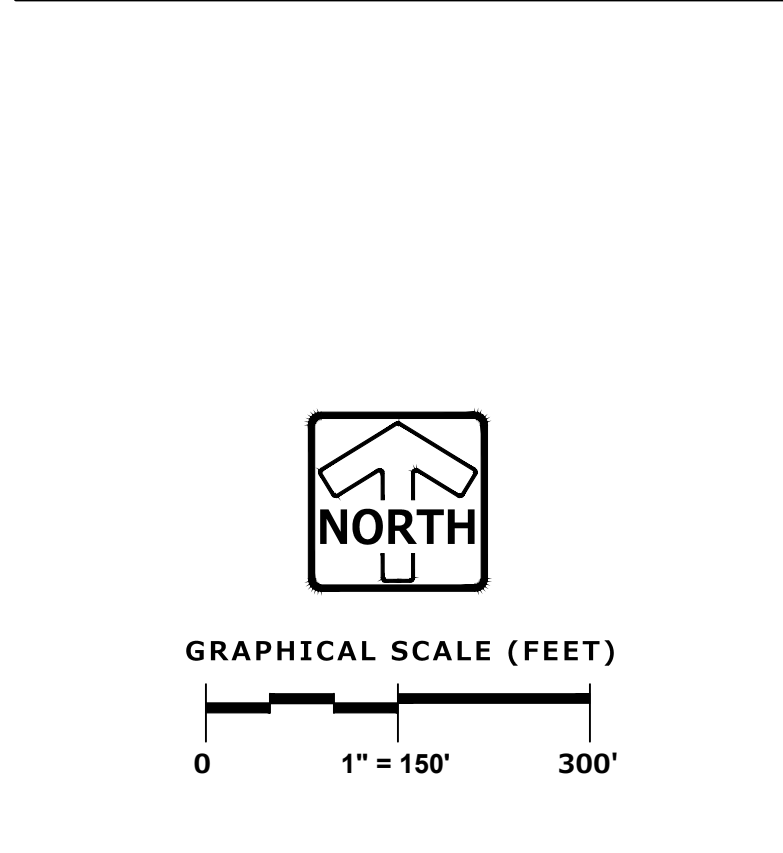
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DESIGNED: SSS  
REVIEWED: BDJ  
DRAFTED: SSS  
Pinnacle Engineering Group, LLC  
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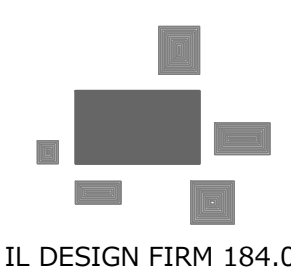


- ### DEMOLITION NOTES
1. CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL OF ALL STRUCTURES, FOUNDATIONS, SIDEWALKS, PAVEMENT, DRIVES, DRAINAGE STRUCTURES, UTILITIES, BRUSH/TREE CLEARING ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
  4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY DRAIN TILES AND NOTIFYING ENGINEER PRIOR TO CONSTRUCTION.
  6. ALL EXISTING INFORMATION AND EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES.
  7. CONTRACTOR SHALL SECURE THE SITE FROM THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROVED PRACTICES.
  8. ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
  9. PRIOR TO DEMOLITION OCCURRING, ALL SPECIFIED EROSION CONTROL PRACTICES SHALL BE INSTALLED.
  10. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS IN ACCORDANCE WITH THE PLAN DOCUMENTS.
  11. CONTRACTOR SHALL SAW-CUT (FULL DEPTH) ALL EXISTING HARD SURFACES WHERE A PORTION OF THE HARD SURFACE SHALL REMAIN AND OTHER BE REMOVED. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
  12. CONTRACTOR SHALL MAINTAIN AND KEEP CLEAN ALL EXISTING ROADS, SIDEWALKS, WALKING PATHS, AND SITE ACCESS TO ENSURE THE SAFETY OF THE SURROUNDS PUBLIC AND BUSINESSES.

NOTE:  
EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY PINNACLE ENGINEERING GROUP, LLC. ON 04/25/2022. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

DEMOLITION LEGEND	
	FULL DEPTH PAVEMENT REMOVAL
	TREE & BRUSH REMOVAL
	TREE TO BE REMOVED
	PIPE / UTILITY REMOVAL
	SITE FEATURE TO BE REMOVED
	SILT FENCE
	TREE PROTECTION FENCE
	STRAW WATTLE
	INLET PROTECTION





**PINNACLE ENGINEERING GROUP**  
IL DESIGN FIRM 184.006289-0010

PLAN | DESIGN | DELIVER  
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CHICAGO OFFICE:  
1051 E. MAIN ST., SUITE 217  
EAST DUNDEE, IL 60118  
(847) 551-5300

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## ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

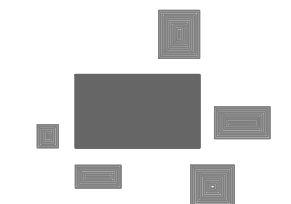
REVISIONS	
1. PER VILLAGE REVIEW	2/16/23

## OVERALL EXISTING CONDITIONS & KEY MAP

PEG JOB No. 1411-40-IL	BDJ
PEG PM	BDJ
START DATE	01/06/23
SCALE	1" = 150'
SHEET	C-4
OF	C-45



3/24/2023 10:07 AM - Z:\Projects\2018\1411-1414-IL\312 - ENGINEERING\FINAL SHEETSET\C-3 EXISTING CONDITIONS & DEMOLITION PLAN.dwg  
DESIGNED: SSS  
CHECKED: BDU  
REVIEWED: BDU  
DATE: 03/24/2023



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# ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

REVISIONS			
1.	PER VILLAGE REVIEW	2/16/23	

**EXISTING CONDITIONS & DEMOLITION PLAN**

REG JOB No. 1411-1414-IL  
REG PM BDU  
START DATE 01/06/23  
SCALE 1" = 40'


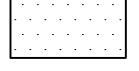

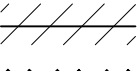
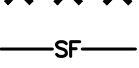
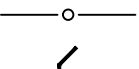

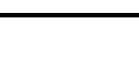

SHEET  
C-5  
OF  
C-45

### DEMOLITION NOTES

- CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL OF ALL STRUCTURES, FOUNDATIONS, SIDEWALKS, PAVEMENT, DRIVES, DRAINAGE STRUCTURES, UTILITIES, BRUSH/TREE CLEARING ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
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	FULL DEPTH PAVEMENT REMOVAL
	TREE & BRUSH REMOVAL
	TREE TO BE REMOVED
	PIPE / UTILITY REMOVAL
	SITE FEATURE TO BE REMOVED
	SILT FENCE
	TREE PROTECTION FENCE
	STRAW WATTLE
	INLET PROTECTION

GRAPHICAL SCALE (FEET)



3/24/2023 10:07 AM - Z:\Projects\2018\1411-IL-1312 - ENGINEERING\FINAL SHEETSET\C-3 EXISTING CONDITIONS & DEMOLITION PLAN.dwg  
DESIGNED: SSS  
DRAWN: P. HANAWAY  
REVIEWED: BDJ  
DATE: 03/24/2023



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	TREE PROTECTION FENCE
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	INLET PROTECTION

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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## ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

REVISIONS	
1. PER VILLAGE REVIEW	2/16/23

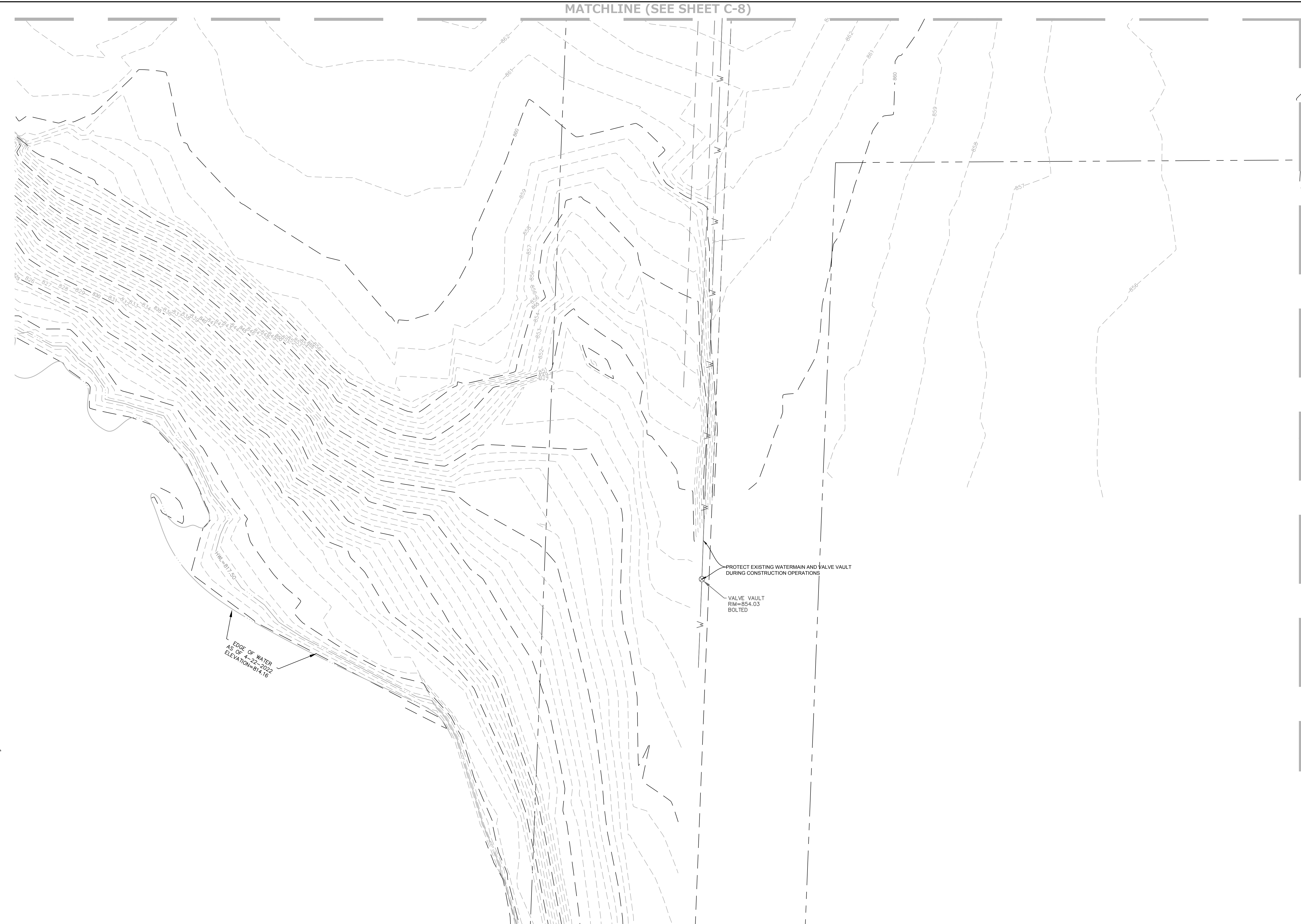
## EXISTING CONDITIONS & DEMOLITION PLAN

PEJ JOB No. 1411-IL-1312  
REG. NO. 01/06/23  
START DATE 01/06/23  
SCALE 1" = 40'

SHEET  
**C-6**  
OF  
**C-45**



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DESIGNED: BDL  
REVIEWED: BDL  
DRAFTED: SSS  
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MATCHLINE (SEE SHEET C-5)

#### DEMOLITION NOTES

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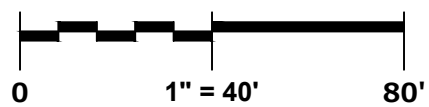
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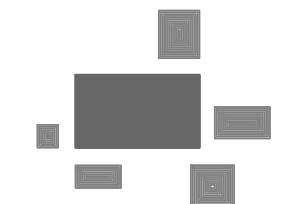
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GRAPHICAL SCALE (FEET)





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## ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

REVISIONS			
1.	PER VILLAGE REVIEW	2/16/23	

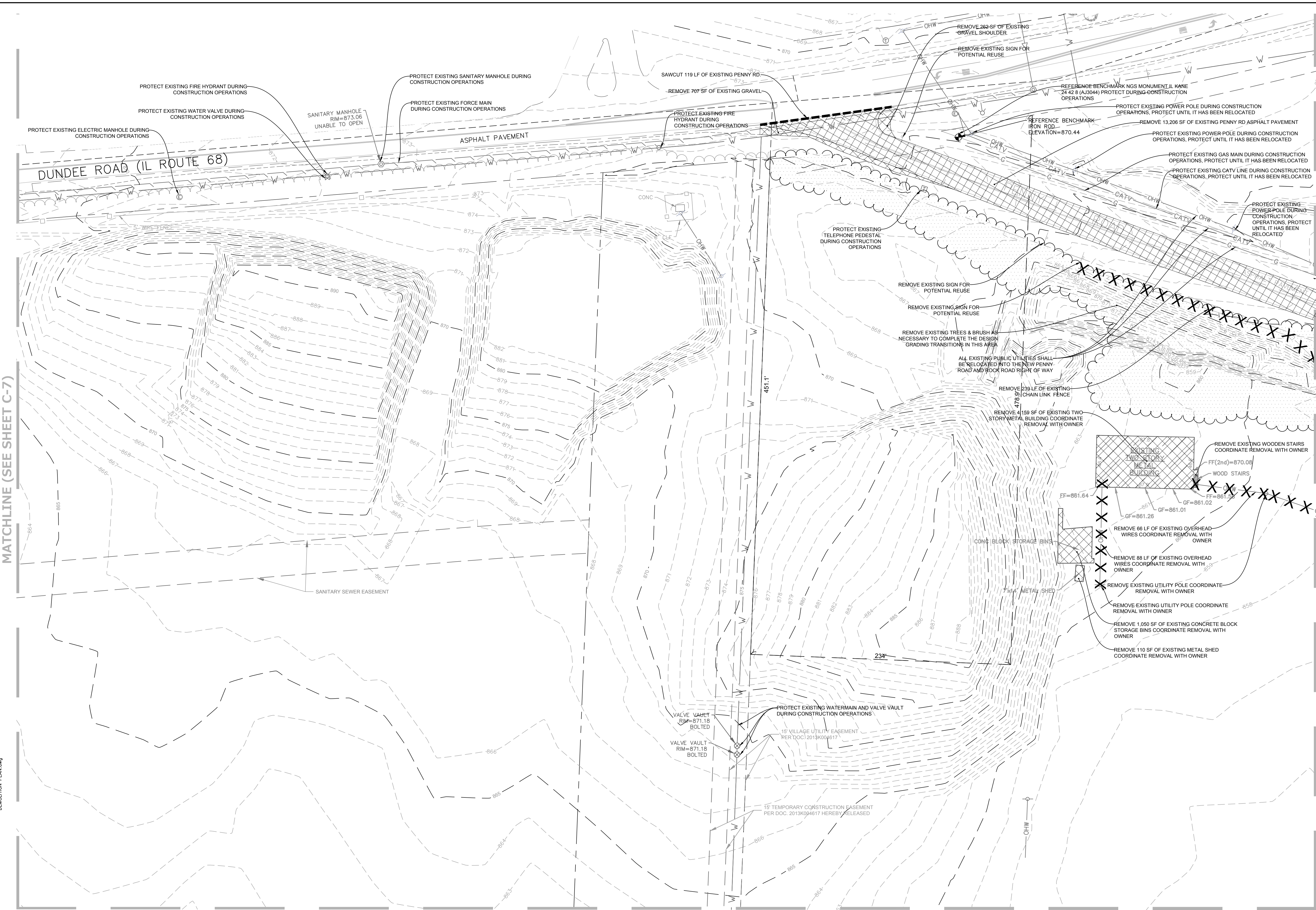
## EXISTING CONDITIONS & DEMOLITION PLAN

PEG JOB NO. 1411-40-IL  
BDJ  
START DATE 01/06/23  
SCALE 1" = 40'

SHEET  
**C-7**  
OF  
**C-45**



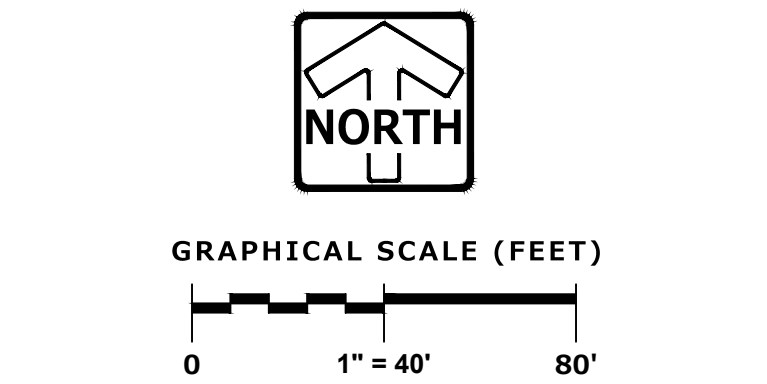
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DESIGNED: BDL  
CHECKED: BDL  
DRAWN: BDL  
REVIEWED: BDL  
DATE: 03/24/2023  
PROJECT: 1411-IL-01  
SHEET: C-3  
SCALE: 1" = 40'

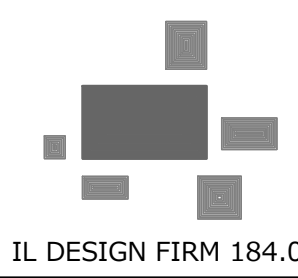


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## ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

REVISIONS	
1. PER VILLAGE REVIEW	2/16/23

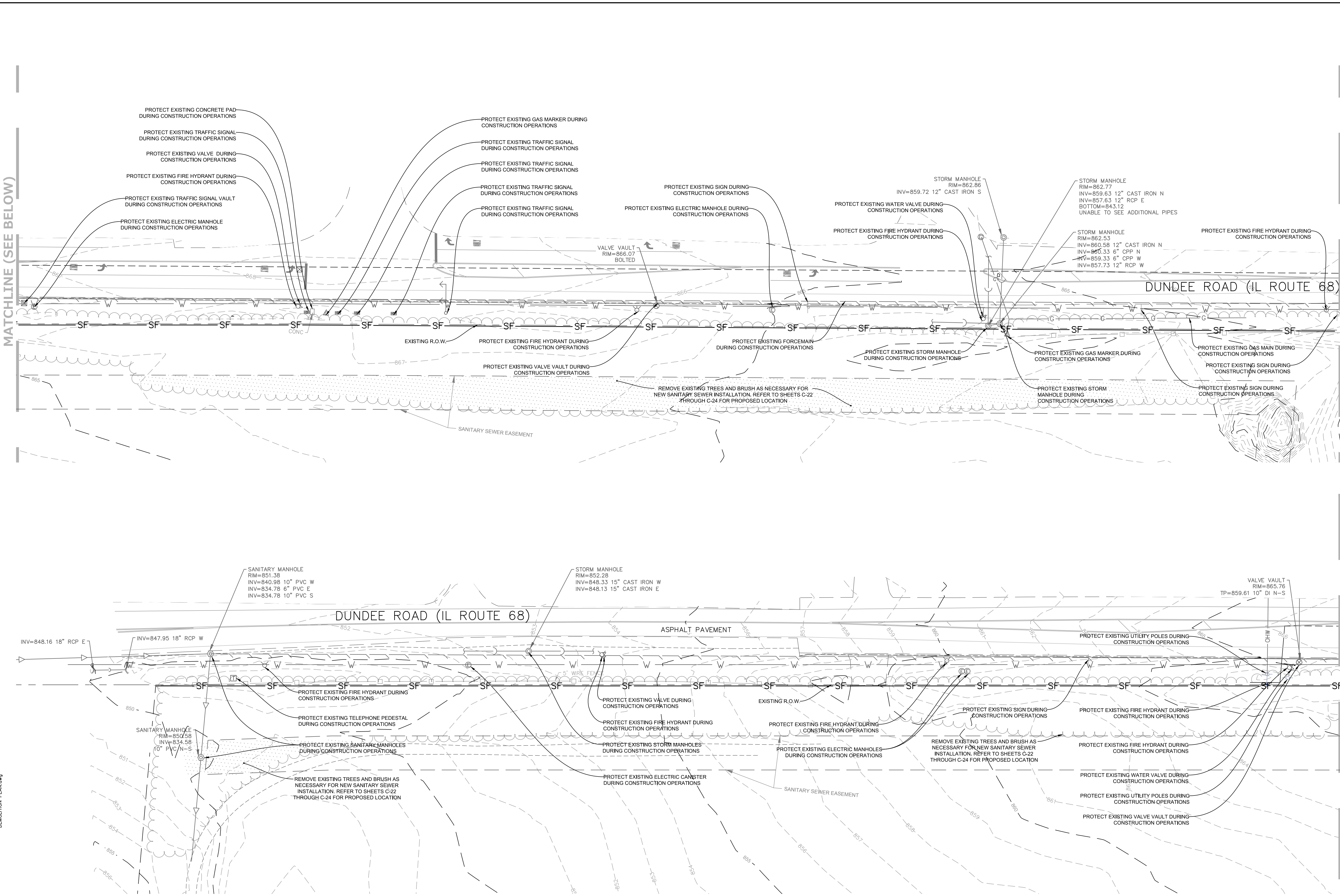
**EXISTING CONDITIONS & DEMOLITION PLAN**

REG JOB No. 1411-IL-01  
REG PM BDL  
START DATE 01/06/23  
SCALE 1" = 40'

SHEET  
**C-8**  
OF  
**C-45**



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DESIGNED: BDL  
CHECKED: BDL  
DRAWN: SSS  
PLOT: SSS  
REVIEWED: BDL  
DATE: 03/24/2023  
PROJECT: 1411-40-IL-1312 - ENGINEERING\FINAL SHEETSET\C-3 EXISTING CONDITIONS & DEMOLITION PLAN



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## ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

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1. PER VILLAGE REVIEW	2/16/23

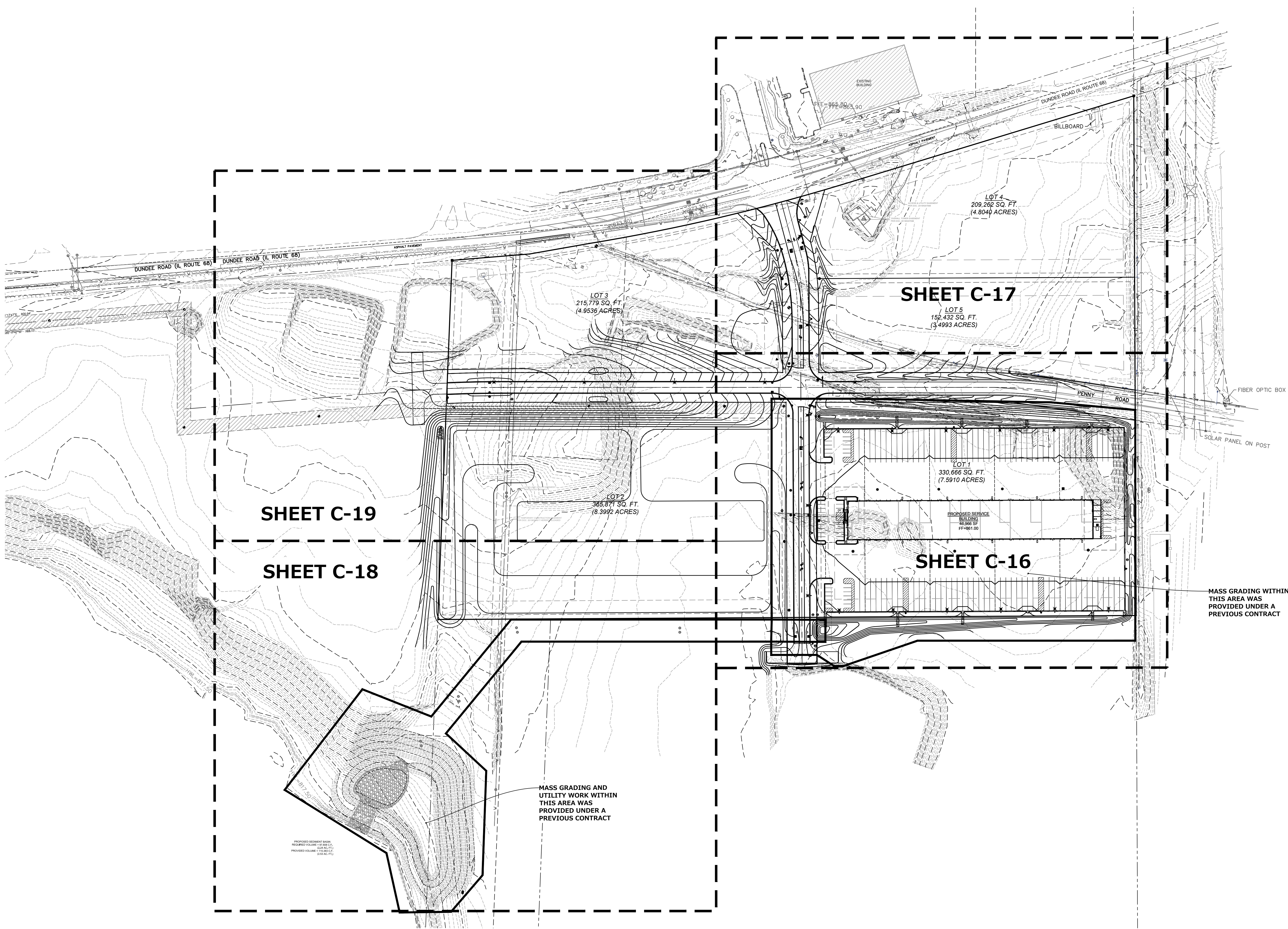
EXISTING CONDITIONS & DEMOLITION PLAN

PEC JOB No. 1411-40-IL  
BDJ  
PEG PM  
START DATE 01/06/23  
SCALE 1" = 40'

SHEET  
C-9  
OF  
C-45  
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REVIEWED: BDJ  
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- ### GRADING NOTES
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  - CONTRACTOR SHALL MEET ALL COMPACTION REQUIREMENTS AS SPECIFIED ON SHEET C-2 AND PER IDOT.
  - CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
  - PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
  - REFER TO CONSTRUCTION DETAILS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
  - ALL EXISTING AND PROPOSED CONTOURS ARE SHOWN IN 1' INCREMENTS.
  - CONTRACTOR SHALL NOT BLOCK DRAINAGE.
  - CONTRACTOR SHALL ADJUST ALL RIM ELEVATIONS OF EXISTING STRUCTURES TO PROPOSED GRADE.
  - CONTRACTOR SHALL REFER TO PLAN SPECIFICATIONS, SOIL EROSION CONTROL PLAN, AND SWPPP PRIOR TO CONSTRUCTION FOR WATER QUALITY REQUIREMENTS ASSOCIATED WITH LAND DISTURBANCE.
  - WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1 WITH AN APPARENT OPENING SIZE OF 0.5 MM.

- ### ELEVATIONS
- CONTOURS ARE SHOWN AS FINISHED GRADE.
  - SPOT ELEVATIONS ARE SHOWN AS FLOW LINE ALONG THE CURB AND GUTTER AND FINISHED GRADE ELSEWHERE UNLESS SPECIFIED AS BELOW:  
FL = FLOW LINE  
TC = TOP OF CURB  
SW = SIDEWALK GRADE  
FF = FINISHED FLOOR ELEVATION  
TDC = TOP OF DEPRESSED CURB

- ### LEGEND
- | EXISTING | PROPOSED |                            |
|----------|----------|----------------------------|
|          |          | STORM DRAINAGE STRUCTURE   |
|          |          | PRECAST FLARED END SECTION |
|          |          | CONTOUR                    |
|          |          | SPOT ELEVATION             |
|          |          | DIRECTION OF SURFACE FLOW  |
|          |          | OVERFLOW RELIEF ROUTING    |
|          |          | PROPOSED RIDGELINE         |
|          |          | TYPICAL SLOPE              |

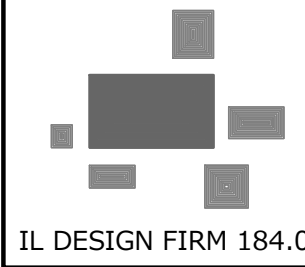


GRAPHICAL SCALE (FEET)  
0 1" = 100' 200'

REVISIONS	
1. PER VILLAGE REVIEW	2/16/23



DESIGNED: SSS  
DRAFTED: SSS  
REVIEWED: BDL  
3/24/2023 12:56 PM - Z:\Projects\2018\1411-40-IL\1312 - ENGINEERING\FINAL\SHEET\OVERALL GRADING PLAN & KEY MAP.dwg  
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# ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

REVISIONS	
1. PER VILLAGE REVIEW	2/16/23

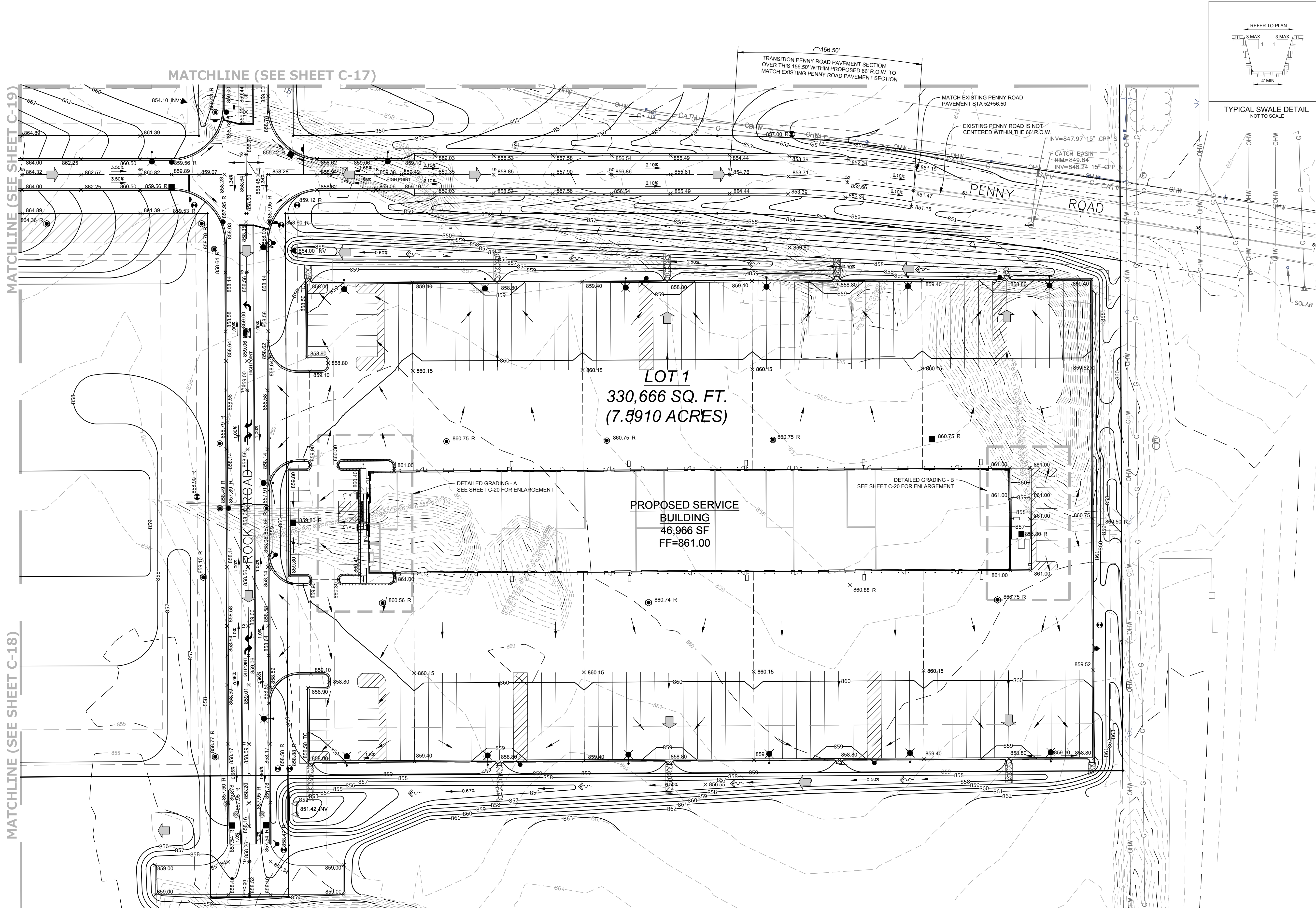
## GRADING PLAN

GRAPHICAL SCALE (FEET)  
0 1" = 40' 80'

**NORTH**

PEG JOB No. **1411-40-IL**  
BDJ  
REG PM  
START DATE **01/06/23**  
SCALE **1" = 40'**

SHEET  
**C-16**  
OF  
**C-45**



### GRADING NOTES

- CONTRACTOR SHALL CONTACT 811 PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
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- WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1 WITH AN APPARENT OPENING SIZE OF 0.5 MM.

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TC = TOP OF CURB  
SW = SIDEWALK GRADE  
FF = FINISHED FLOOR ELEVATION  
TDC = TOP OF DEPRESSED CURB

### LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
		PRECAST FLARED END SECTION
		CONTOUR
		SPOT ELEVATION
		DIRECTION OF SURFACE FLOW
		OVERFLOW RELIEF ROUTING
		PROPOSED RIDGELINE
		TYPICAL SLOPE



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# ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

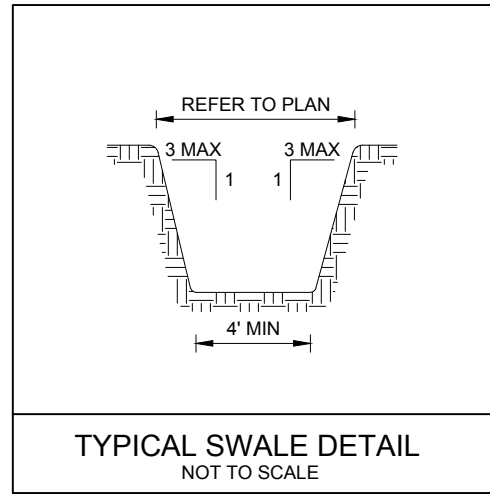
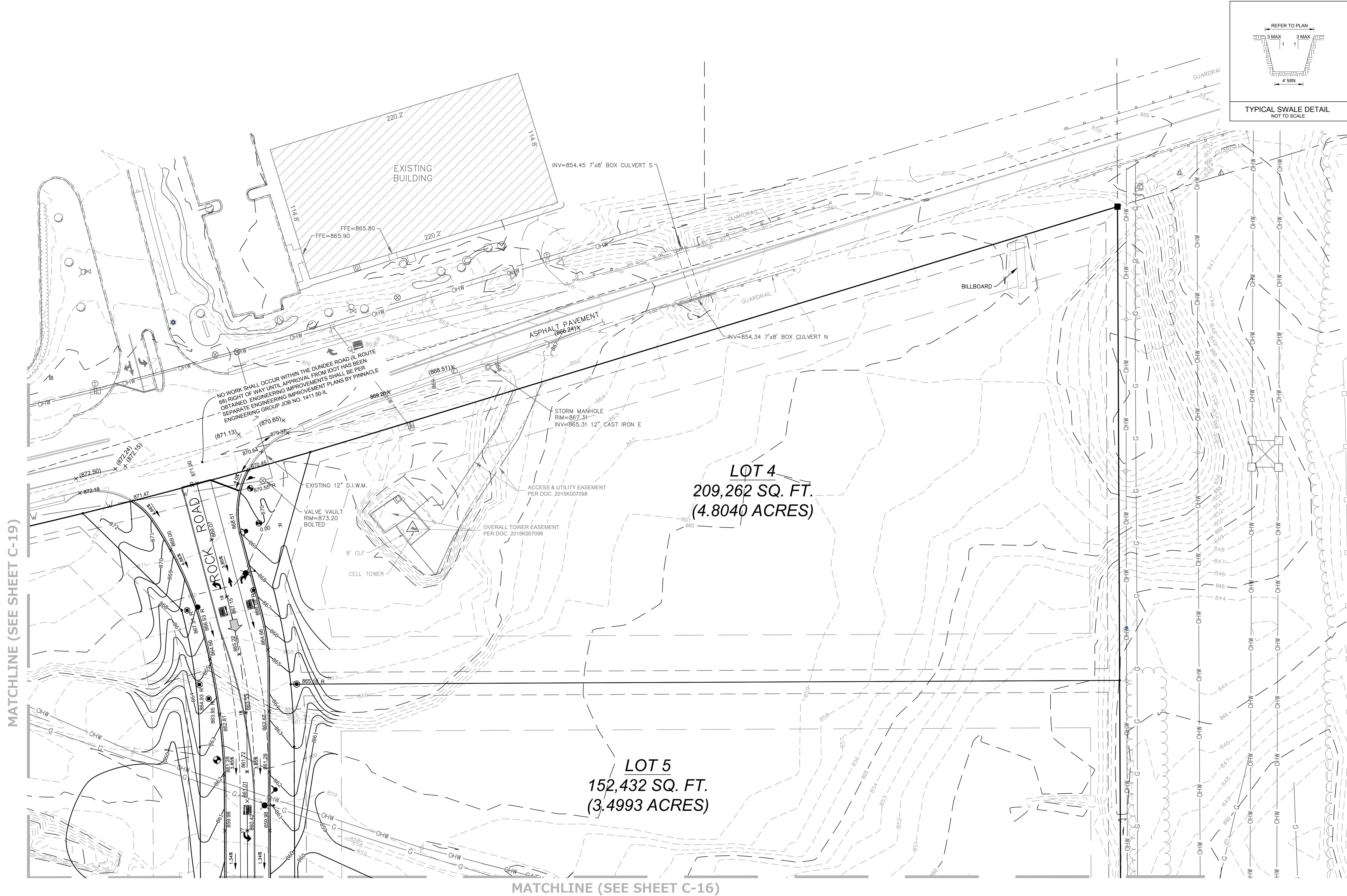
REVISIONS			
1	PER VILLAGE REVIEW	2/16/23	

## GRADING PLAN

REG JOB NO. 1411-40-IL  
BDJ  
START DATE 01/06/23  
SCALE 1" = 40'

SHEET  
**C-17**  
OF  
**C-45**

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### GRADING NOTES

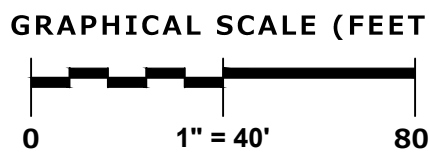
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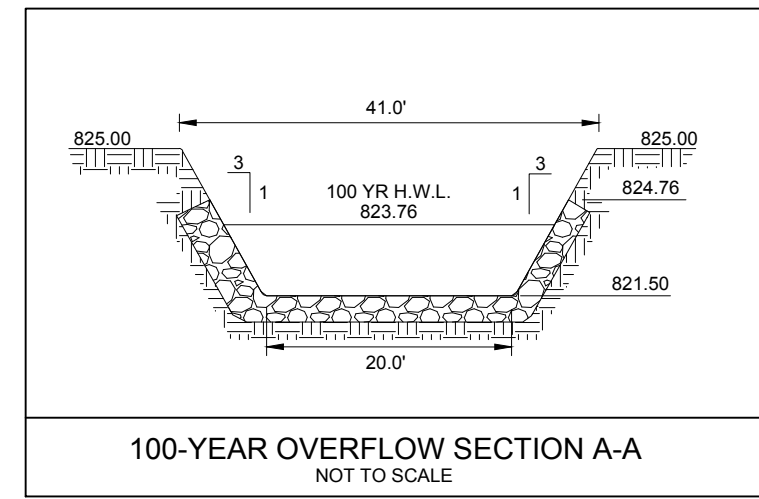
### LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
		PRECAST FLARED END SECTION
		CONTOUR
		SPOT ELEVATION
		DIRECTION OF SURFACE FLOW
		OVERFLOW RELIEF ROUTING
		PROPOSED RIDGELINE
		TYPICAL SLOPE



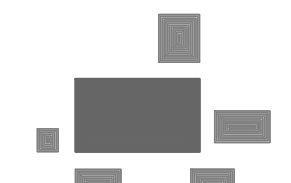


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RIP-RAP OVER NON-WOVEN GEOTEXTILE FABRIC (TYP.) REFER TO DETAIL ON SHEET C-38

PROPOSED SEDIMENT BASIN  
REQUIRED VOLUME = 97,608 C.F.  
(2.24 AC. FT.)  
PROVIDED VOLUME = 110,383 C.F.  
(2.53 AC. FT.)

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## ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

REVISIONS	
1. PER VILLAGE REVIEW	2/16/23

GRADING PLAN

PEGS JOB No. 141140-IL  
REG. NO. BDJ  
START DATE 01/06/23  
SCALE 1" = 40'

SHEET  
**C-18**  
OF  
**C-45**

MATCHLINE (SEE SHEET C-19)

MATCHLINE (SEE SHEET C-16)



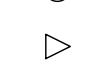

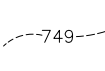
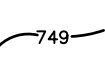
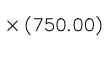
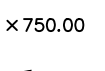
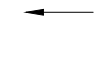
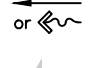

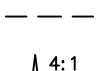
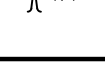
### GRADING NOTES

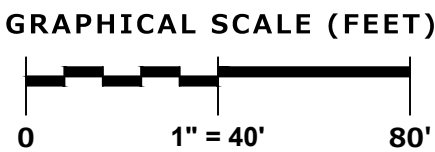
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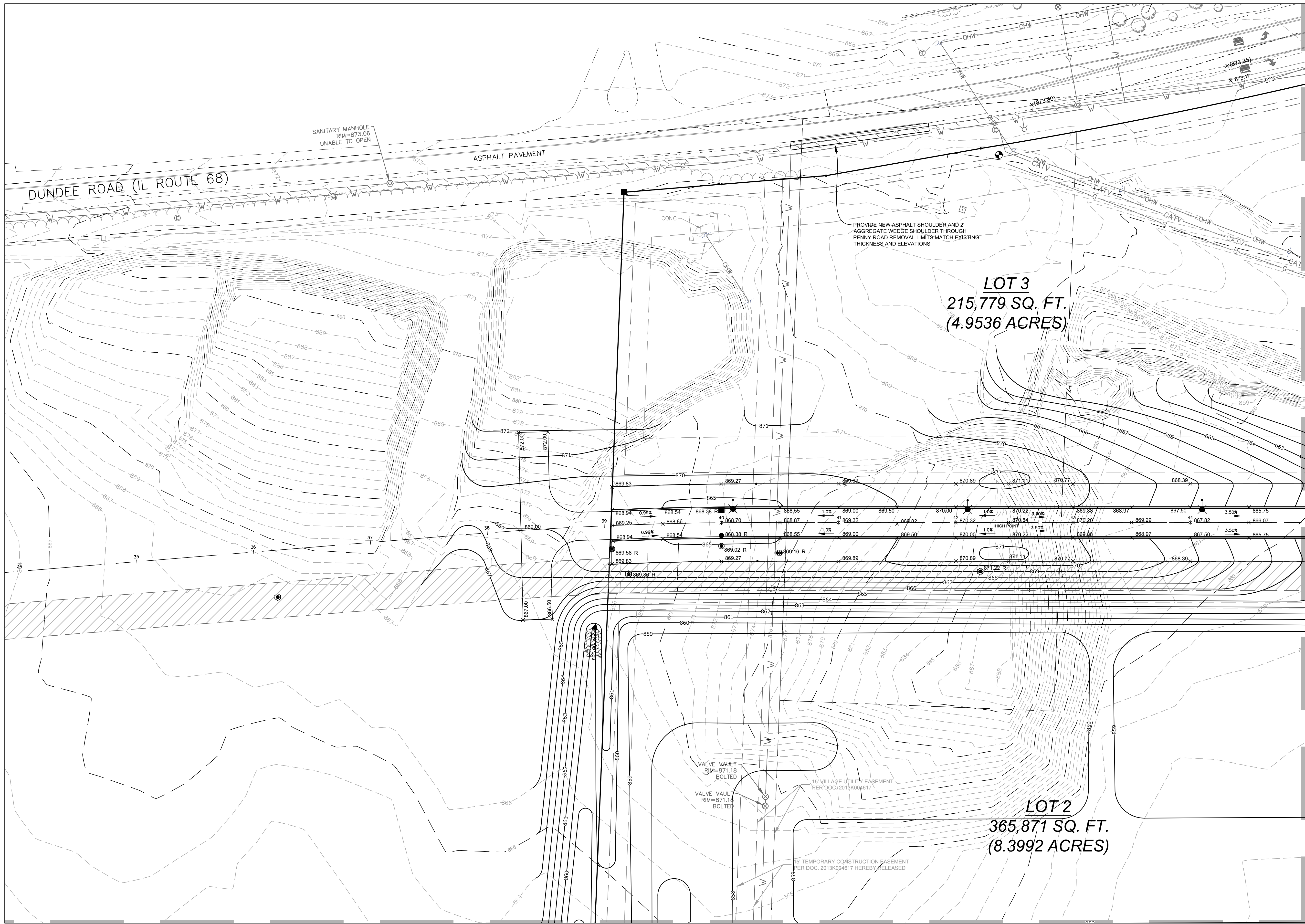
### LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
		PRECAST FLARED END SECTION
		CONTOUR
		SPOT ELEVATION
		DIRECTION OF SURFACE FLOW
		OVERFLOW RELIEF ROUTING
		PROPOSED RIDGELINE
		TYPICAL SLOPE





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REVIEWED: BDU  
DRAFTED: SSS  
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MATCHLINE (SEE SHEET C-17)

MATCHLINE (SEE SHEET C-16)

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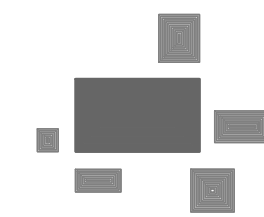
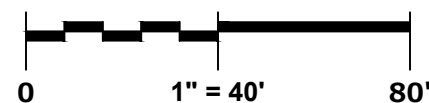
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#### LEGEND

- | EXISTING | PROPOSED |                            |
|----------|----------|----------------------------|
|          |          | STORM DRAINAGE STRUCTURE   |
|          |          | PRECAST FLARED END SECTION |
|          |          | CONTOUR                    |
|          |          | SPOT ELEVATION             |
|          |          | DIRECTION OF SURFACE FLOW  |
|          |          | OVERFLOW RELIEF ROUTING    |
|          |          | PROPOSED RIDGELINE         |
|          |          | TYPICAL SLOPE              |



GRAPHICAL SCALE (FEET)



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## ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

#### REVISIONS

1	PER VILLAGE REVIEW	2/16/23	

#### GRADING PLAN

REG JOB No. 141140-IL

REG PM BDU

START DATE 01/06/23

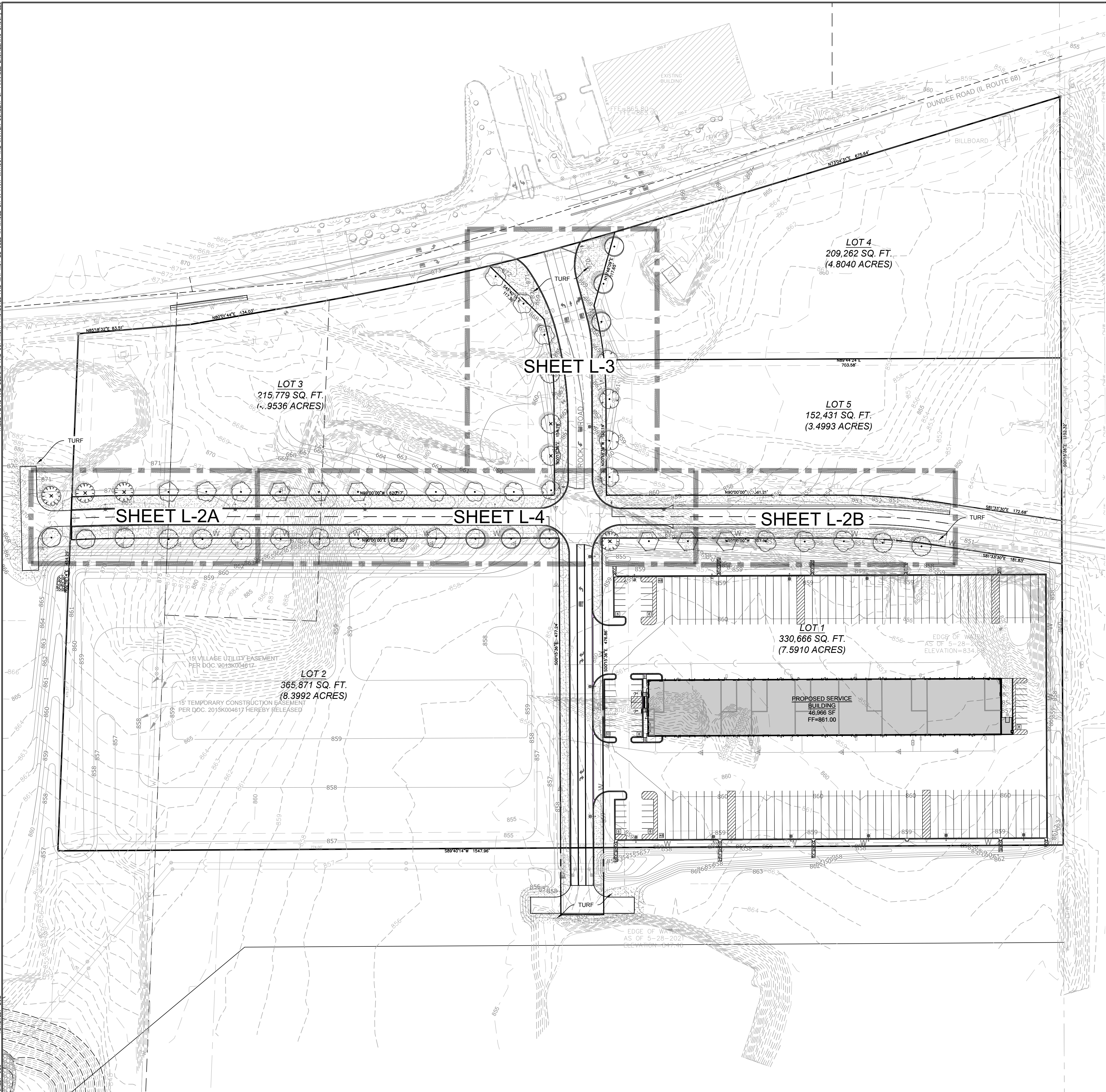
SCALE 1" = 40'

SHEET C-19 OF C-45



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DESIGNED: JSJ  
DRAWN: JSJ  
REVIEWED: DUB



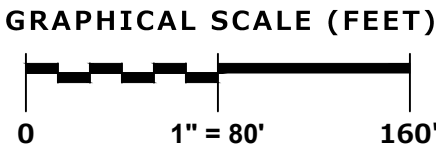
PLANT SCHEDULE - STREET TREE

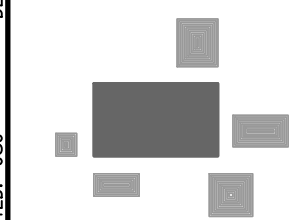
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AFY	3	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2" Cal.	50' T x 40' W
APEQ	4	Acer platanoides 'Emerald Queen'	Emerald Queen Maple	2" Cal.	45' T x 40' W
AHB	6	Aesculus hippocastanum 'Baumannii'	Horse Chestnut	2" Cal.	65' T x 48' W
COP	6	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2" Cal.	50' T x 40' W
CTF	3	Corylus columna	Turkish Filbert	2" Cal.	45' T x 35' W
GIS	6	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honey Locust	2" Cal.	40' T x 30' W
LTE	3	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Tree	2" Cal.	55' T x 30' W
QBS	5	Quercus bicolor	Swamp White Oak	2" Cal.	70' T x 55' W
QXS2	2	Quercus x schuetti	Swamp Bur Oak	2" Cal.	70' T x 65' W
TAK	6	Tilia americana 'Kromm'	Sweet Street Linden	2" Cal.	50' T x 30' W
UFR	6	Ulmus x 'Frontier'	Frontier Elm	2" Cal.	45' T x 30' W

TURF	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	88,015 sf	Turf Hydroseed	IDOT 1A Lawn Mix	

NOTES

- AREAS OF SEEDING RESTORATION SHOWN ON THE OFF SITE LANDSCAPE PLANS ARE THOSE AREAS IMMEDIATELY ADJACENT TO ROADWAYS. ANY ADDITIONAL AREAS OF DISTURBANCE IDENTIFIED ON THE CIVIL PLANS SHALL BE SEEDED WITH IDOT 2 ROADSIDE MIXTURE.





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**ROCK ROAD BUSINESS PARK BLDG NO. 1,  
PENNY ROAD, & OFFSITE UTILITIES**  
EAST DUNDEE, IL

REVISIONS	
1. PER VILLAGE REVIEW	02-16-23

**OFFSITE LANDSCAPE  
OVERVIEW**

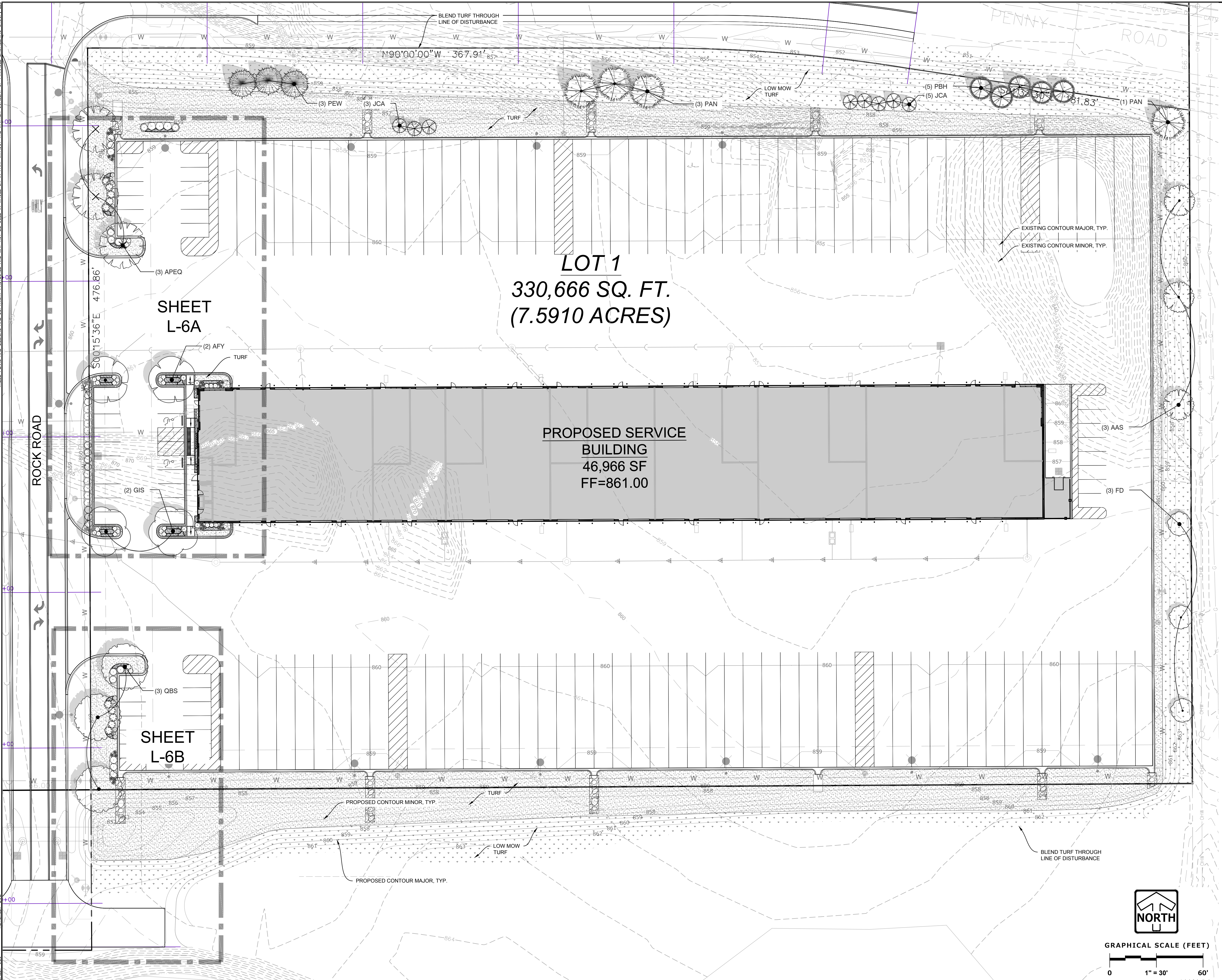
PEG JOB No. 1411.40-IL  
REG PM BDI  
START DATE 01/06/23  
SCALE 1" = 80'

SHEET  
**L-1**  
OF  
**L-7**



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DESIGNED: JSJ  
REVIEWED: DUB  
DATE: 01/06/23



#### PLANT KEY

TREES	BOTANICAL / COMMON NAME
AFY	Acer freemanii 'Autumn Fantasy' / Autumn Fantasy Maple
APEQ	Acer platanoides 'Emerald Queen' / Emerald Queen Maple
AAS	Acer rubrum 'Autumn Spire' / Autumn Spire Maple
FD	Fagus sylvatica 'Dawcyk Purple' / Dawcyk Purple European Beech
GIS	Gleditsia triacanthos inermis 'Skycole' / Skyline Thornless Honey Locust
QBS	Quercus bicolor / Swamp White Oak
EVERGREEN TREES	BOTANICAL / COMMON NAME
JCA	Juniperus virginiana 'Canertii' / Canertii Juniper
PAN	Picea abies / Norway Spruce
PBH	Picea glauca 'Densata' / Black Hills Spruce
PEW	Pinus strobus / Eastern White Pine
SHRUBS	BOTANICAL / COMMON NAME
BTB	Berberis thunbergii 'Admiral' / Admiral Japanese Barberry
HIS	Hydrangea arborescens 'NCHA1' / Invincibelle Spirit Hydrangea
HD	Hydrangea paniculata 'Pink Diamond' / Pink Diamond Panicle Hydrangea
PL	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark
RBB	Rosa rugosa 'Blanc de Coubert' / Blanc de Coubert Rugosa Rose
SBP	Syringa x pubescens 'SMNSPTP' / Blooming Purple Lilac
VDB	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
JM2	Juniperus chinensis 'Mint Julep' / Mint Julep Juniper
JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper
JGO	Juniperus virginiana 'Grey Owl' / Eastern Redcedar
PN2	Picea abies 'Nidiformis' / Nest Spruce
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
AGD	Andropogon gerardii 'Dancing Wind' / Dancing Wind Big Blue Stem
CKF	Calamagrostis x a 'Karl Foerster' / Karl Foerster Reed Grass
MISO	Miscanthus sinensis 'Oktoberfest' / Oktoberfest Miscanthus
PH	Panicum virgatum 'Heavy Metal' / Blue Switch Grass
PN3	Panicum virgatum 'Northwind' / Switch Grass
PH5	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
PERENNIALS	BOTANICAL / COMMON NAME
AT3	Allium x 'Millenium' / Millenium Ornamental Onion
AML	Aruncus x 'Misty lace' / Misty Lace Goatsbeard
CVZ	Coreopsis verticillata 'Zagreb' / Zagreb Coreopsis
LGF	Leucanthemum x superbum 'Goldfinch' / Goldfinch Shasta Daisy
NS	Nepeta racemosa 'Snowflake' / Snowflake White Catmint
PL2	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage

#### TURF

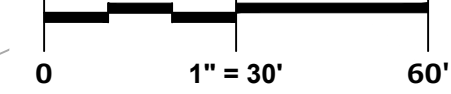
BOTANICAL / COMMON NAME
Turf Hydroseed / IDOT 1A Lawn Mix
Turf Hydroseed Low Grow / IDOT 4A Low Profile Native Grass

#### NOTES

- AREAS OF SEEDING RESTORATION SHOWN ON THE BUILDING 1 LANDSCAPE PLANS ARE THOSE AREAS IMMEDIATELY ADJACENT TO ROADWAYS. ANY ADDITIONAL AREAS OF DISTURBANCE IDENTIFIED ON THE CIVIL PLANS SHALL BE SEEDED WITH IDOT 2 ROADSIDE MIXTURE.



GRAPHICAL SCALE (FEET)



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

**PINNACLE ENGINEERING GROUP**  
IL DESIGN FIRM 184.006289-0010  
CHICAGO OFFICE:  
1053 E. MAIN ST. | SUITE 217  
EAST DUNDEE, IL 60118  
(847) 551-5300  
ENGINEERING | NATURAL RESOURCES | SURVEYING  
CHICAGO | MILWAUKEE | NATIONWIDE

## ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

#### REVISIONS

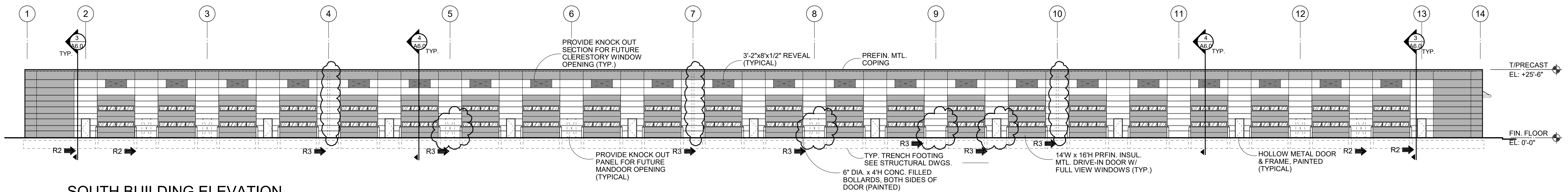
1. PER VILLAGE REVIEW	02-16-23				

## BUILDING 1 LANDSCAPE OVERVIEW

REG JOB No. 1411.40-1L  
REG PM BDI  
START DATE 01/06/23  
SCALE 1" = 30'

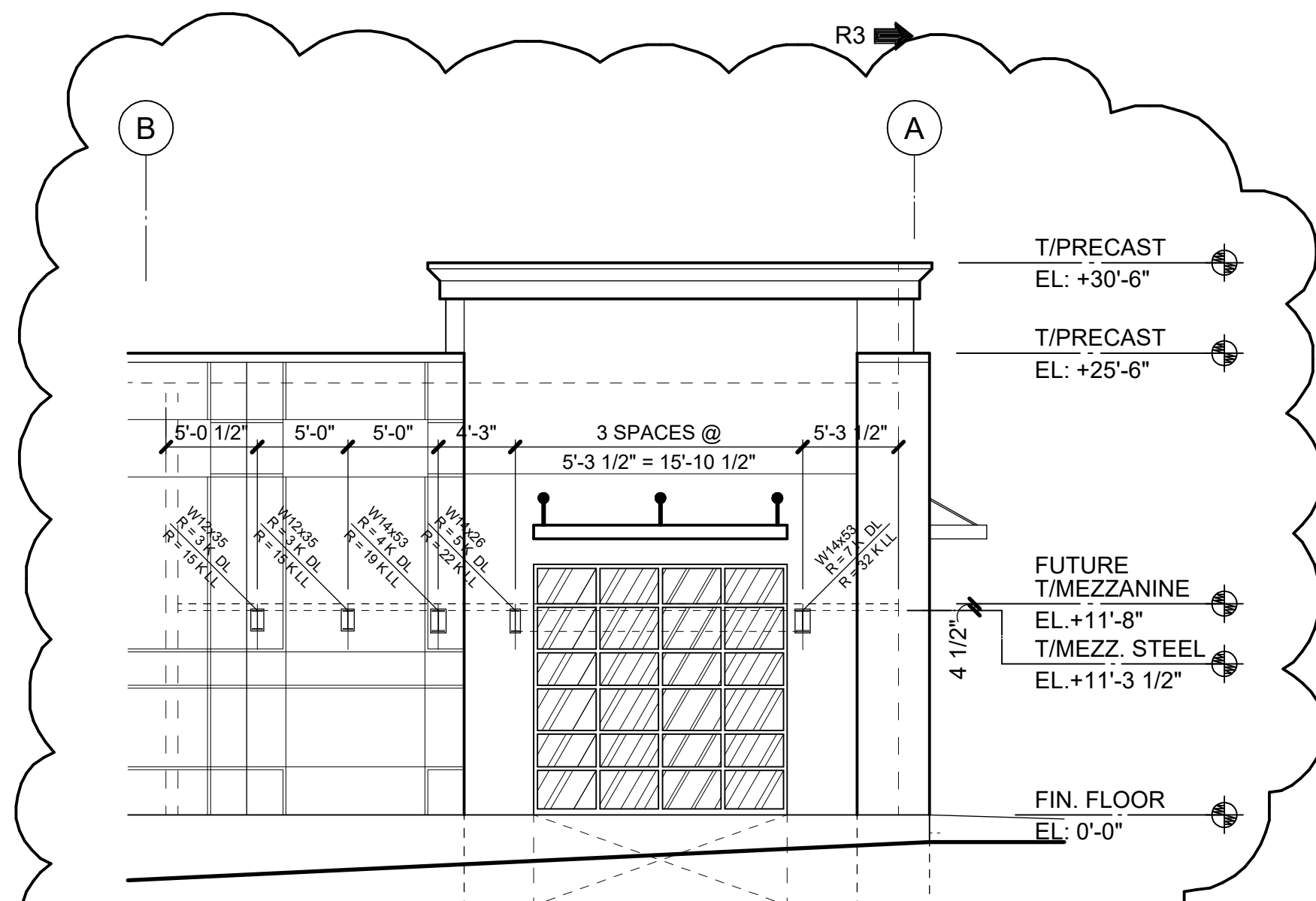
SHEET  
L-5  
OF  
L-7





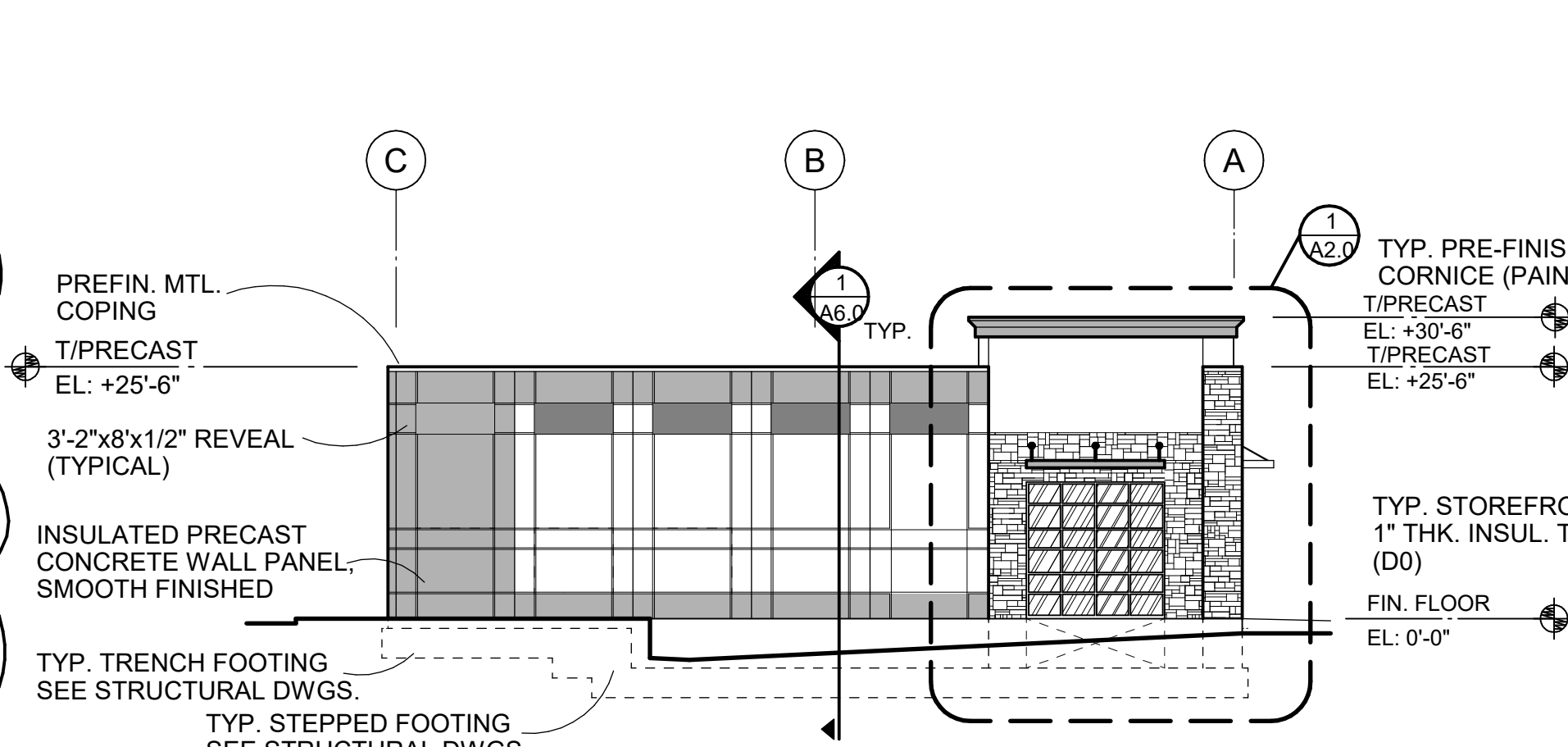
**SOUTH BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



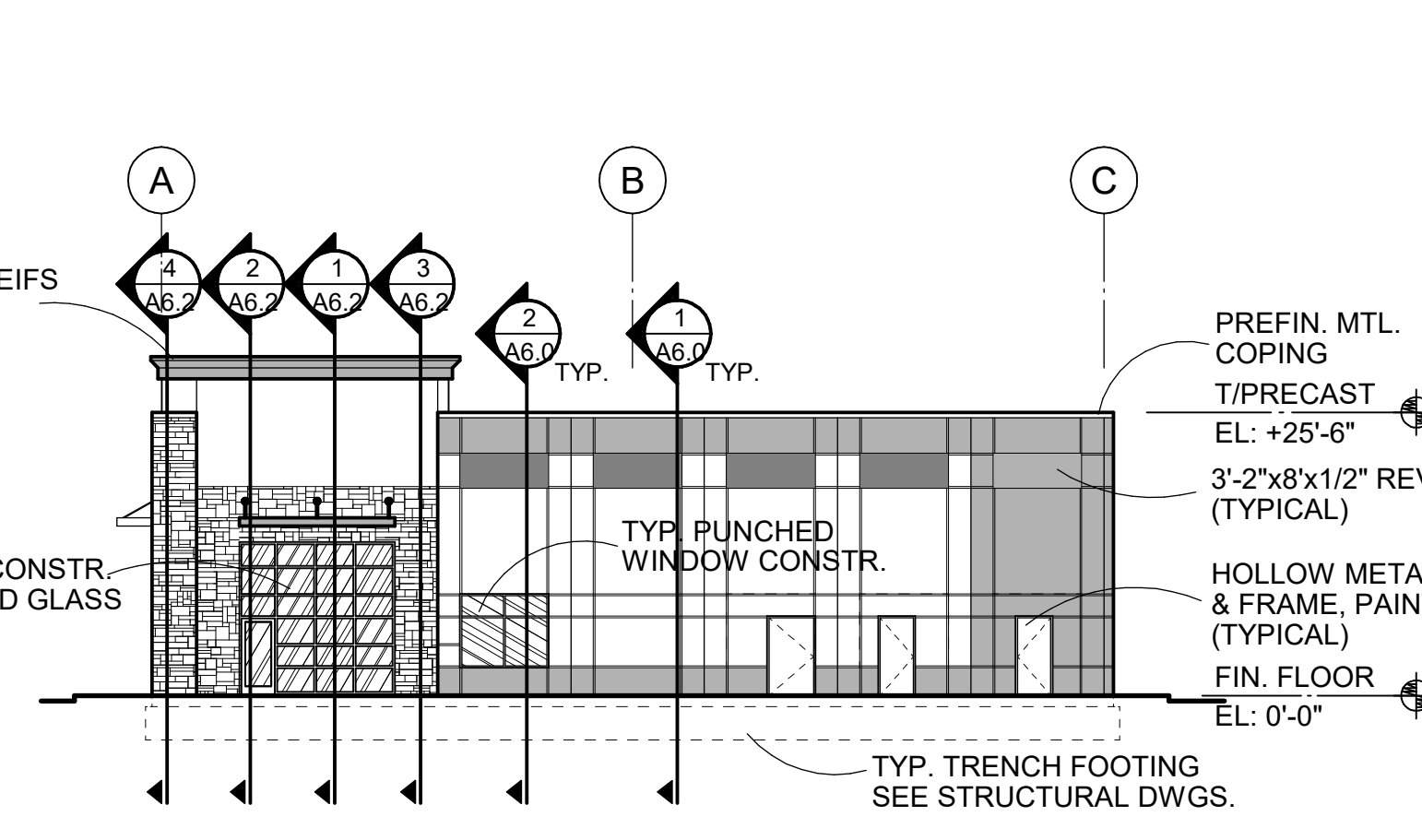
**MEZZANINE EMBED PLATES  
PARTIAL EAST ELEVATION**

SCALE: 1/16" = 1'-0"



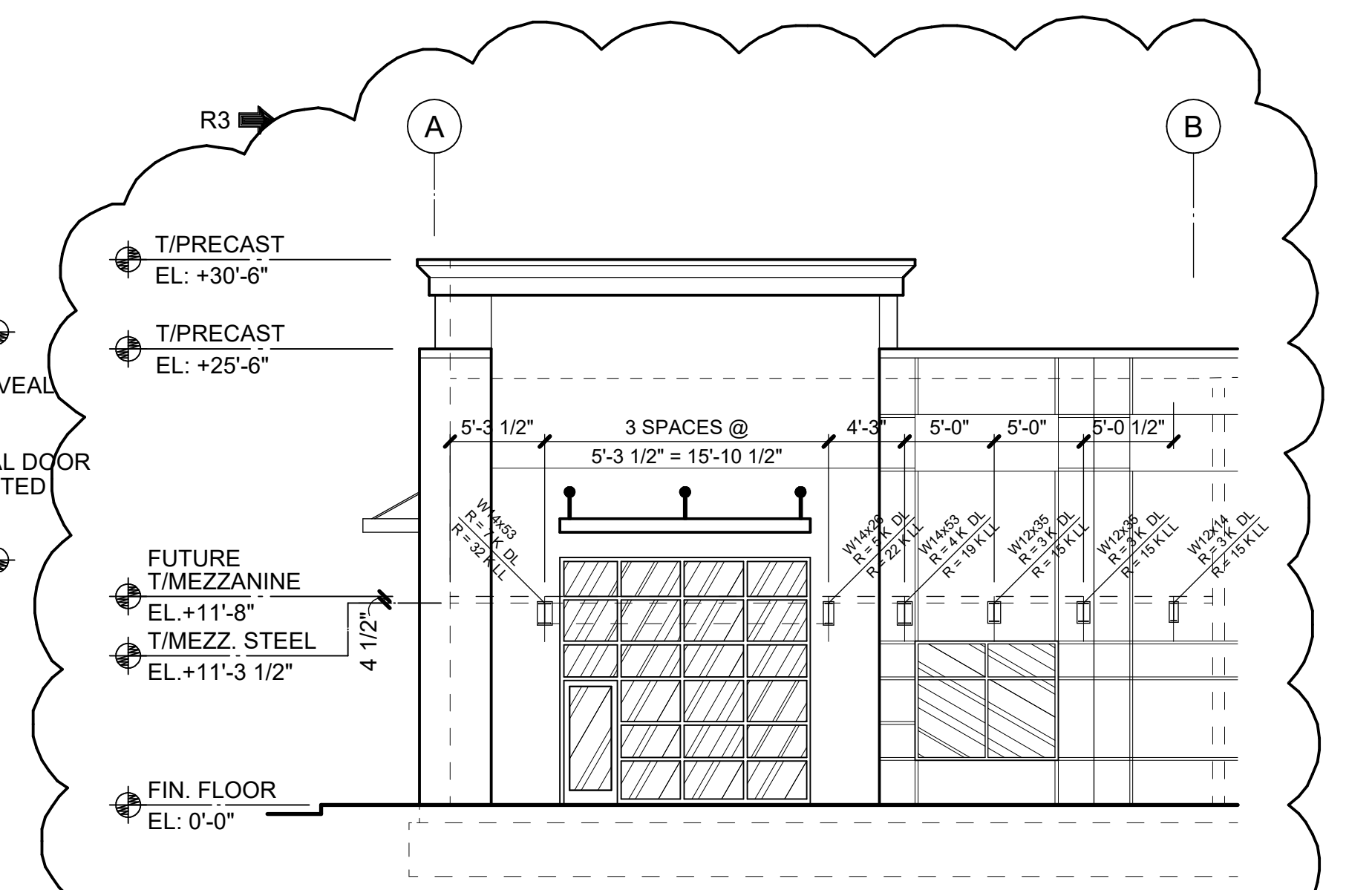
**EAST BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



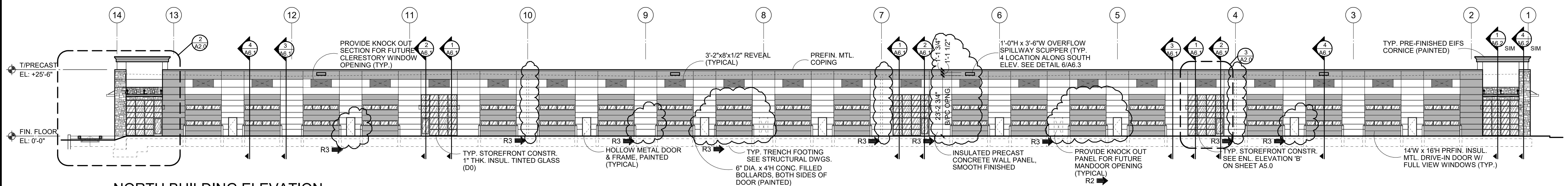
**WEST BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



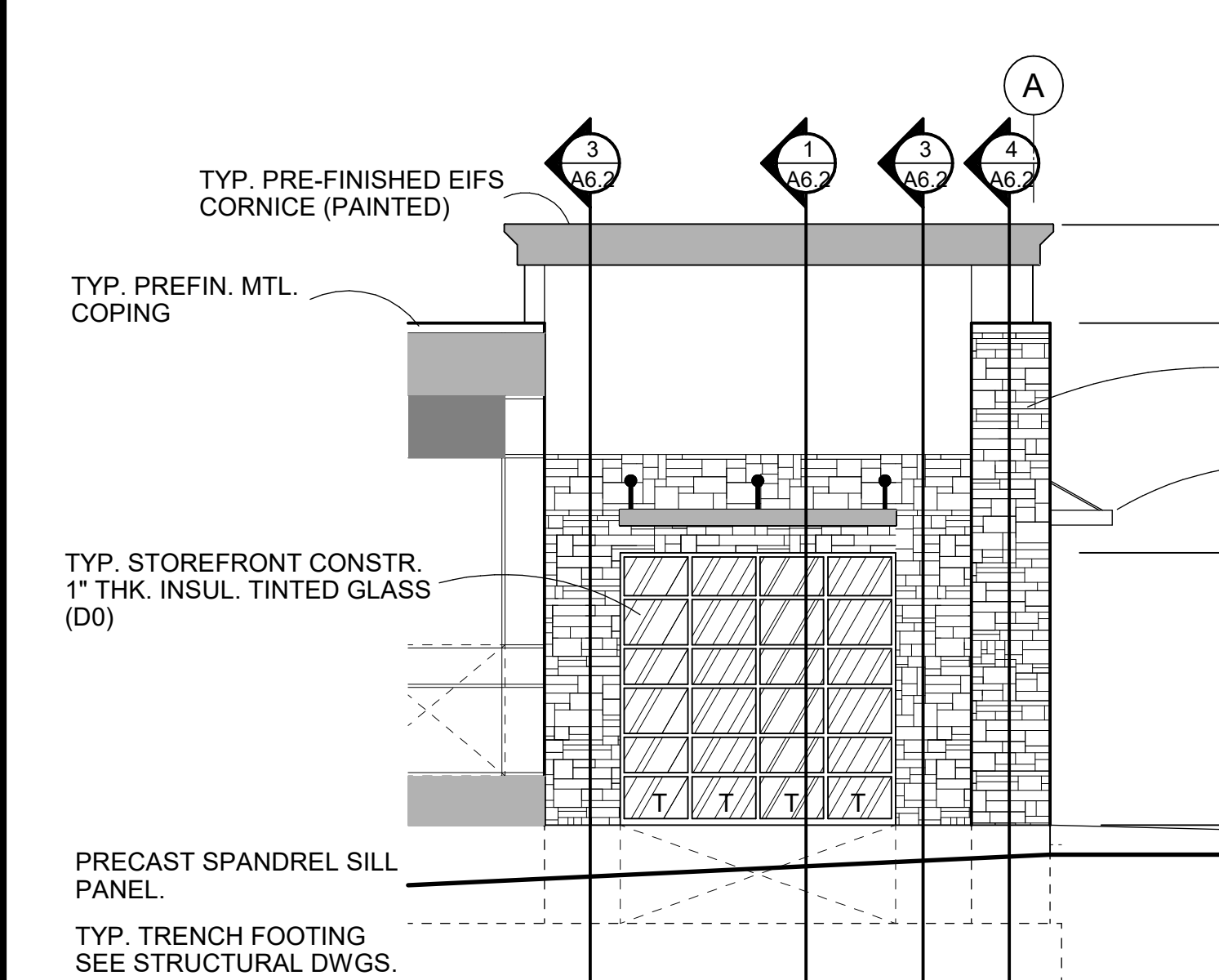
**MEZZANINE EMBED PLATES  
PARTIAL WEST ELEVATION**

SCALE: 1/16" = 1'-0"



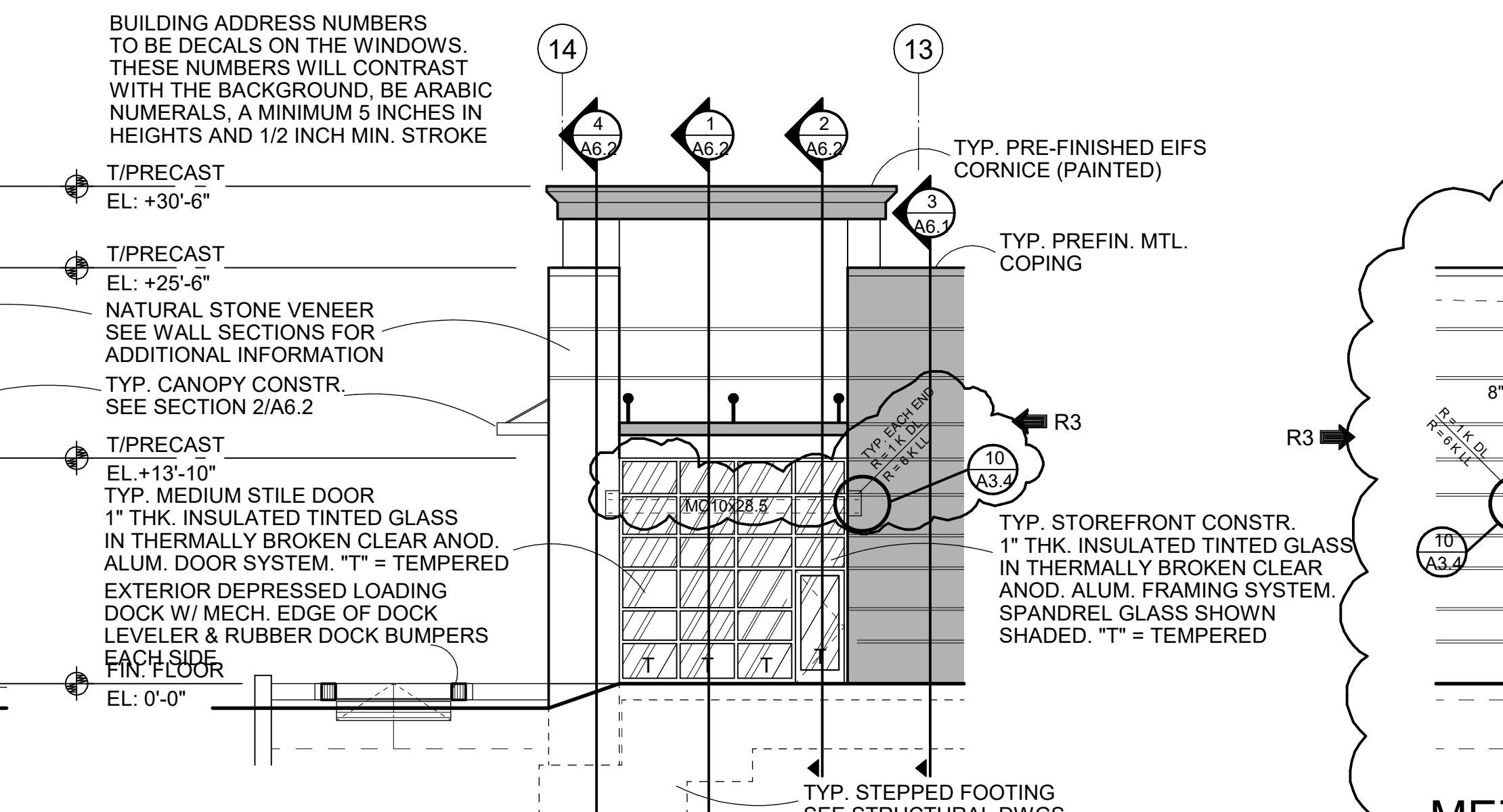
**NORTH BUILDING ELEVATION**

SCALE: 1/16" = 1'-0"



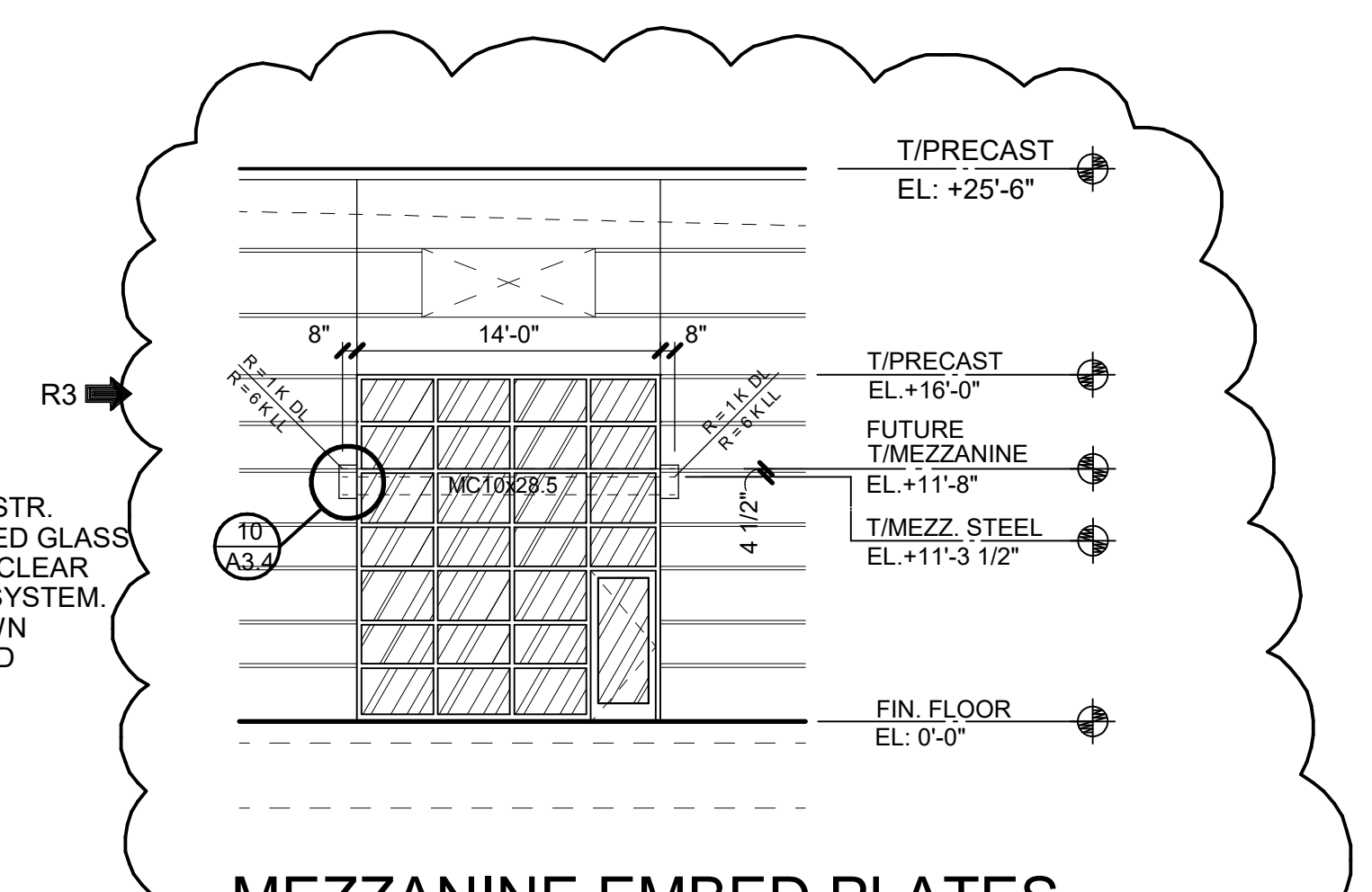
**ENLARGED ENTRY ELEVATION**

SCALE: 1/8" = 1'-0"



**ENLARGED ENTRY ELEVATION**

SCALE: 1/8" = 1'-0"



**MEZZANINE EMBED PLATES  
SOUTH STOREFRONTS**

SCALE: 1/8" = 1'-0"

#### FENESTRATION

GLASS - BRONZE TINTED 1" INSULATED GLASS WITH LOW-E COATING.

FRAMES - THERMALLY BROKEN DARK BRONZE ALUMINUM.

AVERAGE FIXED FENESTRATION SYSTEM U-FACTOR NOT TO EXCEED .38

AVERAGE ALUMINUM / GLASS ENTRY DOOR U-FACTOR NOT TO EXCEED .77

SEE SPECIFICATIONS FOR FURTHER INFORMATION.

NOTE: BUILDING THERMAL ENVELOPE SHALL CONFORM TO C402.5 AIR LEAKAGE OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

#### MATERIAL & COLOR SCHEDULE

EXTERIOR PRECAST TO BE COLORED WITH LOXON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS. G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW

- COLOR - BUFF SHERWIN WILLIAMS - T.B.D.
- COLOR - DARK BROWN SHERWIN WILLIAMS - T.B.D.
- COLOR - BLACK SHERWIN WILLIAMS - T.B.D.

##### COPING, CORNICE & CANOPY

PREFINISHED METAL  
COLOR: DARK BRONZE

##### CURTAINWALL SYSTEM

ALUMINUM FRAMES: DARK BRONZE  
INSUL. GLASS - BRONZE TINTED

##### PUNCHED/CLEARSTORY WINDOWS

ALUMINUM FRAME: DARK BRONZE  
INSUL. GLASS - BRONZE TINTED

##### INSUL. MTL. DOORS/FRAMES

FRAME - PAINTED TO MATCH PRECAST  
DOOR - PAINTED TO MATCH PRECAST

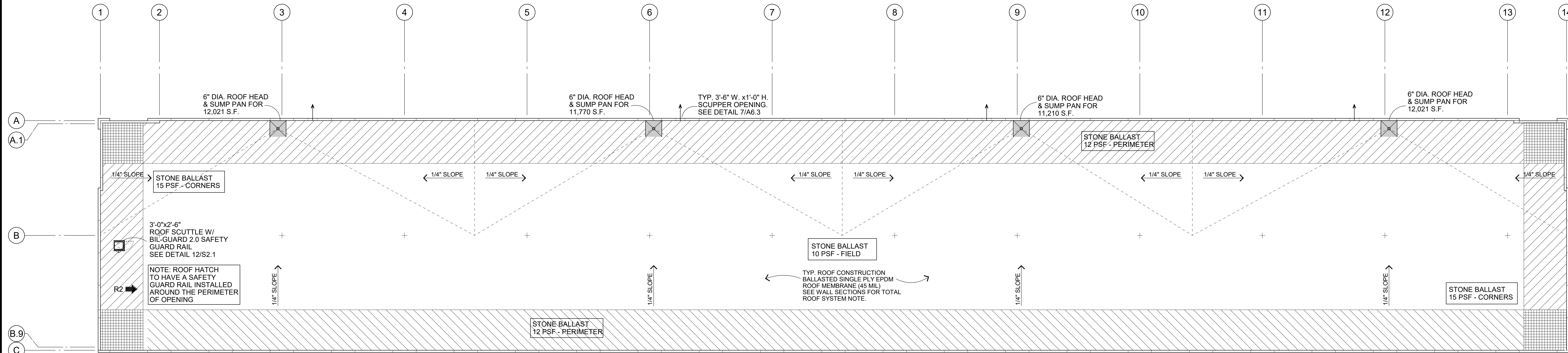
##### OVERHEAD DOORS

PREFINISHED METAL  
COLOR: BROWN

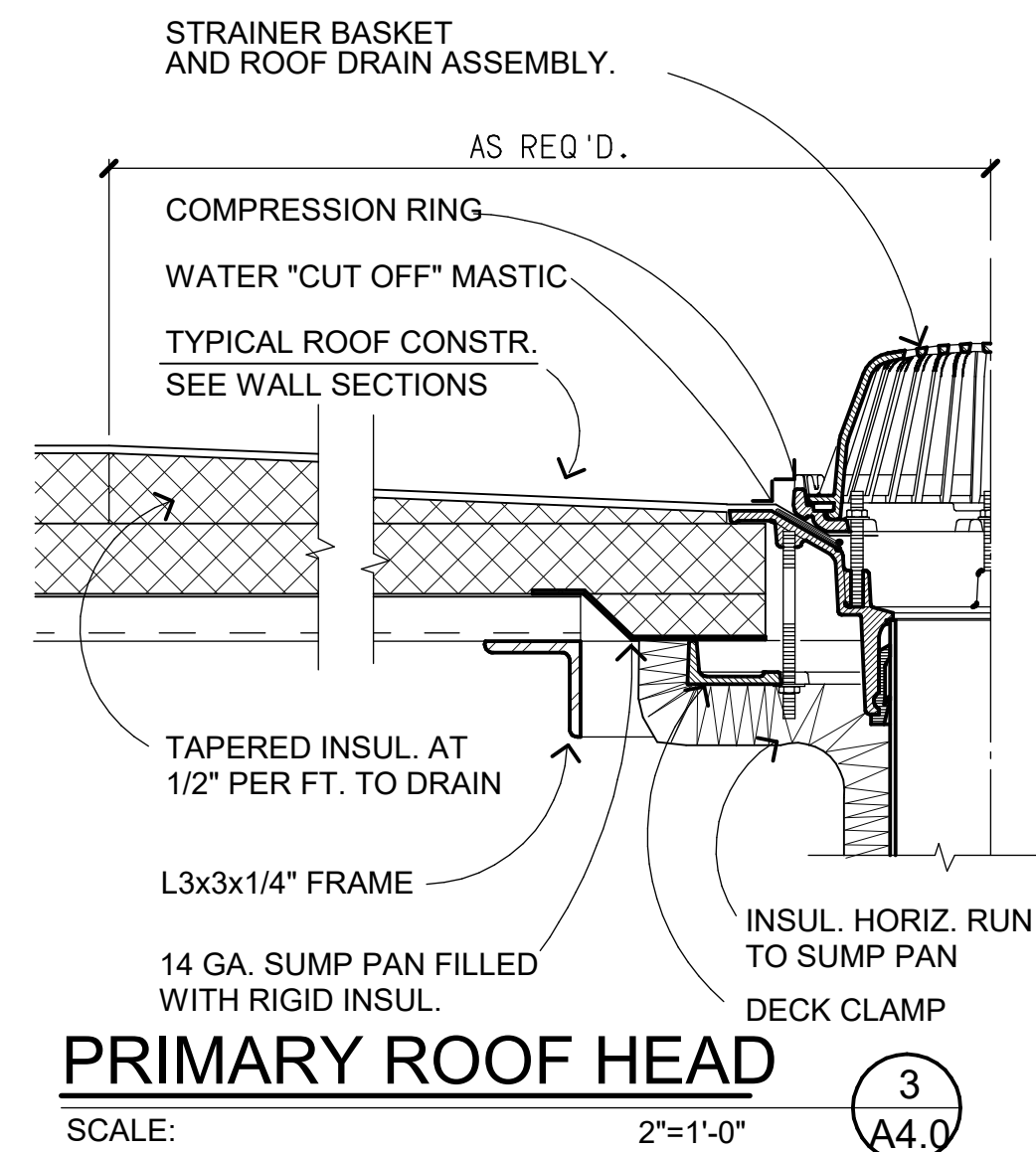
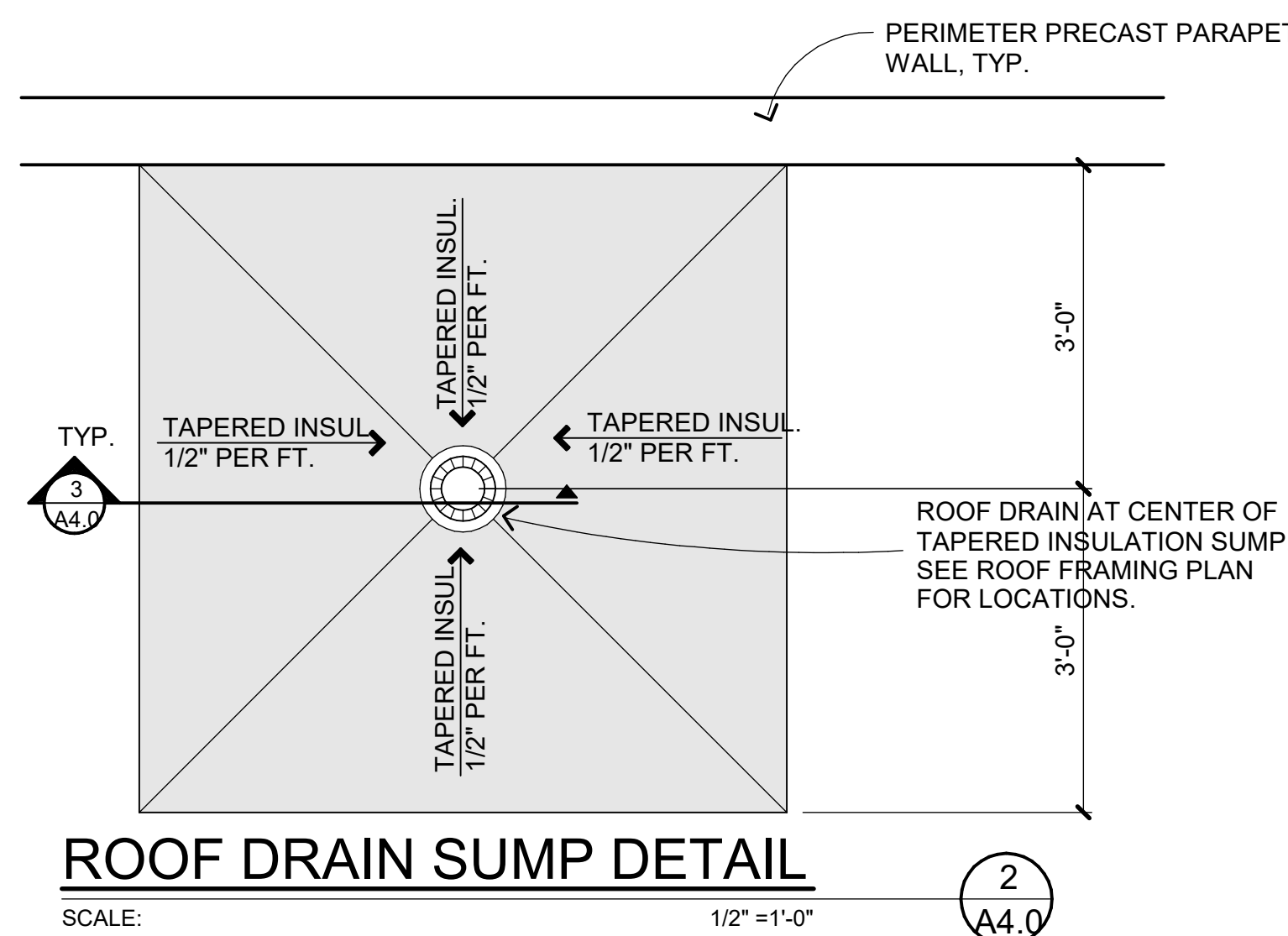
##### PIPE BOLLARDS

SAFETY YELLOW

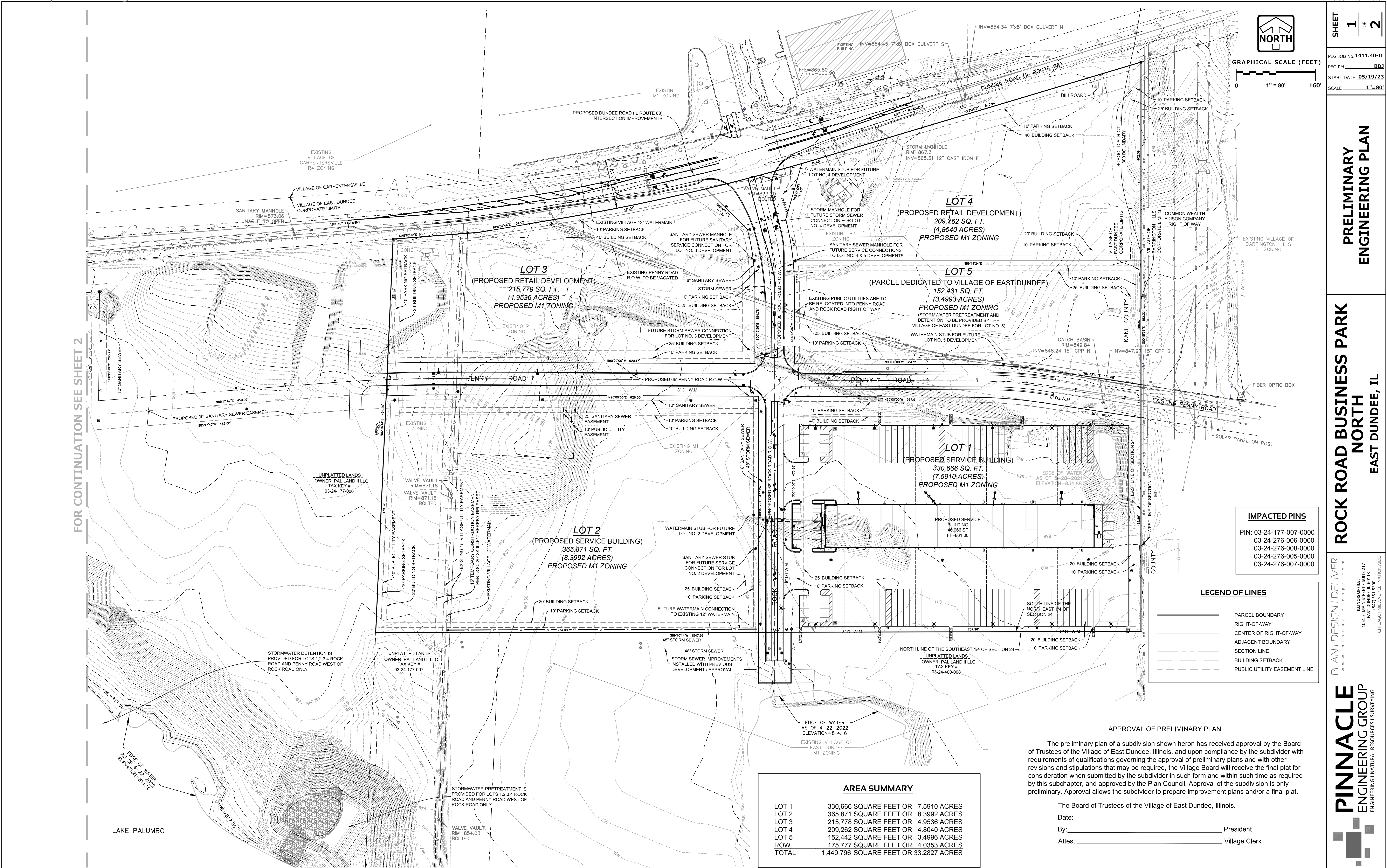




**BUILDING ROOF PLAN**  
SCALE: 1/16" = 1'-0"  
NORTH



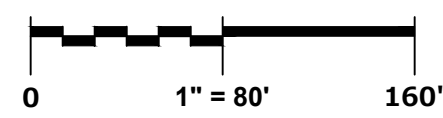








GRAPHICAL SCALE (FEET)



SHEET

2

of

2

PEG JOB No. **1411.40-IL**

PEG PM **BDJ**

START DATE **05/19/23**

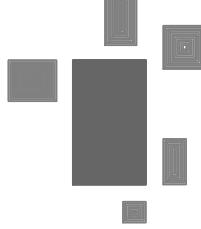
SCALE **1"=80'**

PRELIMINARY  
ENGINEERING PLAN

ROCK ROAD BUSINESS PARK  
NORTH  
EAST DUNDEE, IL

PLAN/DESIGN/DELIVER  
www.pinnacle-engr.com  
ILLINOIS OFFICE:  
1051 E. MAIN STREET - SUITE 217  
DAN (847) 551-2300  
CHICAGO (MILWAUKEE) NATIONWIDE

PINNACLE  
ENGINEERING GROUP  
ENGINEERING | NATURAL RESOURCES | SURVEYING





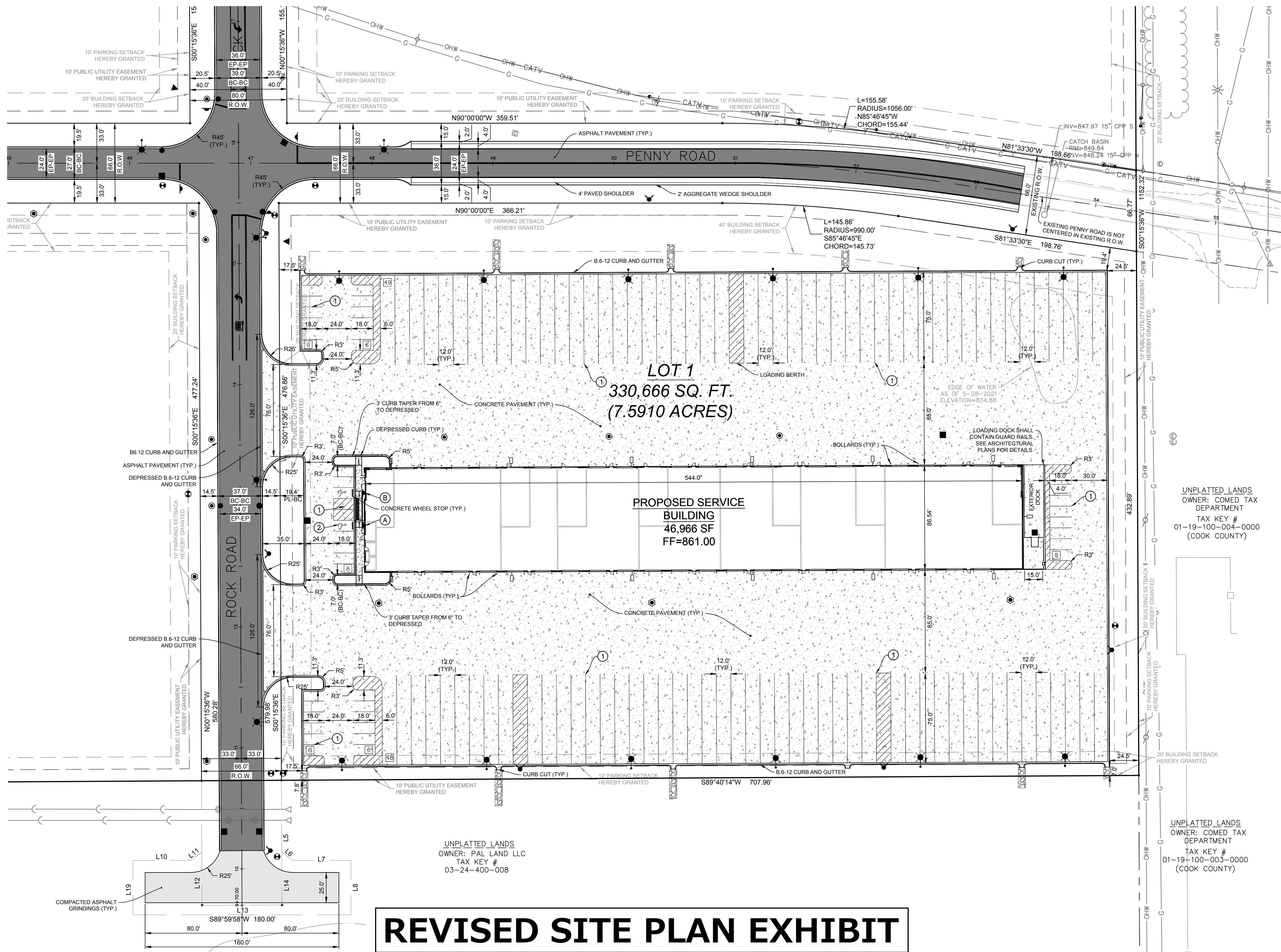
6/21/2023 12:44 PM - Z:\Projects\2018\1411.40-IL-312 - ENGINEERING\FINAL\EXHIBITS\Revised Site Plan Exhibit.dwg DESIGNED: SSS REVIEWED: BDJ 6/21/2023 12:44 PM - Z:\Projects\2018\1411.40-IL-312 - ENGINEERING\FINAL\EXHIBITS\Revised Site Plan Exhibit.dwg

Line Table		
Line #/Curve #	Length	Bearing
L5	59.38'	S00°15'36"E
L6	11.22'	S53°02'34"E
L7	48.24'	N89°59'58"E
L8	45.00'	N00°00'02"E
L9	45.00'	N00°00'02"W
L10	47.76'	N89°59'58"E
L11	11.28'	N53°14'10"E
L12	43.91'	S00°15'36"E
L13	66.00'	N89°44'24"E
L14	43.60'	N00°15'36"W

## ROCK ROAD BUSINESS PARK BLDG NO. 1, PENNY ROAD, & OFFSITE UTILITIES EAST DUNDEE, IL

### REVISIONS

### SITE DIMENSIONAL & PAVING PLAN SOUTHEAST



### SITE DIMENSIONAL AND PAVING NOTES

- ALL PROPOSED CURB SHALL BE 6" OR 12" MONOLITHIC AS NOTED.
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FACE UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, THE CIVIL PLANS SHALL TAKE PRECEDENCE.
- LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
- REBAR / TIEBARS SHALL BE USED IN ALL LOCATIONS WHERE CONCRETE ABUTS OTHER CONCRETE FEATURES (ie. SIDEWALK ADJACENT TO FOUNDATION WALL AND SIDEWALK ADJACENT TO CURB & GUTTER). TIEBAR SIZE AND SPACING SHALL BE PER IDOT SPECIFICATIONS. ALL REBAR/TIEBAR SHALL BE EPOXY COATED.
- CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
- PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
- REFER TO CONSTRUCTION DETAILS AND GRADING ENLARGEMENTS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
- REFER TO PHOTOMETRICS PLAN (BY OTHERS) FOR LIGHT STANDARDS AND SPECIFICATIONS.

### SITE LEGEND

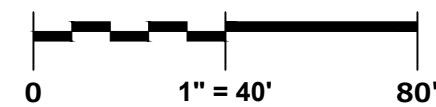
- SIDEWALK**
- 5" PORTLAND CEMENT CONCRETE
  - 6" COMPACTED ASPHALT GRINDINGS MEETING IDOT CA-6 GRADATION
- ASPHALT PAVEMENT**
- 1.5" BIT. SURFACE COURSE, HMA MIX "D", N50, 9.55mm NOMINAL SIZE, PG 58-28
  - 2.0" BIT. BINDER COURSE, HMA IL-19, N50, 19mm NOMINAL SIZE, PG 58-28
  - 5.0" BIT. BASE COURSE, HMA IL-19, N50, 19mm NOMINAL SIZE, PG 58-28
  - 18" ASPHALT GRINDINGS (MEETING IDOT CA-6 GRADATION)
- CONCRETE PAVEMENT**
- 7" PORTLAND CEMENT CONCRETE WITH STEEL FIBERS (PER OWNER)
  - 18" COMPACTED ASPHALT GRINDINGS MEETING IDOT CA-6 GRADATION
- COMPACTED ASPHALT GRINDINGS**
- 26.5" COMPACTED ASPHALT GRINDINGS MEETING IDOT CA-6 GRADATION
- RIPRAP**
- B-6.12 CURB & GUTTER
  - DEPRESSED B-6.12 CURB & GUTTER
  - REVERSE PITCH B6.12 CURB & GUTTER
  - 4" YELLOW STRIPE
  - YELLOW SYMBOLS / PAVEMENT MARKINGS
  - R7-8 & R7-8P HANDICAP SIGN
  - R7-8 & R7-8P HANDICAP SIGN W/ VAN ACCESSIBLE SIGN

### SITE DATA

LOT 1 AREA:	330,666 SF./7.59 ACRES
LOT 1 IMPERVIOUS AREA:	273,229 SF./6.27 ACRES
LOT 1 PERVIOUS AREA:	57,437 SF./1.32 ACRES
BUILDING FOOTPRINT:	47,530 SF.
FAR:	0.14
TOTAL SITE AREA:	1,449,796 SF./33.28 ACRES
PARKING REQUIRED:	70 STALLS (1 STALL PER EVERY TWO EMPLOYEES)
TRAILER PARKING:	97 STALLS
CAR PARKING:	40 STALLS (INCLUDING 2 ADA STALLS)
TOTAL PARKING PROVIDED:	137 STALLS



GRAPHICAL SCALE (FEET)



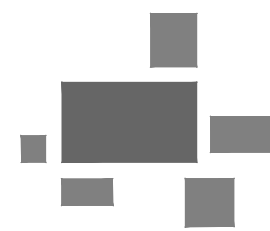
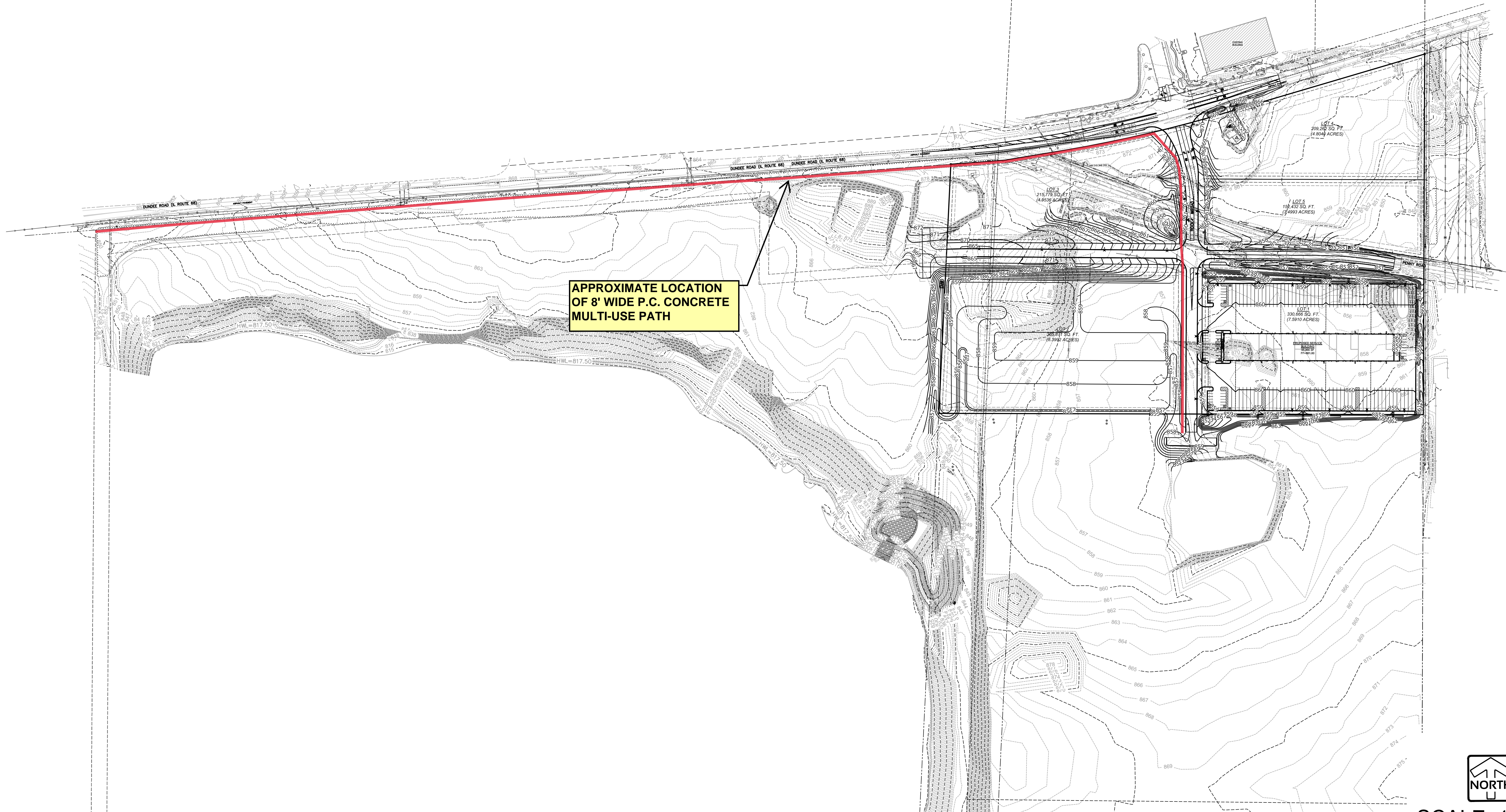


**EXHIBIT E**  
**MULTI-USE PATH DESIGN SPECIFICATIONS**



9/8/2023 1:13 PM - Z:\Projects\2018\1411.40-IL\312 - ENGINEERING\FINAL\EXHIBIT\Rock Road Business Park (09-08-23).dwg

# EXHIBIT E



ROCK ROAD BUSINESS PARK  
PINNACLE ENGINEERING GROUP

1051 E. MAIN STREET | SUITE 217 | EAST DUNDEE, IL 60118 | WWW.PINNACLE-ENGR.COM | CHICAGO@PINNACLE-ENGR.COM

JOB NO. 1411.40-IL 09/08/2023  
PLAN | DESIGN | DELIVER

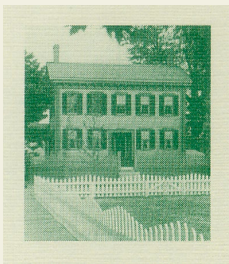
www.pinnacle-engr.com



EXHIBIT F

**ENGINEERING REVIEW MEMO**





## Gerald L. Heinz & Associates, Inc.

*Consulting Engineers and Professional Land Surveyors*

### **MEMORANDUM**

DATE: June 21, 2023

TO: Erika Storlie, Village Administrator

AT: East Dundee

FROM: Joseph D. Heinz, P.E.

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

Job No. ED-2304

#### **Introduction:**

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

#### **Project Description:**

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

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

#### **Project Components:**

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



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

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

### **Zoning Analysis:**

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

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

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



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

#### **Subdivision Requirements**

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

### **Impact Assessment:**

#### **Traffic:**

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

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

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

### **Recommendations:**

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

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



- Parking lot lighting.
- Parking lot landscaping.

The above waivers are approved subject to the following conditions:

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

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



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

**Pal Land, LLC, Pal Land II, LLC**

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



particles; and

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

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

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

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

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



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

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

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

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

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

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

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

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



**EXHIBIT 1**  
**M-1 PERMITTED AND SPECIAL USES**

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



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



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



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



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



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



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



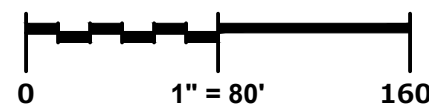
For the northern-most 1,500 feet of the land, the permitted and special uses allowed in the B-3 and B-4 Business districts (sections 157.053 B-3 And 157.054 B-4, respectively, shall be added to the uses set forth in the table above.



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GRAPHICAL SCALE (FEET)



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

LEGEND OF LINES

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

SITE DATA

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

AREA SUMMARY

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

GENERAL NOTES

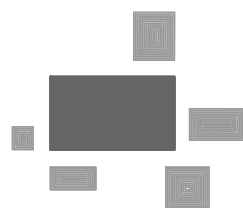
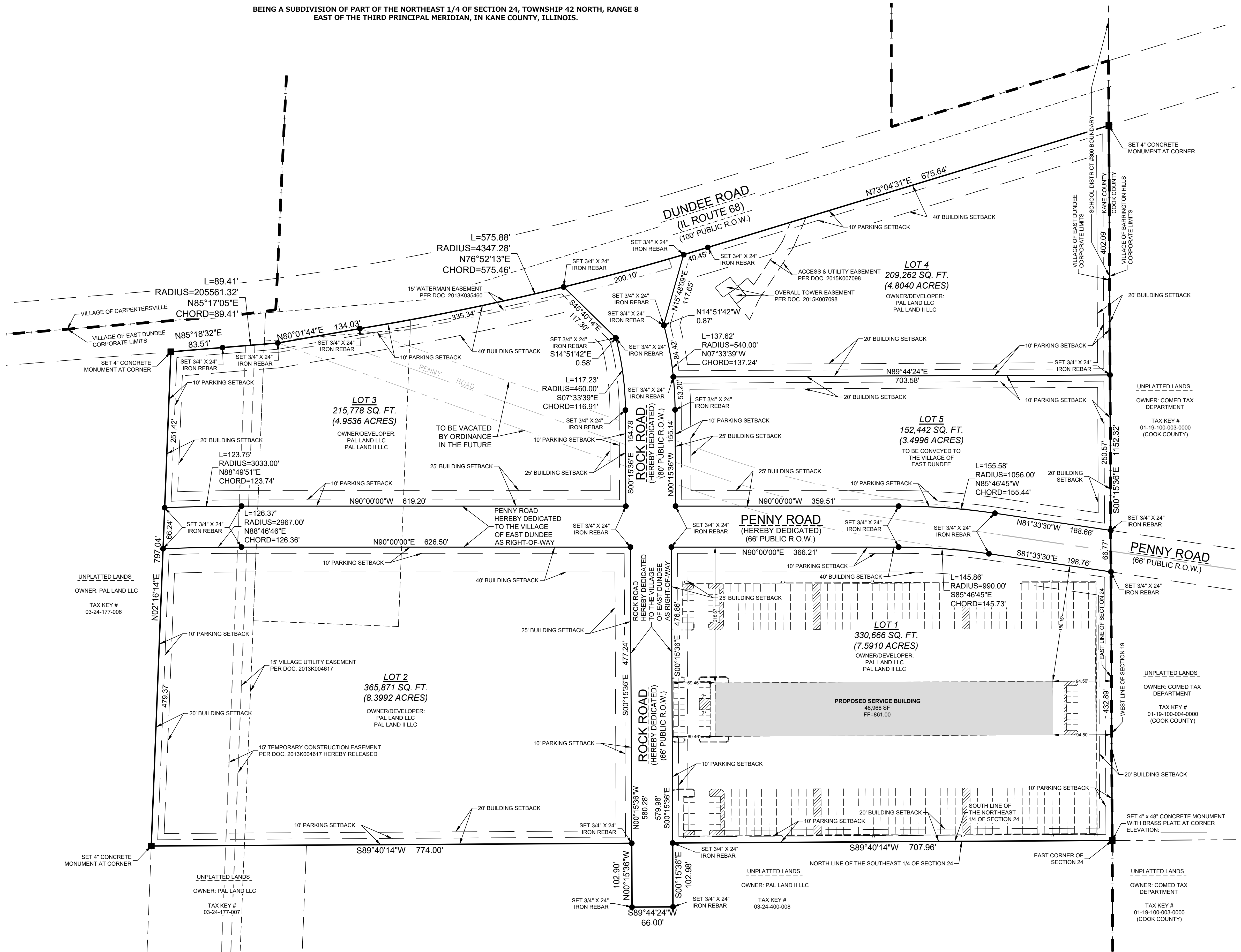
- Field work completed on November 08, 2022.
- All dimensions are measured dimensions, record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.
- No discrepancies, conflicts, shortages in area, gaps, strips, gores or errors in boundary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

# PRELIMINARY P.U.D. PLAN

## TERRA BUSINESS PARK - PHASE II

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

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



PLAN | DESIGN | DELIVER  
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PINNACLE ENGINEERING GROUP

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

CHICAGO | MILWAUKEE | NATIONWIDE

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

PRELIMINARY  
P.U.D. PLAN

REVISIONS

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REG. JOB NO. 1411.40

DATE 05/17/2023

SCALE 1"=80'

DRAFTED BY: KO

SHEET 1 of 2

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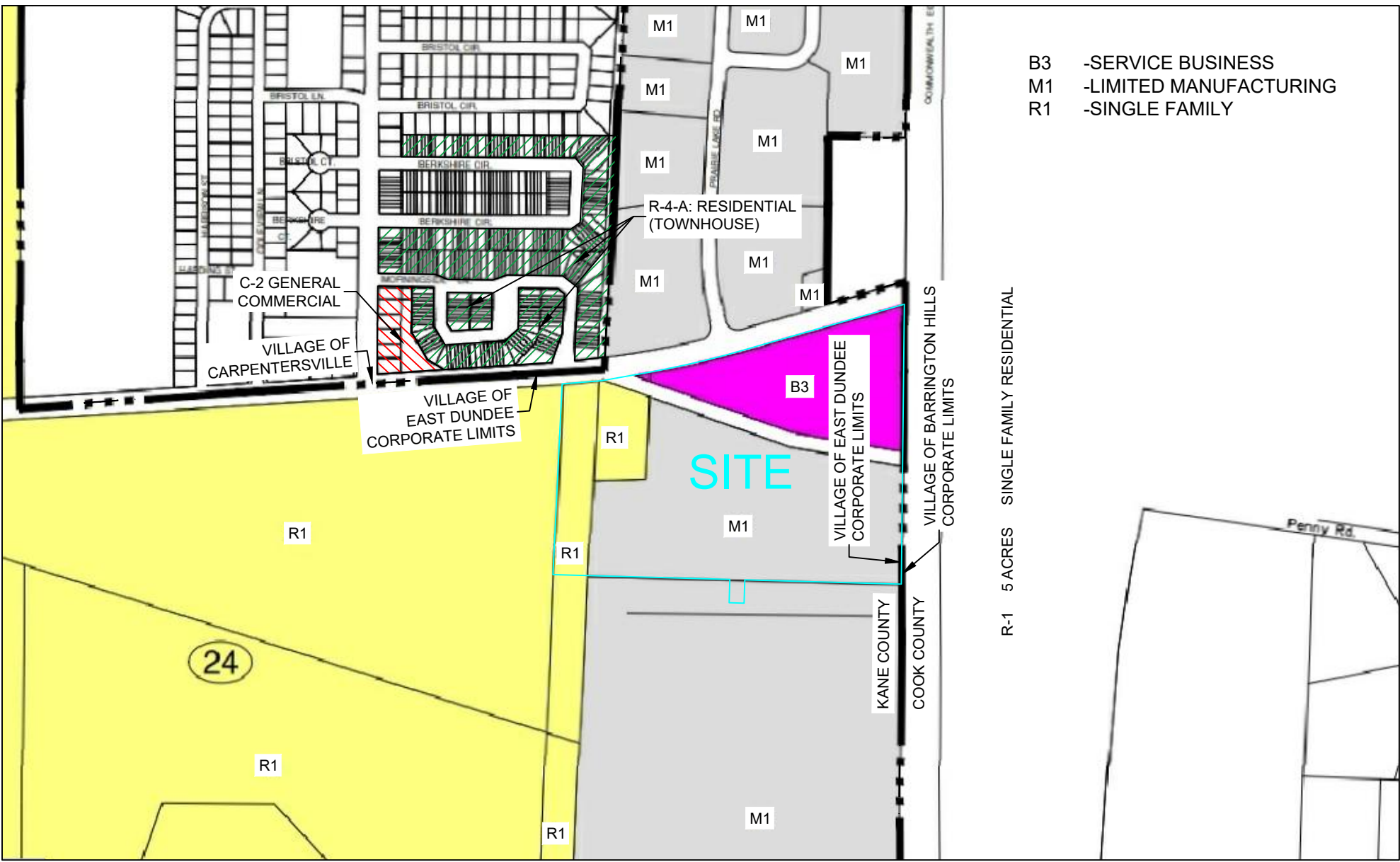
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SURVEY



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

ZONING MAP  
SCALE 1"=600'



VICINITY MAP  
SCALE 1"=400'



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

NOTES

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

SURVEYOR'S CERTIFICATE

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

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

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

CONTAINING 33.1268 ACRES, MORE OR LESS.

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

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

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

**DRAFT**

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

REVISIONS

—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—

REG. JOB No.	1411.40
DATE	05/17/2023
DATE	05/17/2023
SCALE	
DRAFTED BY:	KGD

SHEET

2  
of  
2





PC File # \_\_\_\_\_

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

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

**PART I. GENERAL INFORMATION**

**A. Project Information**

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

**B. Owner Information**

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

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

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



## PART II. APPLICATION REQUIREMENTS

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

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

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

### Official Use Only

Item # <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	1					
3.	Basic Application Fee	X					
4.	Property Owners within 250 feet	X					
5.	General Location Map	3/1					
7.	Survey / Legal Description	3/1					
9.	Photos of Existing Property & Area	1					
11.	Site Plan	3/1 And electronic file					
12.	Building Elevations	3/1 And electronic file					
13.	Floor Plans	3/1 And electronic file					
14.	Roof Plan	3/1 And electronic file					
15.	Color Rendering	1 And electronic file					
17.	Landscape Plan	1/3 And electronic file					
23.	Utility Impact Report <sup>(b)</sup>	3 And electronic file					
24.	Utility Improvement Plan <sup>(b)(c)</sup>	3/1 And electronic file					
25.	Traffic Study <sup>(b)</sup>	4 And electronic file					

<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.

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



### PART III. JUSTIFICATION OF THE PROPOSED PLANNED DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

No.

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

(2) No.

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

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

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

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

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

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

May 25, 2023

Individually and for the Applicant

Date

201 Christina Drive, East Dundee, IL 60118

Address

Project Description:


Northerly extension of Terra Business Park





**Affidavit of Ownership & Control**

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

Signature: 

Owner: Joseph L. Palumbo, Manager

Address: 201 Christina Drive

East Dundee, IL 60118

Pho 

SUBSCRIBED AND SWORN TO before me this  
25<sup>th</sup> day of May, 2023

  
(NOTARY SIGNATURE)



(NOTARY STAMP)





### Affidavit & Disclosure Agreement

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

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

Signature: \_\_\_\_\_

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

Project Address: North of existing Terra Business Park



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

**Pal Land, LLC, Pal Land II, LLC**

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

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

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

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

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



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

(g) Motor Truck Terminal;

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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



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

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

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

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

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

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

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

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



**EXHIBIT 1**  
**M-1 MODIFIED PERMITTED AND SPECIAL USES**

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



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



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



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



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



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



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



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





Route 68 / Dundee Ave

2023 PUD

Pal 200 Rock Road  
LLC Building -  
Construction Pending

Enterprise  
Holdings LLC  
Property

Pal 401 LLC  
Building

Pal Land  
Truck Parking

Pal 250 LLC  
Building

Pal Land  
Truck Parking

Pal 200 LLC  
Building

Pal Land  
Truck Parking

Pal 201 LLC  
Building

Available  
9.7 Acres

Retail Building  
Under Construction

Speedway LLC  
Property

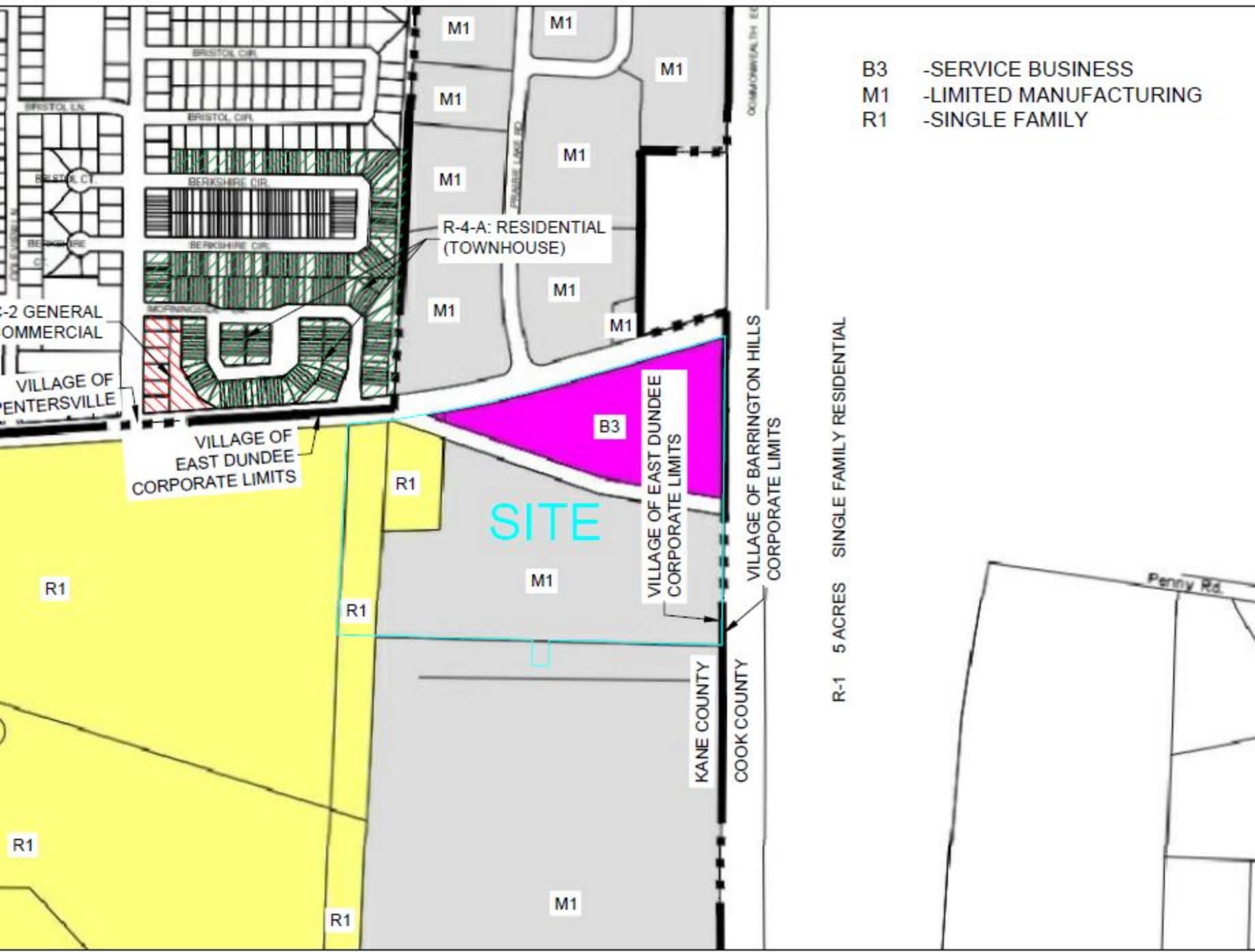
Available  
2.4 Acres

Palumbo Property  
2023 PUD Exhibit



# ZONING MAP

SCALE 1"=600'



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

R-1 5 ACRES SINGLE FAMILY RESIDENTIAL



# NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning & Historic Commission of the Village of East Dundee will hold a public hearing on July 6, 2023, at 6:00 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following request:

A request to rezone and establish a new Planned Use/Development for Pal Land, LLC and Pal Land II, LLC located in the M1 and/or M2 and/or R1 and/or B3 Zoning Districts. All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process to Franco Bottalico, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at [FBottalico@eastdundee.net](mailto:FBottalico@eastdundee.net), or by phone at 224-293-7102.

## Legal Description:

**PIN: 03-24-276-007**  
PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 17 MINUTES 02 SECONDS WEST, 492.84 FEET TO THE CENTERLINE OF THE PENNY ROAD FOR A POINT OF BEGINNING; THENCE NORTH 81 DEGREES 24 MINUTES 06 SECONDS WEST, ALONG SAID CENTERLINE, 342.94 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID CENTERLINE, 343.04 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,908.00 FEET, A CHORD THAT BEARS NORTH 74 DEGREES 15 MINUTES 04 SECONDS WEST AND A CHORD OF 342.58 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 71 DEGREES 06 MINUTES 01 SECOND WEST, TANGENT TO LAST DESCRIBED CURVE TO A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE, 112.93 FEET ALONG A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 13,634.89 FEET, A CHORD THAT BEARS NORTH 70 DEGREES 05 MINUTES 05 SECONDS WEST AND A CHORD OF 112.92 FEET TO THE EASTERLY LINE OF THE LANDS DESCRIBED IN DOCUMENT 2008K063994; THENCE NORTH 02 DEGREES 07 MINUTES 51 SECONDS EAST, ALONG SAID EASTERLY LINE, 75.30 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 68, AS MONUMENTED AND OCCUPIED; THENCE NORTH EASTERLY, 501.88 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE BEING A NON TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4,327.46 FEET, A CHORD THAT BEARS NORTH 76 DEGREES 07 MINUTES 51 SECONDS EAST AND A CHORD OF 501.60 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 72 DEGREES 46 MINUTES 11 SECONDS EAST, TANGENT TO LAST DESCRIBED CURVE, 674.98 FEET TO THE EAST LINE OF SAID NORTH QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 02 SECONDS EAST, ALONG SAID EAST LINE, 688.17 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

**PIN: 03-24-276-008**  
THE EAST 1/2 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, 1514.7 FEET; THENCE NORTH 2 DEGREES 06 MINUTES 0 SECONDS EAST 3006.4 FEET TO A POINT 451.1 SOUTHERLY, MEASURED ALONG THE LAST DESCRIBED LINE EXTENDED FROM THE SOUTHERLY LINE OF STATE ROUTE NO. 68; THENCE SOUTH 87 DEGREES 54 MINUTES 4 SECONDS EAST 234 FEET; THENCE NORTH 2 DEGREES 06 MINUTES 0 SECONDS EAST 478.9 TO THE SOUTHERLY LINE OF SAID STATE ROUTE 68; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID NORTH QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 02 SECONDS EAST, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

EXCEPT THAT PART FALLING WITHIN THE SOUTHEAST QUARTER OF SAID SECTION 24 AND EXCEPT THAT PART FALLING WITHIN THE SOUTHWEST 1/4 OF THE PENNY ROAD, AS OCCUPIED AND TRAVELED, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.  
**PINS: 03-24-276-005 & 03-24-276-006**  
THE PART OF THE WEST HALF OF SECTION TWENTY-FOUR (24), TOWNSHIP FORTY-TWO (42) NORTH, RANGE EIGHT (8), EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SAID SECTION 24 WITH THE CENTERLINE OF STATE ROUTE 25; THENCE EASTERLY ALONG THE CENTER LINE OF STATE ROUTE 63, EIGHT HUNDRED SEVENTY-EIGHT AND 9/10THS (878.9) FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID CENTER LINE, ONE HUNDRED NINETY-FOUR AND 1/10THS (194.4) FEET; THENCE WEST ALONG A LINE THAT FORMS AN ANGLE OF 119.90 DEGREES TO THE RIGHT, WITH THE CENTERLINE OF STATE ROUTE 63, THE LAST DESCRIBED COURSE, ONE HUNDRED NINETY-FOUR AND 4/10THS (194.4) FEET; THENCE NORTH PARALLEL WITH THE CENTER LINE OF ROUTE 25, THREE HUNDRED FORTY-TWO AND 9/10THS (342.9) FEET TO THE PLACE OF BEGINNING, EXCEPTING WITHIN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

**PIN: 03-24-400-008**  
THE PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, 1514.7 FEET; THENCE NORTH 2 DEGREES 06 MINUTES 0 SECONDS EAST 3006.4 FEET TO A POINT 451.1 SOUTHERLY, MEASURED ALONG THE LAST DESCRIBED LINE EXTENDED FROM THE SOUTHERLY LINE OF STATE ROUTE NO. 68; THENCE SOUTH 87 DEGREES 54 MINUTES 4 SECONDS EAST 234 FEET; THENCE NORTH 2 DEGREES 06 MINUTES 0 SECONDS EAST 478.9 TO THE SOUTHERLY LINE OF SAID STATE ROUTE 68; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING; IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

EXCEPT THAT PART FALLING SOUTHERLY OF THE NORTH 593.44 FEET OF THAT PART OF THE EAST 1/2 OF SECTION 24 AND ALSO PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 17 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, 192.05 FEET TO THE NORTHEAST CORNER OF LOT 1 IN ROCKY ROAD POWER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1999 AS DOCUMENT 1999K018491; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROCKY ROAD POWER SUBDIVISION, 670.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 11 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1015.58 FEET TO THE SOUTHWEST CORNER THEREOF; SAID CORNER BEING ON THE NORTH LINE OF ROCK ROAD DRIVE; THENCE NORTH 75 DEGREES 43 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF ROCK ROAD DRIVE, 295.02 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF ROCK ROAD DRIVE, 33.00 FEET TO A POINT ON THE EAST LINE OF PREMISES CONVEYED TO JAMES K. SMITH BY DEED RECORDED FEBRUARY 7, 1981 IN BOOK 200, PAGE 253 AS DOCUMENT 13594; THENCE NORTH 00 DEGREES 13 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF PREMISES CONVEYED TO JAMES K. SMITH, 1130.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; SAID POINT BEING 989.3 FEET WESTERLY OF, AS MEASURED ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER, THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 24, 525.4 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 00 SECONDS EAST, 1486.03 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 05 SECONDS EAST, 1485.55 FEET TO THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID EAST LINE, 1396.70 FEET TO THE POINT OF BEGINNING AND EXCEPT THAT PART FALLING WITHIN THE NORTHEAST QUARTER OF SECTION 24, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

**PIN: 03-24-177-007**  
THE EAST 150.0 FEET, MORE OR LESS, OF THAT PART OF SECTION 24, TOWNSHIP 42, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 992.02 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 3,303.56 FEET TO THE SOUTHERLY LINE OF ILLINOIS STATE ROUTE 68, DUNDEE ROAD (SB ROUTE 63) ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1956 AS DOCUMENT NO. 321172 FOR THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 09 MINUTES 48 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID ROUTE 68, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 4,347.28 FEET, A DISTANCE OF 222.06 FEET TO A LINE DRAWN NORTH 72 DEGREES 00 MINUTES 14 SECONDS EAST (NORTH 2 DEGREES 06 MINUTES RECORD) FROM A POINT ON THE SOUTH LINE OF SAID SECTION, 1,514.7 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 02 DEGREES 06 MINUTES 0 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 1,629.36 FEET; THENCE NORTH 72 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE 2,887.22 FEET TO A POINT 66 FEET EASTERLY OF AND NORMALLY DISTANT FROM THE EASTERLY LINE OF BONNIE ACRES ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1956 AS DOCUMENT NO. 314022; THENCE NORTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, ALONG A LINE 66 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID BONNIE ACRES, A DISTANCE OF 489.1 FEET TO THE SOUTHERLY LINE OF SAID ROUTE 68, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 10,104.06 FEET, A DISTANCE OF 340.92 FEET; THENCE NORTH 85 DEGREES 09 MINUTES 48 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID ROUTE 68, A DISTANCE OF 599.32 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

Published in Daily Herald June 21, 2023 (4601676)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Fox Valley  
**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/21/2023

in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

*Danula Baltz*  
Designee of the Publisher of the Daily Herald

Control # 4601676





## Memorandum



**To:** Village President and Board of Trustees

**From:** Franco Bottalico, Assistant to the Village Administrator

**Subject:** 455 E. Main – Special Use Request for a Used Only Motor Vehicle Dealer

**Date:** September 18, 2023

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### **Action Requested**

The Planning, Zoning, & Historic Commission (PZHC) and staff recommend Village Board denial of a special use permit for a used only motor vehicle dealer, as described in Section 157.050(F)(1)(g)(4) of the Zoning Ordinance, located at 455 E. Main Street, East Dundee, IL 60118 (PINs 03-23-377-005 and 03-23-377-006) in the B-2 Community Business District.

### **Summary**

Staff has received a special use application from Naim Kattoum (“Applicant”) to open a used only motor vehicle dealer at 455 E. Main Street. This building was previously used as a medical building. There are currently 52 existing parking spaces at this location. The building has 5,040 sq. ft. of space. Section 157.150(P) states “Business and professional offices or public administration buildings: at least one parking space for each 250 square feet of floor area,” which will require 21 spaces for employees and customers to park, and 31 spaces left available for vehicles for sale. Additionally, the Fire Protection District and the Village Engineer have made comments regarding this location, and their memos are attached.

At the September 7, 2023 PZHC public hearing for this application, the PZHC discussed the impacts such a use would have on the surrounding community. In addition to the conditions staff has recommended to the PZHC, the PZHC as a whole agreed that this use would be better suited for the Rt. 25 corridor near existing car dealerships. The PZHC agreed that they’d be in favor of Comprehensive Plan language that would designate the Dundee Ave./Rt. 25. corridor as an appropriate location for these and similar uses. Further, the PZHC agreed that this use would impact the economic vitality and value of surrounding businesses and surrounding residential properties. The PZHC motioned to recommend denial to the Village Board on a 6-0 vote. The Applicant was advised the application would go before the Village Board of Trustees for final approval/denial.

### **Attachments**

Certificates of Publication in the Daily Herald  
Findings of Fact



Ordinance

Redacted Application



**ORDINANCE NUMBER 23 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS GRANTING A SPECIAL USE PERMIT FOR A  
MOTOR VEHICLE DEALER, USED ONLY, FOR THE PROPERTY LOCATED AT 455  
E. MAIN STREET, EAST DUNDEE, ILLINOIS 60118  
PINS 03-23-377-005 AND 03-23-377-006, LOCATED IN THE B-2 COMMUNITY  
BUSINESS DISTRICT**

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

**WHEREAS**, pursuant to Section 157.224 of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") and the Village's home rule authority, the Village President and Board of Trustees of the Village ("Corporate Authorities") may provide for and allow the classification of special uses in its zoning districts; and

**WHEREAS**, pursuant to the Zoning Ordinance, any person owning or having an interest in property may file an application to use such property for one or more of the special uses provided for in the zoning district in which the land is situated; and

**WHEREAS**, SAAV Realty, LLC ("Owner") is the current record owner of real property located at 455 E. Main Street, East Dundee, IL 60118 ("Property"); and

**WHEREAS**, Naim Kattoum ("Applicant"), with the consent of the Owner, filed an application ("Application") with the Village seeking a special use permit to operate a motor vehicle dealership, used only, at the Property, as more fully described in the Application; and

**WHEREAS**, public notice of a public hearing was published in the Fox Valley Daily Herald and Northwest Suburbs Daily Herald on August 11, 2023 regarding the Application before the Village's Planning and Zoning Commission was duly given, and a public hearing was held on the Application on September 7, 2023; and

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 157.224 of the Zoning Ordinance for a special use permit and recommended approval of the Application, and related findings of fact; and

**WHEREAS**, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendations on the Application, and find it to be in the best interests of the health, safety and welfare of its residents to approve the requested special use for a motor vehicle dealership, used only, on the Property, subject to the conditions contained within Section 3 of this Ordinance;



**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: Approval of Special Use Permit.** The Corporate Authorities hereby approve the Application and grant a special use permit for the Property legally described as:

PINS 03-23-377-005 AND 03-23-377-006

LEGAL DESCRIPTION:

PARCEL 1:

THE EASTERLY 1.17 ACRES OF THE FOLLOWING DESCRIBED PARCEL:

OUTLOT NO. 2 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH. RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID OUTLOT NO. 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID OUTLOT 2; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 2, A DISTANCE OF 272.0 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF OUTLOT 2, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS 222.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.16 FEET, THENCE EASTERLY A DISTANCE OF 113.36 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT 2, THAT IS 277.76 FEET SOUTHERLY OF, AS MEASURED ALONG SAID EAST LINE, THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID OUTLOT 2, A DISTANCE OF 277.76 FEET TO THE POINT OF BEGINNING) AND (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 2 IN SCHOCK'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF NORTH 60 DEGREES 51 MINUTES 53 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 2. A DISTANCE OF 12.004 METERS (39.38 FEET); THENCE SOUTH 21 DEGREES 06 MINUTES 07 SECONDS EAST 2.661 METERS (8.73 FEET); THENCE SOUTH 61 DEGREES 41 MINUTES 18 SECONDS EAST 132.337 METERS (434.18 FEET) TO THE EAST LINE OF SAID OUTLOT 2; THENCE SOUTH DEGREE 12 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE OF OUTLOT 2, A DISTANCE OF 9.132 METERS (29.96 FEET) TO THE SOUTHEAST CORNER OF SAID OUTLOT 2; THENCE NORTH 61 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT 2, A DISTANCE OF 145.316 METERS (476.76 FEET) (475.6 FEET RECORD) TO THE POINT OF BEGINNING), MORE SPECIFICALLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING EAST OF



A LINE BEGINNING AT THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 90 DEGREES 36 MINUTES 06 SECONDS WEST, 314.38

FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL. ALL IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY. ILLINOIS.

PARCEL 2:

THE WESTERLY 0.77 ACRES OF THE FOLLOWING DESCRIBED PARCEL:

OUTLOT NO. 2 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH. RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID OUTLOT NO. 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID OUTLOT 2; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 2, A DISTANCE OF 272.0 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF OUTLOT 2, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS 222.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.16 FEET, THENCE EASTERLY A DISTANCE OF 113.36 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT 2, THAT IS 277.76 FEET SOUTHERLY OF, AS MEASURED ALONG SAID EAST LINE, THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID OUTLOT 2, A DISTANCE OF 277.76 FEET TO THE POINT OF BEGINNING) AND (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 2 IN SCHOCK'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF NORTH 60 DEGREES 51 MINUTES 53 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 2. A DISTANCE OF 12.004 METERS (39.38 FEET); THENCE SOUTH 21 DEGREES 06 MINUTES 07 SECONDS EAST 2.661 METERS (8.73 FEET); THENCE SOUTH 61 DEGREES 41 MINUTES 18 SECONDS EAST 132.337 METERS (434.18 FEET) TO THE EAST LINE OF SAID OUTLOT 2; THENCE SOUTH DEGREE 12 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE OF OUTLOT 2, A DISTANCE OF 9.132 METERS (29.96 FEET) TO THE SOUTHEAST CORNER OF SAID OUTLOT 2; THENCE NORTH 61 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT 2, A DISTANCE OF 145.316 METERS (476.76 FEET) (475.6 FEET RECORD) TO THE POINT OF BEGINNING), MORE SPECIFICALLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WEST OF A LINE BEGINNING AT THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 90 DEGREES 36 MINUTES 06 SECONDS WEST, 314.38 FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL. ALL IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY. ILLINOIS.



Commonly known as 455 E. Main Street, East Dundee, Illinois 60118 for a motor vehicle dealer, used only.

**SECTION 3: Conditions of Approval.** That the special use permit granted herein shall be constructed, operated and maintained in accordance with any plans and diagrams submitted as part of the Application, and shall be subject to the following terms and conditions:

1. The special use permit granted herein will not take effect until eighty (80) linear feet of six foot (6') tall solid fence is installed by the Applicant on the Property along the north and east boundary adjacent to the residential property (approximately 360 linear feet). This new fence must replace the existing five foot (5') tall fence if applicable.
2. No more than thirty-one (31) vehicles will be offered for sale at the Property at a given time.
3. Every vehicle on the Property must be in a parking space.
4. Vehicles must not be parked on the grass on or around the Property.
5. Security cameras must be installed on the Property.
6. Damaged or wrecked vehicles will not be allowed on the Property.
7. Body work or mechanical repairs must not be performed on the Property.
8. Outside lighting will not be permitted on the Property between the hours of 9 p.m. to 6 a.m.
9. Vehicle loading and unloading must occur entirely on the Property and will not occur on IL Rt. 72 or any local roads.
10. Test driving of vehicles sold on the Property is prohibited on local roads.
11. Applicant must sealcoat and stripe the parking lot on the Property.
12. The Property must conform with the Zoning Ordinance requirements for the B-2 Community Business District and Sections 157.050(F)(2)(b) and 158.04(D) of the Zoning Ordinance.
13. Operation of the Special Use must comply with all other local, state, and federal laws that apply to such uses.
14. All building code and life safety requirements of the Property must be satisfied, as approved by the Village.
15. This Special Use Permit is granted to the Applicant only and no other use associated with the main office building located on the Property is approved.



16. Applicant must assess, at Applicant's own cost, the Property for compliance with the Americans With Disabilities Act ("ADA") and provide an engineer's report to the Village Engineer no later than February 2024. The Applicant then has until October 1, 2024 to make any necessary repairs or remediation to the Property to comply with the ADA according to the recommendations of the engineer's report.
17. Applicant must improve the Property's parking lot according to Sections 57.101 and 57.140 *et seq* of the Zoning Ordinance.
18. There will be no semi-truck parking or vehicle loading or unloading on the public right-of-way, including Main Street. Vehicles must be loaded and unloaded on the Property.
19. All requirements of the East Dundee Fire Protection District as set forth in the Memorandum dated July 24, 2023, and attached hereto and incorporated herewith as **Exhibit A** must be met and maintained at all times.

**SECTION 4: Failure to Comply with Conditions.** The failure of Applicant, or its successors or assigns, to comply with one or more of the conditions listed in Section 3 above shall be grounds for the potential revocation of the Special Use Permit. Upon notice, a hearing will be held. The notice will provide Applicant 14 days in which to respond and answer. A hearing will be held no sooner than 30 days after the service of the notice.

**SECTION 5: Severability.** That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

**SECTION 6: Repeal.** That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

**SECTION 7: 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 \_\_\_\_ day of \_\_\_\_\_ 2023 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Jeffrey Lynam, Village President

**ATTEST:**

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

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_ 2023, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on \_\_\_\_\_, 2023.

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: \_\_\_\_\_

Applicant

Date: \_\_, 2023



**EXHIBIT A**

**EAST DUNDEE FIRE PROTECTION DISTRICT MEMORANDUM DATED JULY 24,  
2023**



# East Dundee and Countryside Fire Protection District

401 Dundee Ave,  
East Dundee IL 60118



www.edfire.com  
fireprevention@edfire.com

## 455 E Main St proposed Car Dealer

To: Planning and Zoning & Historic Commission (PZHC)  
From: Marc Quattrocchi / Fire Prevention Bureau  
CC: Chris Ranieri, Village of East Dundee Building Inspector  
Franco Bottalico, Assistant to the Village Administrator / Deputy Village Clerk  
Date: July 24<sup>th</sup>, 2023  
Re: 455 E Main St. East Dundee, IL 60118

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PZHC:

The East Dundee Fire District was notified of the proposed Occupancy Use Change of 455 E Main St. The East Dundee Fire Districts local ordinance 2021-0010 Amended the definition of Change of Occupancy in Sec.9

**[A] Change of Occupancy.** Either of the following shall be considered as a change of occupancy where this code requires a greater degree of safety, accessibility, structural strength, fire protection, means of egress, ventilation or sanitation than is existing in the current building or structure:

1. Any change in the occupancy classification of a building or structure.
2. Any change in the purpose of, or a change in the level of activity within, a building or structure
  - a. Exception: A change in the level of activity within a building or structure shall not require the addition of a sprinkler system to a building not already protected by a sprinkler system.
3. Any change in ownership of a building, structure, or occupancy

If the PZHC grants approval to the proposed, the East Dundee Fire District will require the following criteria to be met.

1. The access road into the parking lot from Main St must maintain an unobstructed width of not less than 20 feet with a vertical clearance of not less than 13 feet 6 inches. These dimensions shall be maintained until exit onto Linden Ave.
2. The access road from Linden Ave east bound to the North Side of the building must maintain the same required width of 20ft and vertical height of 13 feet 6 inches leading all the way to the building. This Lane will be marked and enforced as a Fire Lane and no Parking signs must be posted.
  - a. This access road must follow Sec503.2.3 of the 2021 International fire Code.



# East Dundee and Countryside Fire Protection District

401 Dundee Ave,  
East Dundee IL 60118



www.edfire.com  
fireprevention@edfire.com

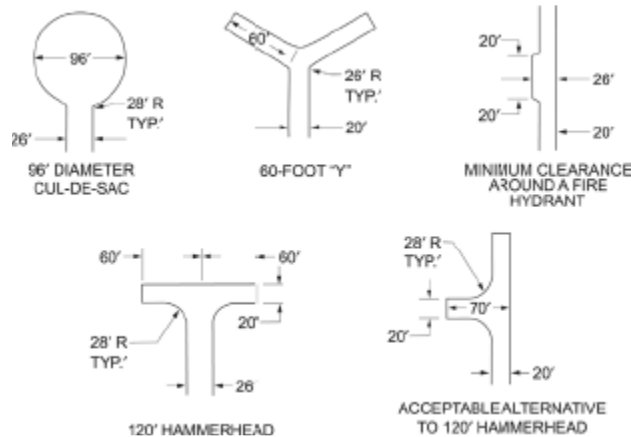
**503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities.

- b. The access road from Linden Ave shall have the minimum specifications as outlines in Appendix D Sec D103.2 and D103.2 of the 2021 International fire code as it pertains to Grade and Turning Radius.

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the *fire code official*.

**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*. (Please see examples below)



A variance by the Fire District can be granted for D103.3 Turning Radius if the overhang of the structure itself is removed or raised to 13 feet 6 inches to provide ambulance and fire engine access and egress.

3. If the building or structure is planned to be redesigned or remodeled, all proper permits must be applied for with the Fire District. Including but not limited to.
- Fire Alarm redesign
  - Building Plan review with properly scaled architectural drawings.
  - Proposed Sprinkler designs.

Sincerely,

Marc Quattrocchi, Fire Marshal





**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: Naim Kattoum
2. Project Location: 455 E. Main Street, East Dundee, IL 60118
3. Brief Project Description:  
Buying property to use as a used car dealership
4. Project Property Legal Description:  
See attached
5. Project Property Size in Acres and Square Feet: 1.97 acres, Building Sq ft. 5,040
6. Current Zoning Status: B-2
7. Current Use Status: being used as a medical building
8. Surrounding Land Use Zoning: B-2, R-2, R-4
9. Zoning District Being Requested (if applicable): \_\_\_\_\_
10. Parcel Index Numbers of Property: 03-23-377-005 & 03-23-377-006

**B. Owner Information**

1. Signature: [Signature]
2. Name: SAAV Realty LLC
3. Address: 455 E. Main Street, Ste C, East Dundee, IL 60118
4. Phone Number: [REDACTED]

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

1. Name/Company: Naim Kattoum
2. Address: [REDACTED]
3. Phone Number: [REDACTED]



### PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

Please answer all questions but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers. **Applicants are also encouraged to refer to Special Use Criteria Section 157.224(C)(2) or Variances, Section 157.207(C) or Rezoning.**

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

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

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

No the Special Use will not 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?

No.

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

Yes.

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

I do not expect there to be any increase in traffic congestion.

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?

Increase to retail sales tax for 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)?

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

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3. What is proposed?

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

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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)

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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?

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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)

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

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

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

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

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

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**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.





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

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

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

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

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

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

  
Individually and for the Applicant

6/30/23  
Date

  
Address

  
Phone Number

Project Description:

Special Use Permit-Used Car Dealership

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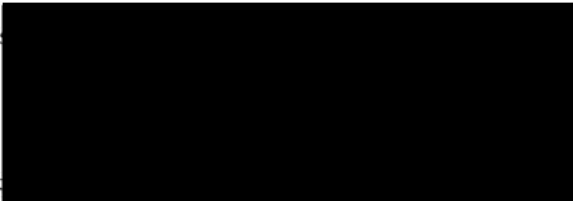



### Affidavit of Ownership & Control

I (We), Naim Kattoun 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: Contract Purchaser: Naim Kattoun

Address: 

Phone: 

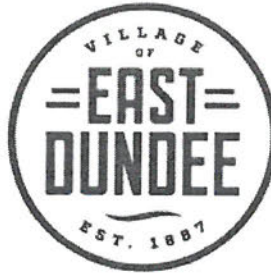
SUBSCRIBED AND SWORN TO before me this  
30<sup>th</sup> day of June, 2023.

  
(NOTARY SIGNATURE)



(NOTARY STAMP)





### Affidavit & Disclosure Agreement

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

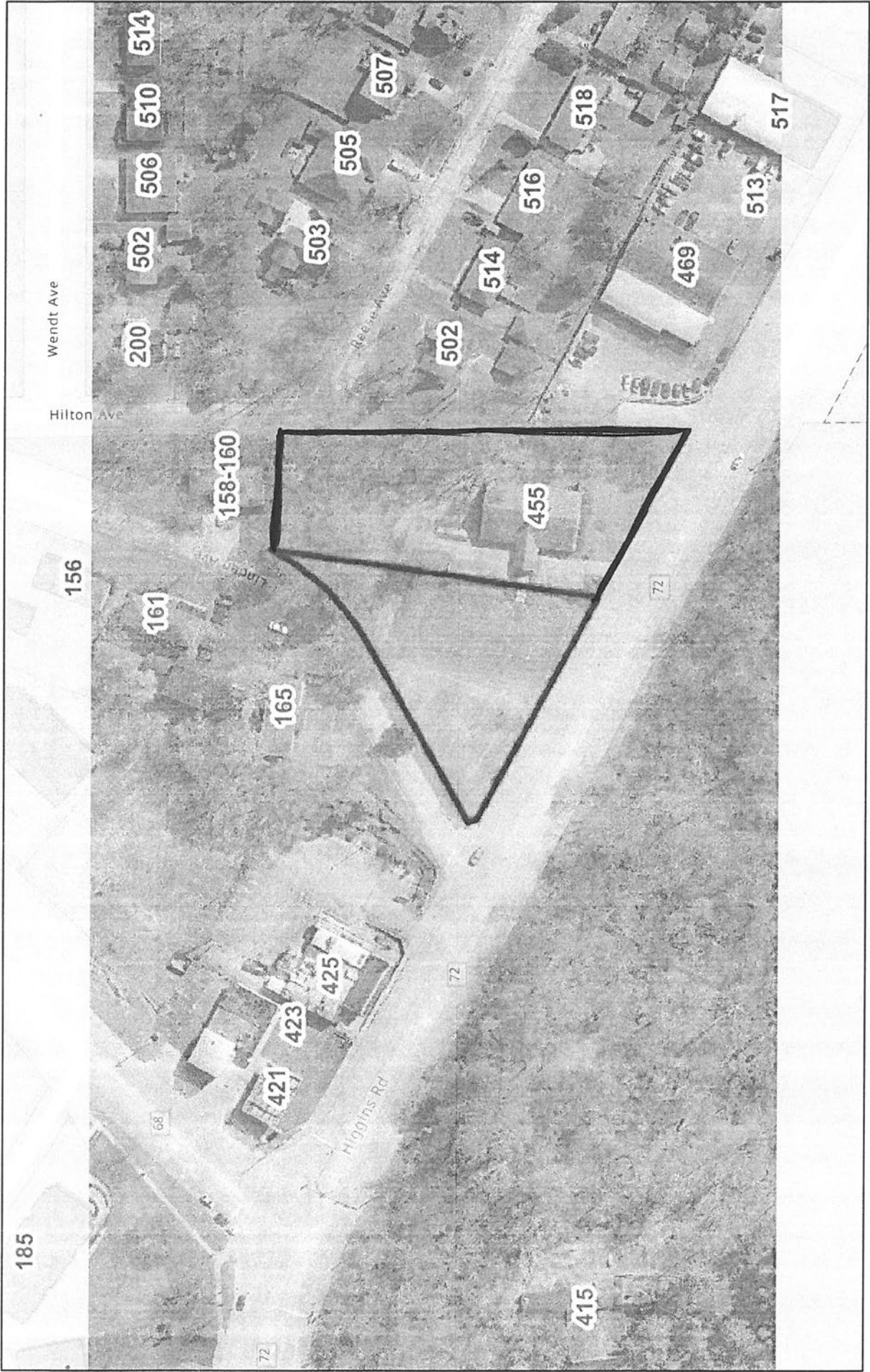
Applications shall deposit the sum required based on the type and extent of the applicants project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their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

Signature: 

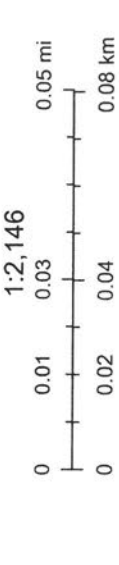
Print Name: Naim Kattoum

Project Address: 455 E. Main St., East Dundee, IL 60118





6/26/2023



Esri Community Maps Contributors, County of Kane, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/

These layers do not represent a survey. No Accuracy is assumed for the data records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.







State of Illinois }  
Counties of Cook and Kane } SS  
Village of East Dundee }

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning and Zoning & Historic Commission of the Village of East Dundee will hold a public hearing on September 7, 2023, at 6:00 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following request:

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

PINs: 03-23-377-005 and 03-23-377-006

**Legal Description:** PARCEL 1: THE EASTERLY 1.17 ACRES OF THE FOLLOWING DESCRIBED PARCEL: OUTLOT NO. 2 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID OUTLOT NO. 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID OUTLOT 2; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 2, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS 222.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.16 FEET; THENCE EASTERLY A DISTANCE OF 113.36 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT 2; THAT IS 277.76 FEET SOUTHERLY OF, AS MEASURED ALONG SAID EAST LINE, THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID OUTLOT 2, A DISTANCE OF 277.76 FEET TO THE POINT OF BEGINNING) AND (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 2 IN SCHOCK'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF NORTH 60 DEGREES 51 MINUTES 53 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 2, A DISTANCE OF 12.004 METERS (39.38 FEET); THENCE SOUTH 21 DEGREES 06 MINUTES 07 SECONDS EAST 2.661 METERS (8.73 FEET); THENCE SOUTH 61 DEGREES 41 MINUTES 18 SECONDS EAST 132.337 METERS (434.18 FEET) TO THE EAST LINE OF SAID OUTLOT 2; THENCE SOUTH DEGREE 12 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE OF OUTLOT 2, A DISTANCE OF 9.132 METERS (29.96 FEET) TO THE SOUTHEAST CORNER OF SAID OUTLOT 2; THENCE NORTH 61 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT 2, A DISTANCE OF 145.316 METERS (476.76 FEET) (475.6 FEET RECORD) TO THE POINT OF BEGINNING), MORE SPECIFICALLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING EAST OF A LINE BEGINNING AT THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 90 DEGREES 36 MINUTES 06 SECONDS WEST, 314.38 FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL. ALL IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

PARCEL 2: THE WESTERLY 0.77 ACRES OF THE FOLLOWING DESCRIBED PARCEL: OUTLOT NO. 2 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID OUTLOT NO. 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID OUTLOT 2; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 2, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS 222.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.16 FEET; THENCE EASTERLY A DISTANCE OF 113.36 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT 2; THAT IS 277.76 FEET SOUTHERLY OF, AS MEASURED ALONG SAID EAST LINE, THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID OUTLOT 2, A DISTANCE OF 277.76 FEET TO THE POINT OF BEGINNING) AND (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 2 IN SCHOCK'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF NORTH 60 DEGREES 51 MINUTES 53 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 2, A DISTANCE OF 12.004 METERS (39.38 FEET); THENCE SOUTH 21 DEGREES 06 MINUTES 07 SECONDS EAST 2.661 METERS (8.73 FEET); THENCE SOUTH 61 DEGREES 41 MINUTES 18 SECONDS EAST 132.337 METERS (434.18 FEET) TO THE EAST LINE OF SAID OUTLOT 2; THENCE SOUTH DEGREE 12 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE OF OUTLOT 2, A DISTANCE OF 9.132 METERS (29.96 FEET) TO THE SOUTHEAST CORNER OF SAID OUTLOT 2; THENCE NORTH 61 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT 2, A DISTANCE OF 145.316 METERS (476.76 FEET) (475.6 FEET RECORD) TO THE POINT OF BEGINNING), MORE SPECIFICALLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WEST OF A LINE BEGINNING AT THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 90 DEGREES 36 MINUTES 06 SECONDS WEST, 314.38 FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL. ALL IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process may be directed to Franco Bottalico, 120 Barrington Avenue, East Dundee, Illinois, 60118 via email at [FBottalico@eastdundee.net](mailto:FBottalico@eastdundee.net), or by phone at 224-293-7102. Published in Daily Herald August 11, 2023 (4604012)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Fox Valley  
**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/11/2023 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

*Danula Baitz*

Designee of the Publisher of the Daily Herald

Control # 4604012





State of Illinois }  
Counties of Cook and Kane } SS  
Village of East Dundee }

# **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning and Zoning & Historic Commission of the Village of East Dundee will hold a public hearing on September 7, 2023, at 6:00 P.M. at the East Dundee Police Station 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following request:

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

PINs: 03-23-377-005 and 03-23-377-006

**Legal Description:** PARCEL 1: THE EASTERLY 1.17 ACRES OF THE FOLLOWING DESCRIBED PARCEL: OUTLOT NO. 2 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID OUTLOT NO. 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID OUTLOT 2; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 2, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS 222.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.16 FEET, THENCE EASTERLY A DISTANCE OF 113.36 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT 2, THAT IS 277.76 FEET SOUTHERLY OF, AS MEASURED ALONG SAID EAST LINE, THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID OUTLOT 2, A DISTANCE OF 277.76 FEET TO THE POINT OF BEGINNING) AND (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 2 IN SCHOCK'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF NORTH 60 DEGREES 51 MINUTES 53 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT 2, A DISTANCE OF 12.004 METERS (39.38 FEET); THENCE SOUTH 21 DEGREES 06 MINUTES 07 SECONDS EAST 2.661 METERS (8.73 FEET); THENCE SOUTH 61 DEGREES 41 MINUTES 18 SECONDS EAST 132.337 METERS (434.18 FEET) TO THE EAST LINE OF SAID OUTLOT 2; THENCE SOUTH DEGREE 12 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE OF OUTLOT 2, A DISTANCE OF 9.132 METERS (29.96 FEET) TO THE SOUTHEAST CORNER OF SAID OUTLOT 2; THENCE NORTH 61 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT 2, A DISTANCE OF 145.316 METERS (476.76 FEET) (475.6 FEET RECORD) TO THE POINT OF BEGINNING), MORE SPECIFICALLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING EAST OF A LINE BEGINNING AT THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 90 DEGREES 36 MINUTES 06 SECONDS WEST, 314.38 FEET TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, ALL IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

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BY

*Danula Baitz*  
Designee of the Publisher of the Daily Herald

Control # 4604012







Scanned In

## Planning and Zoning & Historic Commission Meeting

### Findings of Fact – Special Use

Property Location: 455 E. Main Street, East Dundee, IL 60118 (PINs 03-23-377-005 and 03-23-377-006) in the B-2 Community Business District.

Hearing Date: September 7, 2023.

Special Use  
Requested: Used Only Motor Vehicle Dealer

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

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

*PZHC states not in line with comp. plan*



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

6 ayes \_\_\_\_ naves 1 absent \_\_\_\_ abstain

Date:

9/7/23

Signature:

  
Chair, Planning and Zoning & Historic Commission



## Memorandum



**To:** Village President and Board of Trustees  
**From:** Erika Storlie, Village Administrator  
**Subject:** Caboose Operations and Lease Discussion  
**Date:** September 18, 2023

---

### **Action Requested:**

Staff requests the Village Board provide direction on operations at the Village owned Caboose and usage of public parking spaces.

### **Summary:**

Duke Seward, the current food operator of the Village owned Caboose, seeks an amendment to his lease to allow for the smoking of meats in the public parking lot and additionally to remove two parking spaces from the public inventory to be reserved for his operations.

Duke operates Duke's Blues N BBQ at the Caboose adjacent to 110 Railroad St. His current lease allows for one parking space to be reserved for him during the winter months to sell food from a food truck while the caboose is closed due to winterization (it is not insulated for year-round use).

The lease also does not allow for the smoking of meats on the public way, although that has been occurring for some time. Staff seeks direction from the board if this is something that the Board would like to see added to the lease. Duke has advised that he does have other places where he can smoke meats, he just prefers this location for convenience.

If the Board is desiring to amend the lease to allow for this, staff recommends the parking spaces used for this purpose that are taken out of the public inventory be paid for as an additional lease item. Parking in the downtown area is very limited and each parking space is a sales tax generating asset that provides the revenue necessary for the Village to continue to serve the residents of the community. Even one parking space that is taken out of the publicly available inventory can represent significant lost revenue over the course of a year (or years).

It should also be noted that the Village has received complaints from residents and downtown businesses regarding the smoking of meats in the parking lot. With the renovation of the former Anvil Club, the walls of the patio are going to be removed and are very close to the



smoking operation. This use, if continued to be allowed, may have a detrimental effect on the patio patrons at this nearby establishment.

Duke's Blues N BBQ is a great addition to the downtown and a good community partner, but the operations must also be balanced with the operations of the other downtown businesses in a way that is fair and equitable. Earlier this summer River Street Tavern requested the use of 5 parking spaces in front of their establishment and they were denied. Circumstances were different for that ask, but the lack of parking in the downtown was noted as a primary concern.

Staff seeks direction from the Village Board on next steps. If amendments to the lease are desired, staff will work with the Village attorneys to draft them and return at a future meeting for approval.

The current lease agreement has a term through March 4, 2025 and requires the lessee to pay 5% of gross sales per month to the Village for rent. Year to date rental revenue to the Village through July is \$4,937.26 which tracks closely to previous years where the Village has averaged about \$10k per year in rental revenue.

**Attachments:**

Current Lease Agreement



Resolution No. 04-18

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE,  
COOK AND KANE COUNTIES, ILLINOIS, APPROVING A CONCESSION LICENSE  
AGREEMENT  
(CABOOSE CONCESSION STAND, DEPOT PARK)**

**WHEREAS**, the Village of East Dundee, Cook and Kane Counties, Illinois (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**, Duke’s Blues N’ BBQ an Illinois corporation, (the “*Concessionaire*”) has approached the Village in regards to licensing the Village’s caboose located at 112 Railroad Street in Depot Park (the “*Caboose*”) for the purpose of operating a food concession stand therein; and,

**WHEREAS**, the Village desires to have the Caboose operated by the Concessionaire for the service of a high quality and creative menu as part of the downtown restaurant community; and,

**WHEREAS**, the President and Board of Trustees have determined that it is in the best interests of the Village to enter into an agreement with the Concessionaire for the operation of a concession stand out of the Caboose pursuant to the terms and conditions as set forth in the Concession License Agreement attached hereto and made a part hereof.

**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 1.** That the Concession License Agreement, attached hereto and made a part hereof, is hereby is approved in substantially the form attached, subject to changes which may be made by the Village Administrator and approved by the Village Attorney.

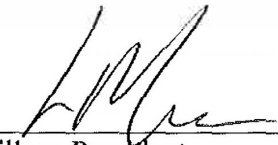


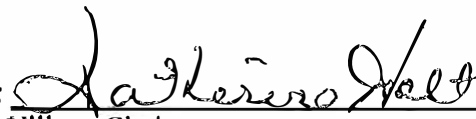
*Section 2.* That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this 5<sup>th</sup> day of Mar, 2018, pursuant to a roll call vote as follows:

AYES: Trustee Lynam, Selep, Hall, Mahony, And  
NAYS: ~~Trustee~~ Trustee Andresen  
ABSTAIN: ~~Trustee~~ Trustee Wood  
ABSENT: Trustee Wood  
President Miller

APPROVED this 5<sup>th</sup> day of Mar, 2018

  
\_\_\_\_\_  
Village President

Attest:   
\_\_\_\_\_  
Village Clerk



# **CONCESSION LICENSE AGREEMENT**

Caboose Concession Stand, Depot Park

This CONCESSION LICENSE AGREEMENT (the "License"), made and entered into this 5<sup>th</sup> day of March, 2018, by and between the Village of East Dundee, a municipal corporation, hereinafter referred to as "Village," and Duke's Blues N' BBQ, an Illinois corporation, hereinafter referred to as "Concessionaire."

## **WITNESSETH:**

WHEREAS, the Village desires to have its caboose located at 112 Railroad Street in Depot Park operated by a concessionaire for service of a high quality and creative menu as part of the downtown restaurant community; and,

WHEREAS, the Village and the Concessionaire have reached an understanding concerning the operation of the caboose as a concession stand and agree as follows:

### **1. PURPOSE**

It is the intent of this License to provide from the Village's caboose a food and beverage concession operation at the Depot Park. All food and commodities sold by Concessionaire shall be of the best quality, all service prompt and courteous, all personnel shall be clean and presentable and the facility, including all equipment, shall be kept in accordance with required health standards and the ordinances of the Village.

### **2. TERM**

The term of this License shall be two (2) years commencing March 5, 2018 and terminating March 4, 2020. The term of this License may be extended for an additional two (2) years upon request by the Concessionaire and approval by the Village.

### **3. OPERATING SPECIFICATIONS**

- A. The Concessionaire shall operate its business in the caboose concession stand at Depot Park generally located at 112 Railroad Street in the Village, and as more specifically described in this document (the "Premises").
- B. An inventory of Village-owned equipment in the concession stand will be made jointly by the Concessionaire and the Village. A listing of that beginning equipment and fixture inventory will be made an attachment to this License as Exhibit A. The Concessionaire is responsible for providing all other necessary equipment for its operation. The Concessionaire may have the necessary equipment for internet access installed at the Premises.



- C. The Village shall have the right at all times to inspect the Premises occupied by the Concessionaire in conducting its services and sales.
- D. The Concessionaire agrees at its sole cost and expense to complete day-to-day maintenance and repairs required for its operation and to keep the Premises in a clean, sanitary and safe condition. The Concessionaire shall keep the walls, fixtures, cooking areas and floors cleaned in accordance with the requirements of the Village and County Health Departments and ordinances of the Village. The Concessionaire shall obtain all health permits prior to operation and all Health Department reports shall be immediately transmitted to the Village Administrator of the Village for review. The Concessionaire shall furnish all cleaning supplies and materials needed to maintain the Premises in the above described manner.
- E. Any capital improvements done on or to the Premises or permanent fixtures added to the Premises costing over \$300 in value shall be approved by the Village Administrator prior to commencement.
- F. At the end of the License term and any extension thereof, the Village Administrator shall conduct an inspection of the Premises, and the Concessionaire shall be informed of the outcome of said inspection. The Concessionaire will deliver the Premises, and all Village owned equipment to the Village at the termination of this License in good condition and state of repair as when received except for ordinary wear and tear.
- G. The Concessionaire does not have exclusive rights to any concession operations within Depot Park.
- H. The Concessionaire shall at all times of operation, operate a first class, full service concession operation with adequate staff. During the term of this License, the Concessionaire shall conduct the concession operation per the hours of operation as listed in the Request for Proposal, Exhibit B attached hereto and made a part hereof by reference.
- I. The Village, at the determination of the Village Administrator, shall perform winterizing on the Premises such that the Premises will be inoperable during the winter months unless modifications are made to the Caboose to allow the Concessionaire to operate 12 months of year. Terms for converting the Caboose to allow for a 12 month facility will be negotiated following review of cost proposals received and there is a mutual agreement reached between the Concessionaire and the Village Administrator.
- J. The Concessionaire agrees to be responsible, at its sole cost, for all utilities and services required upon the Premises including, but not limited to, water, sewer, electric, gas, garbage removal, and internet services.



- K. All storage of material and equipment shall be within the Premises or as approved by the Village Administrator.
- L. The Premises shall not be subject to the Code of Ordinances of the Village of East Dundee related to signage, however, no display signs, menus or advertising materials of any kind shall be used or placed on the exterior of the building except with prior written approval of the Village Administrator.
- M. The Concessionaire agrees to open the concession stand, upon request by the Village, for special functions or events at Depot Park. The Village agrees not to have an out-of-town BBQ vendor at Village sponsored events.
- N. The Concessionaire will be allowed to use discretion regarding closing during periods of non activity with approval from the Village Administrator or his or her designee.
- O. The Concessionaire agrees that the Caboose is in satisfactory condition subject only to any written memorandum executed by the Concessionaire and the Village.
- P. The Village is responsible for grass mowing and trimming along with snowplowing, if necessary, upon the Premises.

#### **4. PAYMENTS AND OTHER REPORTS TO THE VILLAGE**

- A. The Concessionaire agrees to pay to the Village without any prior demand therefore and without any deduction or set-off whatsoever, and as fixed minimum rent, as follows:
  - (1) Five percent of gross sales (5%) per month during the first year of the initial two (2) year term and five percent of gross sales (5%) per month during second year of the initial two (2) year term.
  - (2) In the event that Concessionaire requests and the Village approves an additional two year term as provided in Paragraph 2 hereof, the rent for that subsequent two year term will be determined by both the Village and the Concessionaire. In the event that the Village and Concessionaire cannot reach an agreement regarding rent for a subsequent two year term, this License shall terminate.
  - (3) The Concessionaire shall send the Village a printout of the previous month's sales from its point of sale system along with rent payment by the 10<sup>th</sup> of each month. There is a \$50.00 penalty per month after the 10<sup>th</sup> day for sales from the previous month and it is a violation of this license and if 30 days in default, this license is null and void.



- B. The Concessionaire shall be required to provide the Village with a security deposit of five hundred dollars (\$500.00) and shall be responsible for any damage to the Premises at the termination of this License. At the termination of this License, the Village shall return to Concessionaire any remaining balance of the security deposit provided that Concessionaire returns the Premises to the Village in as good a condition and state of repair as when received, ordinary wear and tear excepted.
- C. The Concessionaire shall provide to the Village, prior to the start of the License term, confirmation of insurance coverage described in paragraph 5 below for the Premises and the operations of the business for the entire term, with the Village named as additional insured on all policies.
- D. Concessionaire shall pay all taxes, except real estate taxes, levied or assessed against the Caboose or this License.

## **5. INSURANCE REQUIREMENTS**

- A. Prior to the beginning of the initial term, Concessionaire shall procure, maintain and pay for such insurance as will protect against claims for bodily injury of death, or for damage to property, including loss of use, which may arise out of operations by the Concessionaire or its employees. Such insurance shall not be less than coverages and limits of liability specified in the attached Exhibit C or coverages and limits required by law unless otherwise agreed to by the Village.
- B. All insurance policies shall contain a provision that coverages and limits afforded hereunder shall not be canceled, materially changed, non-renewed or restrictive modifications added, without thirty (30) days prior written notice to the Village. Renewal certificates shall be provided to the Village not less than fifteen (15) days prior to the expiration date of any of the required policies. All Certificates of Insurance shall be in a form acceptable to Village and shall provide satisfactory evidence of compliance with all insurance requirements. The Village shall not be obligated to review such certificates or other evidence of insurance, or to advise Concessionaire of any deficiencies in such documents, and receipt thereof shall not relieve the Concessionaire from, nor be deemed a waiver of the right to enforce the terms of the obligations hereunder. The Village shall have the right to examine any policy required and evidenced on the Certificate of Insurance.
- C. The Concessionaire shall indemnify and hold the Village, its officers, employees and agents, and each of them harmless for any and all losses or damages to equipment and supplies furnished by the operator that occur as a result of theft, vandalism, or by any other means; as well as any person raising a claim against the Village for reasons associated with the concession operation providing a fully indemnity to the Village on all claims. The Concessionaire shall agree, in writing, not hold the Village or any of its employees responsible in the event of injuries to



persons who operate the concession stand and shall indemnify and release the Village from any and all claims.

## **6. SUBLETTING OF LICENSE**

This License shall be not assigned or any part sub-contracted without approval by the Village Board. In no case shall such consent relieve the Concessionaire from their obligation or change the terms of this License.

## **7. TERMINATION OF LICENSE**

The Village reserves the right to terminate the whole or any part of this License upon thirty (30) days written notice to the Concessionaire or immediately upon default by the Concessionaire. Default is defined as failure of the Concessionaire to perform any of the provisions of this License or failure to make sufficient progress so as to endanger performance of this License in accordance with its terms.

## **8. TAXES, LICENSES & PERMITS**

The Concessionaire shall pay all sales, and other taxes that are lawfully assessed against the Village or the Concessionaire in connection with the Concessionaire's facilities and the work included in this License, and shall obtain and pay for all licenses, permits, certificates of authority, and inspections required for the work. The Concessionaire shall furnish to the Village satisfactory evidence that it has all permits, licenses, and certificates of authority required to operate for the term of this License.

## **9. STATUS OF CONCESSIONAIRE**

The parties agree that neither Concessionaire nor Concessionaire's employees are employees of the Village.

## **10. RELEASE**

Village assumes no responsibility for the loss or damage of Concessionaire's property or improvements placed on or in the Premises and Concessionaire hereby expressly releases and discharges Lessor from any and all liability for loss to such property or improvements. Village shall not be liable for any financial loss incurred by Concessionaire due to unforeseen or uncontrollable events which cause failure of any or all of the facilities to operate during the term hereof.

## **11. NOTICES**

Any notices concerning this License may be given, and all notices required by this License or concerning performance under this License shall be given in writing and shall



be personally delivered, faxed or mailed addressed as shown below, or such other address or addresses as may be designated by either of the parties, in writing, from time to time.

To the Village:  
Jennifer Johnsen  
Village Administrator  
120 Barrington Avenue  
East Dundee, IL 60118  
FAX: 847-426-2956

With a copy to:  
Gregory T. Smith  
Klein, Thorpe & Jenkins, LTD.  
200 N. Wacker Drive, Suite 1660  
Chicago, IL 60606  
FAX: 312-984-6444

To Concessionaire:  
Duke's Blues N'BBQ  
c/o Terrance D. Seward and Rhiannon Seward  
338 Evergreen Circle  
Gilberts, IL 60136  
FAX: \_\_\_\_\_

## **11. CONCESSIONAIRE CERTIFICATIONS**

A. Concessionaire certifies that it is not barred from contracting with the Village as a result of a violation of either Paragraph 33E-3 or 33E-4 of Act 5, Chapter 720 of the Illinois Compiled Statutes regarding criminal interference with public contracting, and

B. Swears under oath that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue as required by Chapter 65, Act 5, paragraph 11-42.1 of the Illinois Compiled Statutes, and

C. States that it has a written sexual harassment policy as required by the Illinois Human Rights Act (775 ILCS 5/2-105(A) (4) a copy of which shall be provided to the Village upon request, and

D. Complies with the civil rights standards set forth in Title VII of the Civil Rights Act as mandated in Executive Order No. 11246, U.S.C.A. Section 2000e


## **12. COMPLIANCE WITH LAWS**

All work under this License shall be executed in accordance with all applicable federal, State, and Village laws, ordinances, rules and regulations which may in any manner affect the performance of this License.




IN WITNESS WHEREOF, the parties hereto have caused this License to be executed by the parsons duly authorized thereto the day and year first hereinabove written.

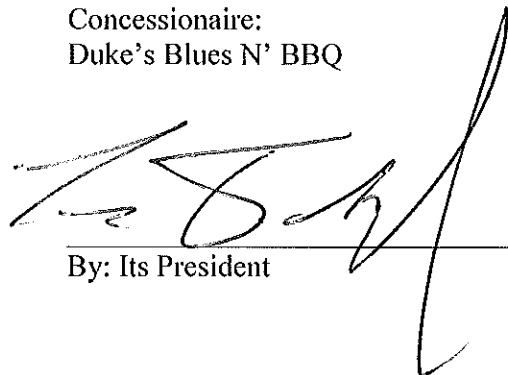
The Village of East Dundee:

  
\_\_\_\_\_  
Village President

Attest:

  
\_\_\_\_\_  
Village Clerk

Concessionaire:  
Duke's Blues N' BBQ

  
\_\_\_\_\_  
By: Its President

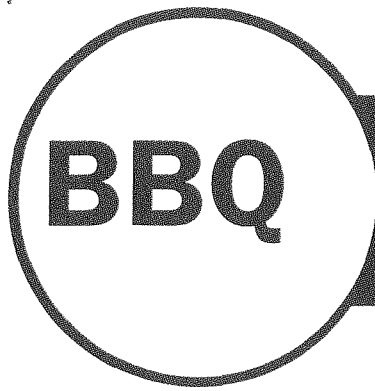


**EXHIBIT A**  
**EQUIPMENT INVENTORY**



**EXHIBIT B**  
**REQUEST FOR PROPOSALS CABOOSE CONCESSION STAND**





## DUKE'S BLUES N' BBQ

TERRANCE DUKE SEWARD | RHIANNON SEWARD, PSY.D.  
DUKES-BLUES-N-BBQ.COM

### CONTACT

338 Evergreen Circle,  
Gilberts, IL 60136  
<http://dukes-blues-n-bbq.com/>  
224.587.2677

**ATTN: BRAD MITCHELL • ASSISTANT VILLAGE ADMINISTRATOR • VILLAGE  
OF EAST DUNDEE • 120 BARRINGTON AVENUE, EAST DUNDEE, IL 60118**

December 18<sup>th</sup>, 2017

Dear Brad Mitchell and the Village of East Dundee,

Duke's Blues n BBQ is a small, local business, built on hard work and dedication to our community. The restaurant features a full menu of moderately priced, "comfort" food influenced by southern cooking traditions, but based upon time honored recipes passed down by each generation in the Stroud family.

It is with our greatest pleasure and gratitude that we submit this letter, indicating our interest in being selected as the operator of the Caboose in East Dundee. The town of East Dundee is very near and dear to our hearts, and we hope our business can add to the town's rich history of local businesses and friendly connections. The following pages will serve as our proposal for the Caboose and will include our Business plan, Qualifications, and References.

Sincerely,

Terrance "Duke" Seward and Rhiannon Seward, Psy.D.



### *Business Plan*

- a.) The proposed name of the caboose is Duke's Blues N BBQ. Duke's Blues N BBQ is owned and operated by Dukes Blues N BBQ LLC, an Illinois limited liability corporation managed by Terrance D. Seward and Rhiannon Seward. Duke's Blues N BBQ's history includes participating in the weekly 2016 Farmer's Market, 2017 Dundee Depot Market, Dickens in Dundee Parade, Autumn Drive, Heritage Festival, McHenry Blues Brews and BBQ Festival, Cornfest, Memphis in May, Wine Down Wednesdays, Thirsty Thursdays, St. Patrick's Day celebration, pop-ups at local breweries and several years dedicated to catering. Furthermore, Dukes Blues N BBQ strives to help the community through local and nationwide charity events including Autism Speaks, St. Jude, Shop with a Cop, Inspiration, Food for Greater Elgin, and our upcoming Holiday Dinner for the community on December 23<sup>rd</sup>. Dukes Blues N BBQ's concept is built upon the success stories of Dundee's many casual dining and restaurant venues.

Dukes Blues N BBQ will provide accessible and affordable high quality food to the thousands of residents and hotel visitors located within a 15-mile radius. In time, Dukes Blues N BBQ will establish itself as a "destination" of choice to the many residents of the greater Chicagoland metropolitan area, as well as numerous out-of-town visitors. The establishment will provide a "complete, high-quality" evening experience for those searching for something that is rapidly becoming popular among Dundee diners. Not only will patrons be able to dine on "comfort" food based Southern cuisine and hospitality, they will do so in a facility containing ample patio space for a favorite pastime of Dundee residents. Patrons will also have the option of enjoying desserts and craft beers that pair nicely with our BBQ recipes.

- b.) The owners and operating managers of the Caboose will include both Terrance D. Seward (224.587.2677) and Rhiannon Seward (847.361.6239). In terms of the staffing schedule, the Caboose will always be operated by one owner/manager and one employee.
- c.) The proposed menu includes the following:

#### Main Dishes:

- |  |        |
|--|--------|
| a. Pulled Pork Sandwiches with a side of coleslaw    | \$8    |
| b. Pulled Beef Sandwiches with a side of coleslaw    | \$8    |
| c. Pulled Chicken Sandwiches with a side of coleslaw | \$8    |
| d. ½ slab of Ribs with a side of coleslaw            | \$12   |
| e. Full Slab of Ribs                                 | \$23   |
| f. Mississippi Smoke Sausage                         | \$4    |
| g. Rib Tips with a side of coleslaw                  | \$8.75 |
| h. <i>Brisket Tacos</i> (Weekends Only)              | \$8    |
| i. <i>Burnt Ends</i> (Weekends Only)                 | \$8.50 |

#### Premium Sides:



a. Baked Beans	\$3.50
b. Mac n Cheese	\$3.50
c. Fresh Cut French Fries	\$2.00
d. Buttermilk Cornbread	\$1.00
e. Collard Greens with Smoked Turkey	\$4.00

#### Breakfast Menu

a. Biscuits and Gravy	\$6
b. Breakfast Sandwiches	\$5

d.) We propose that the Caboose will be operated from April 1<sup>st</sup> through October 31<sup>st</sup>. It is our understanding that the Village is responsible for the winterization of the Caboose during freezing temperatures, however, we want to propose that Lantz Rakow from D & H Energy Management complete the winterization so that our business can operate the Caboose for the entire 12 months of the year. In terms of hours of operation, we will open the Caboose from Tuesday through Sunday. During weekdays (Tuesday-Friday), we will open from 11am-7pm, on Saturday and Sundays, we will open at 9 am (breakfast foods) to 7pm. In addition, we plan to open the Caboose on Friday/Saturday, from 9pm to midnight.

e.) Proposed rental payments:

Gross Profit is broken down per day, and then calculated for month and year gross sales:

Monday:	Closed
Tuesday:	\$350
Wednesday:	\$350
Thursday:	\$350
Friday:	\$600
Saturday:	\$600
Sunday:	\$350

Total: \$2600 x 10% (Township of Dundee) =	\$260 per week paid to East Dundee
	\$1, 040 per month
	\$12, 480 per year

f.) Our marketing plan includes Duke's Blues N BBQ website (<http://dukes-blues-n-bbq.com/>). Furthermore, marketing will also include social media applications including Facebook, Instagram, and Twitter. Our marketing will also rely on local newspapers. In addition, Dukes Blues N BBQ plans on participating in local festivals (i.e. Founders Day, Rib Festivals) in order to create more exposure for our business and increase marketing by word of mouth.



- g.) Plans for security when the Caboose is not in operation include security cameras on the property to monitor activity. Security alarms on the doors will also trigger the assistance of local police. Furthermore, all equipment (i.e. smoker, grill, etc.) will be locked in a designated area on the property.

### *Qualifications and Past Experience*

- a.) Terrance. D. Seward has been catering BBQ food since 2014 for local businesses and private parties. As owner of the business, he has worked hard to serve his food for East Dundee during the 2016 Farmers Market and 2017 Dundee Depot Market. He has participated as chef and owner during the 2016 monthly activities of Wine Down Wednesdays and Thirsty Thursdays. He also operated his own booth, serving patrons during the Heritage Festival in East Dundee in 2016. During the 2017 season, Dukes Blues n BBQ has served at Heritage Fest, Autumn Drive, Career Night at Carpentersville Middle School, Cornfest, McHenry Blues Brews and BBQ, Civil War Reenactment, Elgin's Heart and Soul on the Fox, Food Truck Festival at Grand Victoria Casino, Elgin Citywide Block Party: National Night Out, Rock the Fox Festival, Ocktoberfest at Crystal Lake Brewery, and created pop-ups at local breweries (i.e. Crystal Lake Brewery, Scorched Earth Brewing, Global Brew Tap House, and Plank Road Tap House).
- b.) Rhiannon C. Seward has 9 years of serving experience in the restaurant industry including Bennigans, Hennessey's in La Jolla, CA., and the Ram Restaurant and Brewery in Schaumburg.

### *References*

- 1.) Kevin Coakley, 815.766.0456  
CFO for Parkland Preparatory Academy
- 2.) Jim Holinka, 312.601.9281  
Vice President of AmWINS
- 3.) Lantz and Marianne Rakow, 847.515.1760  
Owners of D & H Energy Management, LLC

Our mission is simple. We hope to provide a welcoming and casual dining experience for the many Dundeeans and visitors who frequent the city's casual dining spots and entertainment venues. It will be an affordable venture for patrons, one that will encourage them to return on many occasions. The menu will feature hearty fare of the type that is frequently out of the reach of the typical young professional...out of reach because time frequently prevents her/him from



cooking hearty meals like those featured on our menu. Finally, and quite significantly, Duke's Blues N BBQ aspires to continue to grow in their rich family tradition of making good food and sharing with good friends.

Sincerely,

Terrance "Duke" Seward & Rhiannon Seward, Psy.D.



## EXHIBIT C

### **VILLAGE OF EAST DUNDEE, ILLINOIS** **INSURANCE REQUIREMENTS**

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Concessionaire shall procure and maintain, for the duration of the License, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Concessionaire, his agents, representatives, or employees.

1. **MINIMUM SCOPE OF INSURANCE** Coverage shall be at least as broad as:
  - A. Insurance Services Office Commercial General Liability Occurrence Form CG 0001 with the Village named as additional insured; on a form at least as broad as the endorsement in paragraph 10 including ISO Additional Insured Endorsement CG 2026, CG 2010.
  - C. Insurance Service Office Business Auto Liability Coverage Form Number CA 0001, Symbol 01 "Any Auto."
  - D. Workers' Compensation as required by the Worker's Compensation Act of the State of Illinois and Employers' Liability insurance.
2. **MINIMUM LIMITS OF INSURANCE** Concessionaire shall maintain limits no less than if required under above scope:
  - A. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than \$2,000,000 or a project/contract specific aggregate of \$1,000,000.
  - C. Businesses Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
  - D. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of \$500,000 per accident.
3. **DEDUCTIBLES AND SELF-INSURED RETENTIONS**

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Village, its officials, agents, employees, and volunteers; or the Concessionaire shall procure a bond guaranteeing payment of losses and related investigation, claim administration, and defense expenses.
4. **OTHER INSURANCE PROVISIONS**

The policies are to contain, or be endorsed to contain, the following provisions:

  - A. **General Liability and Automobile Liability Coverages**
    1. The Village, its officials, agents, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of the Concessionaire's work, including activities performed by or on behalf of the Concessionaire; products and completed operations of the Concessionaire; premises owned, leased, or used by the Concessionaire; or automobiles owned, leased, hired, or borrowed by the Concessionaire. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officials, agents, employees, and volunteers.
    2. The Concessionaire's insurance coverage shall be primary as respects the Village, its officials, agents, employees, and volunteers. Any insurance or self-insurance maintained by the Village, its officials, agents, employees, and volunteers shall be excess of Concessionaire's insurance and shall not contribute with it.
    3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials, agents, employees, and volunteers.
    4. The Concessionaire's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Concessionaire's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.



5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Concessionaire shall be required to name the Village, its officials, agents, employees, and volunteers as additional insureds.
6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.

B. All Coverages

Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage, or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Village.

5. **ACCEPTABILITY OF INSURERS**

Insurance is to be placed with insurers with a Best's rating of no less than A-, VII, and licensed to do business in the State of Illinois.

6. **VERIFICATION OF COVERAGE**

Concessionaire shall furnish the Village with certificates of insurance naming the Village, its officials, agents, employees, and volunteers as additional insureds, and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Village before any work commences. Other additional insured endorsements may be utilized, if they provide a scope of coverage at least as broad as the coverage stated in paragraph 10, such as ISO Additional Insured Endorsements CG 2026 or CG 2010. The Village reserves the right to request full certified copies of the insurance policies and endorsements.

7. **ASSUMPTION OF LIABILITY**

The Concessionaire assumes liability for all injury to or death of any person or persons including employees of the Concessionaire, any supplier, or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this License.

8. **INDEMNITY/HOLD HARMLESS PROVISION**

To the fullest extent permitted by law, the Concessionaire hereby agrees to defend, indemnify, and hold harmless the Village, its officials, agents, and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost, and expenses, which may in anywise accrue against the Village, its officials, agents, and employees, arising in whole or in part or in consequence of the performance of this work by the Concessionaire or its employees, or which may anywise result therefore, except that arising out of the sole legal cause of the Village, its agents, or employees, the Concessionaire shall, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village, its officials, agents, and employees, in any such action, the Concessionaire shall, at its own expense, satisfy and discharge the same.

Concessionaire expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Concessionaire, shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the Village, its officials, agents, and employees as herein provided.

9. **ADDITIONAL INSURED ENDORSEMENT**

The "WHO IS AN INSURED" section of the policy/coverage document shall be amended to include as an insured, the Village, but only with respect to liability arising out of your work. For purpose of this endorsement, "arising out of your work" shall mean: (1) Liability the Additional Insured may incur resulting from the actions of a Concessionaire it hires, (2) Liability the Additional Insured may incur for negligence in the supervision of the Named Insured Concessionaires work, (3) Liability the Additional Insured may incur for failure to maintain safe worksite conditions, and (4) Liability the Additional Insured may incur due to joint negligence of the Named Insured Concessionaire and the Additional Insured.



Resolution No. 01-19

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE  
APPROVING A FIRST AMENDMENT TO A CONCESSION LICENSE AGREEMENT  
(CABOOSE CONCESSION STAND, DEPOT PARK)**

**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:

- I. The **FIRST AMENDMENT TO A CONCESSION LICENSE AGREEMENT BY AND BETWEEN THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS AND DUKE'S BLUES AND BBQ** ("Amendment"), in words and figures as attached hereto as EXHIBIT A, shall be and hereby is approved in substantially the form attached, subject to changes which may be made by the Village President and approved by the Village Attorney.
- II. The Village President and Village Clerk shall be and are hereby authorized to execute EXHIBIT A on behalf of the Village.
- III. This resolution shall take full force and effect upon its passage and approval as provided by law.

**PASSED** by the President and the Village Board of Trustees of the Village of East Dundee, Illinois, this 8<sup>th</sup> day of January, 2019.

AYES: Trustees Selep, Hall, Mahony and President Miller

NAYS: Trustee Lynam


ABSENT: Trustee Wood

ABSTAIN: Trustee Andresen

APPROVED:

  
Village President

Attest:

  
Village Clerk



## **EXHIBIT A**

### **FIRST AMENDMENT TO A CONCESSION LICENSE AGREEMENT (CABOOSE CONCESSION STAND, DEPOT PARK)**

This **FIRST AMENDMENT TO A CONCESSION LICENSE AGREEMENT BY AND BETWEEN THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS AND DUKE'S BLUES AND BBQ** ("Amendment"), is made and entered into this 7<sup>th</sup> day of January, 2019 by and between the Village of East Dundee, an Illinois home rule municipal corporation ("Village") and Duke's Blues-N-BBQ LLC, an Illinois limited liability company ("Concessionaire").

#### **RECITALS**

**WHEREAS**, the Village and Concessionaire entered into a "Concession License Agreement" on March 5, 2018 ("Agreement"), which Agreement sets forth the terms and conditions for, among other things, the operation of the Village-owned caboose located at 112 Railroad, East Dundee, Illinois as a concession stand;

**WHEREAS**, the Concessionaire desires to operate a food truck owned by the Concessionaire during the time period when the caboose has been winterized and is no longer operable; and

**WHEREAS**, the Village is agreeable to the operation of a food truck owned by the Concessionaire during the time period of the year when the caboose has been winterized and is no longer operable;

**NOW THEREFORE**, in consideration of the foregoing, the covenants and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Village and Concessionaire acknowledge and agree as follows:

#### **I. INCORPORATION OF RECITALS**

The Recitals above are incorporated as though fully set forth herein.

#### **II. AMENDMENT OF AGREEMENT**

The Agreement is hereby amended by amending Section 3.I. to read as follows in its entirety:

The Village, at the determination of the Village Administrator, shall perform winterizing on the Premises such that the Premises will be no longer be operable during certain periods of the year. During this time period when the caboose has been winterized and is no longer operable, the Concessionaire is permitted to operate a food truck owned by the Concessionaire and selling Duke's Blues N' BBQ food products within the Village's parking lot directly adjacent to the Premises subject to the same payment, insurance and other applicable terms required for operation of



the caboose. The placement on the Premises of the food truck and any related vehicle or accessory equipment shall be subject to Village Administrator approval and modification.

### III. CONTINUATION OF AGREEMENT

Except as expressly modified herein, all of the terms, covenants and provisions of the Agreement are hereby confirmed and ratified and shall remain unchanged and in full force and effect. The Village and Concessionaire remain liable to perform all their respective obligations under the Agreement, except as expressly modified herein.

**IN WITNESS WHEREOF**, the parties have caused this Amendment to be executed by their duly authorized representatives on the date and year first written above.

#### VILLAGE:

**VILLAGE OF EAST DUNDEE**  
an Illinois home rule municipal corporation

By: \_\_\_\_\_

Lael Miller, President

#### ATTEST:

By: \_\_\_\_\_

Katherine Holt, Village Clerk

#### CONCESSIONAIRE:

**DUKE'S BLUES-N-BBQ LLC,**  
an Illinois limited liability company

By: \_\_\_\_\_

Its Manager



**RESOLUTION NUMBER 07-20**

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE,  
COOK AND KANE COUNTIES, ILLINOIS, APPROVING A  
SECOND AMENDMENT TO A CONCESSION LICENSE AGREEMENT  
(CABOOSE CONCESSION STAND, DEPOT PARK)**

**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**, it is deemed necessary and desirable for the Village to approve and enter into the "Second Amendment To A Concession License Agreement (Caboose Concession Stand, Depot Park)," attached hereto as **Exhibit A** and made a part hereof ("Agreement");

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

**SECTION 1: Incorporation.** Each of the recitals in the Whereas paragraphs set forth above are incorporated into Section 1 of this Resolution.

**SECTION 2: Approval.** The President and Board of Trustees of the Village approve the Agreement and authorize and direct the Village President and Village Clerk to execute and attest to the attached Agreement.

**SECTION 3: 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 4: Repeal.** All resolutions, motions or parts thereof in conflict with this Resolution shall be and the same are hereby repealed.

**SECTION 5: Publication.** This Resolution 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]**



**ADOPTED** this 4th day of May, 2020, pursuant to a roll call vote as follows:

AYES: Trustees Lynam, Selep, Wood, Mahony and Kunze

NAYES: NONE

ABSTAIN: Trustee Andresen

ABSENT: NONE

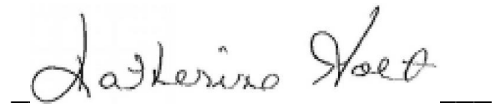
**APPROVED** by me this 4th day of May, 2020.



---

Lael Miller, Village President

**ATTEST:**



---

Katherine Holt, Village Clerk

Published in pamphlet form this 5th day of May, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on May 5, 2020.



**EXHIBIT A**

**SECOND AMENDMENT TO A CONCESSION LICENSE AGREEMENT  
(CABOOSE CONCESSION STAND, DEPOT PARK)**

(attached)



**SECOND AMENDMENT TO A CONCESSION LICENSE AGREEMENT  
(CABOOSE CONCESSION STAND, DEPOT PARK)**

This **SECOND AMENDMENT TO A CONCESSION LICENSE AGREEMENT (CABOOSE CONCESSION STAND, DEPOT PARK)** ("Amendment"), is made and entered into this 4th day of May, 2020 by and between the Village of East Dundee, an Illinois home rule municipal corporation ("Village"), and Duke's Blues-N-BBQ LLC, an Illinois limited liability company ("Concessionaire").

**RECITALS**

**WHEREAS**, the Village and Concessionaire entered into a "Concession License Agreement" on March 5, 2018, as amended by the "Second Amendment To A Concession License Agreement (Caboose Concession Stand, Depot Park)" approved by the Village and the Concessionaire on January 8, 2019 (as amended, the "Agreement"), which Agreement sets forth the terms and conditions for, among other things, the operation of the Village-owned caboose located at 112 Railroad, East Dundee, Illinois as a concession stand; and

**WHEREAS**, the Village and the Concessionaire desire to extend the term of the Agreement through March 4, 2025;

**NOW THEREFORE**, in consideration of the foregoing, the covenants and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties, the Village and Concessionaire acknowledge and agree as follows:

**I. INCORPORATION OF RECITALS**

The Recitals above are incorporated as though fully set forth herein.

**II. AMENDMENT OF AGREEMENT**

**Amendment One:**

Section 2 of the Agreement is amended to read as follows in its entirety:

The term of this License shall be through March 4, 2025. The term of this License shall not be extended except upon the mutual written agreement of the Concessionaire and the Village, either of which may withhold approval of an extension in their sole and absolute discretion.



**Amendment Two:**

Section 4(A)(1) of the Agreement is amended to read as follows in its entirety:

Five percent (5%) of gross sales per month.

**Amendment Three:**

Section 4(A)(2) of the Agreement is amended to read as follows in its entirety:

In the event that the Concessionaire and the Village approve an extension of the term of this License, the rent for that subsequent term shall be determined by both the Village and the Concessionaire. In the event that the Village and Concessionaire cannot reach an agreement regarding rent for a subsequent term, this License shall terminate.

**III. CONTINUATION OF AGREEMENT**

Except as expressly modified herein, all of the terms, covenants and provisions of the Agreement are hereby confirmed and ratified and shall remain unchanged and in full force and effect. The Village and Concessionaire remain liable to perform all their respective obligations under the Agreement, except as expressly modified herein. Approval of this Amendment does not forgive or cure any default by Concessionaire existing prior to the date of this Amendment.

**IN WITNESS WHEREOF**, the parties have caused this Amendment to be executed by their duly authorized representatives on the date and year first written above.

**VILLAGE:**

**VILLAGE OF EAST DUNDEE**  
an Illinois home rule municipal corporation

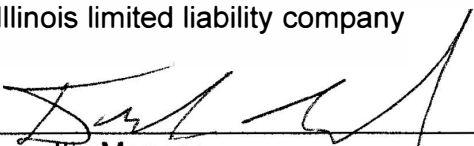
By:   
Lael Miller, President

**ATTEST:**

By:   
Katherine Holt, Village Clerk

**CONCESSIONAIRE:**

**DUKE'S BLUES-N-BBQ LLC,**  
an Illinois limited liability company

By:   
It's Manager



## Memorandum



**To:** Village President and Board of Trustees

**From:** Franco Bottalico, Assistant to the Village Administrator  
Erika Storlie, Village Administrator

**Subject:** Ordinance amending Chapter 32 Departments, Commissions and Other Organizations

**Date:** September 18, 2023

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### **Action Requested:**

Staff recommends Village Board approval of an ordinance amending Village Code Chapter 32, Departments, Commissions and Other Organizations. These code updates create Section 32.10 regarding appointment of members, terms of office, and officers and removal of members.

### **Background and Summary:**

The Village Board directed staff to investigate best practices for codifying attendance requirements for appointees to boards, committees, and commissions to encourage volunteer commissioners to make their roles a priority and encourage as much attendance at required meetings as possible. The Village attorneys drafted the attached amendments to the officer's ordinance regarding the timing of the appointment of a member to a commission or committee, and language for automatic removal of a member who has excessive absences with no valid reason or fails to attend three consecutive meetings, or 51% of the total of all meetings during one fiscal year period.

The language also allows the Village President to appoint a chair and vice-chair to each advisory body. Additionally, a training requirement has been added.

### **Attachments:**

Ordinance



**ORDINANCE NUMBER 23-\_\_\_\_\_**  
**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE**  
**COUNTIES, ILLINOIS, AMENDING VILLAGE CODE CHAPTER 32, DEPARTMENTS,**  
**COMMISSIONS AND OTHER ORGANIZATIONS**

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

**WHEREAS**, the Village desires to amend the Code of the Village of East Dundee ("Village Code") to provide rules and regulations relating to participation of members of Boards, Commissions and Committees; and

**WHEREAS**, the President and Board of Trustees have determined it to be in the best interest of the Village to amend the Village Code; and

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

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

**SECTION 2: Amendment.** That Chapter 32, titled "Departments, Commissions and other Organizations" of the Village Code is hereby amended to add a new Section 32.10 as follows, with additions **bold** and double-underlined and deletions ~~struck through~~:

**Sec. 32.10. Village Boards Committees and Commissions.**

**The following rules, regulations, and procedures shall be applicable to all of the Village's boards, committees, and commissions created pursuant to this Code except the Village Board (collectively referred to in this Section, as a "Commission" or "Commissions"), unless expressly and specifically provided otherwise in the specific regulations of this Code governing each individual Commission:**

**(A) Appointment of members.**

- (1) The Village President shall appoint, with the confirmation of a majority of the Village Board, all members of all Commissions.**
- (2) All appointments of members shall be made at the first regular meeting of the Village Board following the date of expiration of a member's term; provided, however, that vacancies shall be filled for the remainder of the unexpired terms as soon as practicable after the vacancy occurs. In the event that a vacancy in any office of a member of a Commission occurs for any reason, the Village**



President shall appoint, with the confirmation of a majority of the Village Board, a successor to fill the unexpired term of office created by the vacancy.

- (3) The term of a member of a Commission shall not terminate or expire until that member's successor has been duly appointed, confirmed, and qualified.
- (4) All voting members of all Commissions shall, at the time of appointment and throughout the members' term of service, be a resident of the Village. The provisions of this Section 32.10(A)(4) shall not apply to ex-officio members appointed to Commissions pursuant to this Code.

(C) Officers.

- (1) The Village President shall, with the confirmation of a majority of the Village Board, appoint from among the voting members of each Commission a chairman and a vice-chairman of each Commission, at the first regular meeting of the Village Board. The individuals appointed as chairman and vice-chairman may be so appointed at the same time that the individuals are first appointed to be members of the Commission.
- (2) The members of each Commission shall elect from among its members such other officers, as the Commission deems necessary and appropriate.
- (3) In the absence of the chairman, the vice-chairman shall act as chairman and shall have all of the powers of the chairman.
- (4) The term of office for each officer shall be two years, or until that officer's successor has been duly appointed or elected, confirmed, and qualified. No member may serve in the same office for consecutive terms.

(D) Compensation. All members of all Commissions shall serve without compensation; provided that authorized expenses may be reimbursed in accordance with applicable Village regulations.

(E) Removal of member.

- (1) Removal by the Village President. The Village President shall have the power to remove any member of a Commission with or without cause. The removal shall be effective upon delivery of written notice from the Village President to the member. A member removed by the Village President may appeal the removal to the Village Board by delivery to the Village Clerk of a written notice of appeal within 30 days after the date of delivery of the Village President's notice of removal. If the Village Board, by a majority vote of those present and voting, grants the removed member's appeal, the removed member



shall be reinstated to his position on the Commission. The decision of the Village Board shall be final and binding.

(2) Automatic removal based on absences. Any member of a Commission who, for no valid reason, is absent from, or fails to attend, either (i) three consecutive meetings of the applicable Commission, or (ii) at least 51 percent of the total of all meetings of the applicable Commission commenced during any one year period, shall, effective as of the date set forth in Section 32.10(E)(2)(c), be deemed to have resigned from the Commission and that member's office shall, automatically and without further action, be deemed to be vacant as of such date.

(a) For purposes of this Section:

(i) A "valid reason" shall be only as determined by the Village Board or the Village Board's Committee of the Whole in accordance with Section 32.10(E)(2)(d).

(ii) A "one year period" means January through the following December 31.

(b) Notice. The Village Administrator or his or her designee, shall, prior to the next regularly scheduled meeting of the applicable Commission, deliver a written warning notice to any member who, by failing to attend any future regular or special meeting during the remainder of the applicable year, is at risk of automatic removal pursuant to Section 32.10(E)(2). The failure of a member to receive such written notice shall not constitute a valid reason for absence from a meeting.

(c) Effective date of resignation and vacancy. The member's resignation, and the vacancy of the member's office, shall be effective on the date that is ten days after the date of the final absence that triggers the removal action set forth in Section 32.10(E) (2), unless a timely request for a determination of "valid reason" has been filed pursuant to Section 32.10(E)(2)(d), in which case the resignation and vacancy shall be effective upon final resolution of such request.

(d) Determination of "valid reason". The determination of a "valid reason" for a member to be absent from, or fail to attend, an applicable Commission meeting shall be made only by either (i) the Village Board, by a majority vote of those present and voting at a regular or special meeting of the Village Board or (ii) the Village Board's Committee of the Whole, by a majority vote of those present and voting at a regular or special meeting of the Committee of the Whole. The decision of the Village Board or the Committee of the Whole, as the case may be, shall be final and binding.



(i) *Pre-absence determination.* A member shall have the right to request either the Village Board or the Committee of the Whole to determine, in advance of an anticipated absence, whether a valid reason exists for such absence. Such request shall be made in writing and delivered to the Village Administrator at least seven days prior to the Village Board or the Committee of the Whole meeting.

(ii) *Post-absence determination.* A member shall have the right, within ten days after the occurrence of any absence, to request either the Village Board or the Committee of the Whole to determine whether a valid reason existed for that particular absence. Such request shall be made in writing and delivered to the Village Administrator at least seven days prior to the Village Board or the Committee of the Whole meeting.

(e) *Ex officio members.* The provisions of this Section 32.10(E)(2) shall not apply to ex officio members appointed to Commissions pursuant to this Code.

(F) *Organization and bylaws.* Each Commission shall adopt bylaws governing procedures to regulate its business as it deems necessary, which bylaws shall, at a minimum:

(1) Be consistent with applicable provisions of this Code;

(2) Require a majority vote of all voting members of the Commission for adoption and amendment;

(3) Unless specifically set forth in this Chapter, specify the number of members of the Commission that constitute a quorum;

(4) Be subject to review and approval by the Village Attorney, and/or Village Administrator.

(G) *Meetings.*

(1) All meetings of all Commissions shall be held in compliance with the Illinois Open Meetings Act.

(2) Except as modified by any bylaws or other rules approved by the Commission, Robert's Rules of Order, Revised, shall govern the proceedings of all the meetings of each Commission.

(3) Each Commission, or Village Administrator or his or her designee, shall, prior to December 1 of each year, submit for publication a written schedule of the date, time, and location of its regular meetings for the following calendar year.

(H) *Reports and recommendations.* Except as expressly provided in this Chapter, prior to December 31<sup>st</sup> of each year, each Commission may, as



deemed required by the Village Board or Village Administrator, prepare and submit a written report to the Village Board that identifies the proposed goals and objectives the Commission intends to address during the next year. The report shall also include a summary of the actions taken by the Commission during the past year.

(l) **Mandatory Training Session.** Each voting member of each Commission must, prior to attending a meeting of the Commission, and once per term thereafter, attend a training session organized and conducted by the Village Administrator and/or the Village Attorney. The purpose of the training session is to provide information about the procedures, guidelines, and laws applicable to performing public service and conducting and participating in public meetings, and the specific ordinances and regulations governing the particular Commission's jurisdiction.

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

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

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

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

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023 pursuant to a roll call vote as follows:

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

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

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



**APPROVED** by me this \_\_\_\_\_ of \_\_\_\_\_ 2023.

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Jeffrey Lynam, Village President

**ATTEST:**

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Katherine Diehl, Village Clerk





### **Hope For The Day's National Suicide Prevention & Action Month Proclamation (N.S.P.A.M.P.)**

**WHEREAS;** with September being recognized as "Suicide Awareness Month," the **National Suicide Prevention & Action Month Proclamation** was created to raise the visibility of mental health and proactive suicide prevention resources in our community. We also want to start the conversation, destigmatize it, and help connect people with the appropriate support services; and

**WHEREAS;** According to the American Foundation for Suicide Prevention (A.F.S.P.), suicide is the second leading cause of death among individuals between the ages 10 and 34 with more than 48,000 people dying by suicide annually in the United States; and

**WHEREAS;** According to Hope For The Day (H.F.T.D.), with an average of 132 suicides completed daily and each one directly impacting 100 additional people, including friends, service members, family, social media connections, and neighbors we can safely assume everyone has been impacted by suicide;

**WHEREAS;** the Village of East Dundee publicly places its' full support behind those who work in the field of mental health, education, and law enforcement; and

**WHEREAS;** Global organizations like Hope For The Day and our local mental health partner, The Kane County Health Department, serve on the front lines of a war that many refuse to discuss due to stigma; and

**WHEREAS;** We encourage all residents to take time to understand mental health through education and recognize that we need to take care of our mental health while we take care of each other.

**NOW, THEREFORE,** be it resolved that I, Village President Jeff Lynam, do hereby proclaim the month of September 2023 as National Suicide Prevention & Action Month in the Village of East Dundee.

#### **IN WITNESS WHEREOF:**

I have hereunto set my hand and caused this Seal of the Village of East Dundee be affixed hereto this 18<sup>th</sup> day of September in the year Two Thousand and Twenty-Three.

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Jeffrey Lynam, Village President  
Village of East Dundee