

**PLANNING AND ZONING COMMISSION
& HISTORIC COMMISSION
SPECIAL MEETING**

**Village of East Dundee
May 13, 2021
7:00 PM**

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

Zoom Meeting Link: <https://us02web.zoom.us/j/85088942868>

Meeting ID: **850 8894 2868**

Passcode: **037233**

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

Computer Audio Only

Click on the “Join Audio Conference by Computer” link when joining the meeting.

To join by **PHONE ONLY**, Dial: **312-626-6799**

Meeting ID: **850 8894 2868**

Passcode: **037233**

Please....

Mute Your Microphone.

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

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

Raise your Hand.

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

IF BY PHONE ONLY, press *9 to raise hand

Refrain from the group chat feature.

EAST DUNDEE

**PLANNING AND ZONING COMMISSION
&
HISTORIC COMMISSION
AGENDA
Thursday, May 13, 2021
7:00 PM**

CALL TO ORDER

ROLL CALL / DECLARATION OF QUORUM

APPROVAL OF MINUTES

1. [Planning and Zoning & Historic Commission Meeting Minutes dated April 15, 2021](#)

PUBLIC COMMENT

HISTORIC COMMISSION

1. [Certificate of Appropriateness for Illuminated Blade Sign and Window Decals: The Distance Social - 314 N. River Street](#)
 - a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for The Distance Social Illuminated Blade Sign and Window Decals

NEW BUSINESS

1. [PUBLIC HEARING \(PIN 03-23-479-006\) - to consider a request for a Special Use for the operation of a childcare center located at 460 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District](#)
 - a. Motion to recommend approval/denial of a request for a Special Use for the operation of a childcare center located at 460 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District

- b. Motion to approve a Findings of Fact to recommend approval/denial of a request for a Special Use for the operation of a childcare center located at 460 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District

2. PUBLIC HEARING (PINS 03-23-182-029, 03-23-182-030) - to consider a request for a variance from Section 157.033(B)(6)(b)2. of the Zoning Chapter of the East Dundee Village Code requiring that a side yard abutting a street is not to be less than 30 feet in depth to allow for the side yard to be one (1) foot in depth, with the recommended conditions

- a. Motion to recommend approval/denial of a request for a variance from Section 157.033(B)(6)(b)2. of the Zoning Chapter of the East Dundee Village Code requiring that a side yard abutting a street is not to be less than 30 feet in depth to allow for the side yard to be one (1) foot in depth, with the recommended conditions
- b. Motion to approve a Findings of Fact to recommend approval/denial of a request for a variance from Section 157.033(B)(6)(b)2. of the Zoning Chapter of the East Dundee Village Code requiring that a side yard abutting a street is not to be less than 30 feet in depth to allow for the side yard to be one (1) foot in depth, with the recommended conditions

OTHER BUSINESS

ADJOURNMENT

Village of East Dundee
Kane County, IL
Special Planning and Zoning & Historic Commission
April 15, 2021

Commissioner Scarpelli called the Planning and Zoning & Historic Commission meeting to order at 7:00 p.m.

Roll: 7 Present (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 1 Absent (Meyer). Also present were Village Administrator Jennifer Johnsen, Assistant Village Administrator Brad Mitchell, Village Building Official Chris Ranieri, Village Engineer Joe Heinz and Village Clerk Katherine Diehl.

APPOINT AN ACTING CHAIRMAN:

Motion to appoint Commissioner Scarpelli as Acting Chairman by Holliman/Apke.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer).

Motion Carries,

APPROVAL OF MINUTES:

1. Special Planning and Zoning & Historic Commission Meeting Minutes dated March 4, 2021

Motion to approve the March 4, 2021 meeting minutes by Steneck/Holliman.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer).

Motion Carries,

PUBLIC COMMENT: None

HISTORIC COMMISSION:

1. Certificate of Appropriateness for Signs and Window Decals: Five Points Jiu Jitsu – 104 N. River Street

- a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for Five Points Jiu Jitsu Sign and Window Decals

Maria Gonzalez is requesting a permanent sign and window decals for Five Points Jiu Jitsu.

Commissioner Holliman commented that she is not sure that the design fits in with a historic look.

Motion to Approve the Certificate of appropriateness for Five Points Jiu Jitsu Sign and Window Decals by Muscat/Holliman.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer).

Motion Carries,

NEW BUSINESS

1. PUBLIC HEARING (PIN 03-24-302-020) - to consider a request for a Special Use for a Motor Vehicle Dealer – Used Only, located at 212-214 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District

Motion to open the public hearing by Muscat/Holliman.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer).

Motion Carries,

Village of East Dundee
Kane County, IL
Special Planning and Zoning & Historic Commission
April 15, 2021

Zumar Latifi addressed the Commission with a request for a special use for a used car dealership at 212-214 Dundee Avenue. Mr. Latifi explained that he is purchasing the property and the business will consist of online sales of high end, luxury vehicles and the location will be used as a transaction facility for staging vehicles and transporting them between the customer and dealership. Assistant Administrator Mitchell noted that since these used car sales will be conducted online, the Village will receive sales tax based on per capita instead of receiving sales tax directly.

In response to signage questions, Building Official Ranieri advised that currently there is a free-standing sign and he believes that the sign meets Village code. He stated that the applicant would need to apply for a sign permit and it would be reviewed at that time. He does not feel there is any issue with the current signage.

Roxy Zimmerman stated that she is a 17-year resident of the townhomes adjacent to the rear of the business property. She noted that her deck overlooks beautiful pine trees at the rear of the business property. She asked what the plans are for the rear of that property. The applicant advised that they will be keeping the house located in the rear of the property as well as the pine trees. Ms. Zimmerman commented that she thinks the trees belong to the townhome's Homeowners Association. In response to Commissioner Schock's question on whether someone may live in the house on the commercial property, Building Official Ranieri explained that the house is a non-conforming use and as long as the non-conforming use had a resident living there continuously, it will continue to be allowed until such time that the building is torn down or not used for that purpose.

Motion to close the public hearing by Holliman/Bernstein.

6 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 1 Nays (Schock). 1 Absent (Meyer). Motion Carries,

Motion to recommend approval of a request for a Special Use for a Motor Vehicle Dealer – Used Only, in the B-3 Service Business District as presented with the recommendations by Village Staff by Holliman/Bernstein.

4 Ayes (Steneck, Holliman, Apke and Bernstein). 3 Nays (Scarpelli, Schock and Muscat). 1 Absent (Meyer). Motion Carries.

Motion to approve a Findings of Fact to recommend approval of a request for a Special Use for a Motor Vehicle Dealer – Used Only, in the B-3 Service Business District by Holliman/Bernstein.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer). Motion Carries,

2. PUBLIC HEARING (PINs 03-26-227-007, 03-23-479-009) - to consider a request for a Special Use for Indoor Storage located at 511-581 East Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District

Motion to open the public hearing by Muscat/Holliman.

6 Ayes (Holliman, Schock, Bernstein, Apke, Muscat and Steneck). 1 Nays (Scarpelli). 1 Absent (Meyer). Motion Carries,

Todd Gramly addressed the Commission with a request to operate a climate-controlled, indoor storage facility at the former Dominick's site as the tenant, Public Storage. He advised that the retail stores located to the north will remain as retail. He is looking to revitalize the entire corner of that commercial

Village of East Dundee
Kane County, IL
Special Planning and Zoning & Historic Commission
April 15, 2021

property. Architect Mark Price gave a power point presentation showing the redesign of the façade as a Town Centre and the repaving of the entire parking lot. He explained that Phase 1 will include renovation of the former Dominick's space only. Phase 2 will include renovations of the northern end of the property, moving the existing tenants to another location in the area. He said there will be approximately 2 years between Phase 1 and 2 work. Gary Wool, Broker and Consultant for the applicant, explained that they had great success with the conversion of a former Dominick's site in Fox Lake to a self-storage facility. He stated that these former sites are being challenged by neighboring grocers and big box retailers, leaving it difficult or impossible to find occupants.

Assistant Administrator Mitchell stated that it is staff's recommendation to deny the request for the reasons stated in the meeting packet. Administrator Johnsen added that the Village has been waiting ten years for this property to go on the market. She mentioned how the Village had to go through an eminent domain process to get to this point. She said she is happy something has come forth, but it has not quite met the Village's expectations. The special use is not conducive to future development and to the neighboring uses.

Motion to close the public hearing by Muscat/Holliman.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer). Motion carries,

Commissioner Scarpelli stated that he is nervous to vote for an approval or denial as he believes the applicant's submission is lacking an affidavit from the property owner. Starla Turnbo of SMI Realty Management, stated that property owner Mike Izaac is present at this meeting, and has given approval for this process. She confirmed that the applicant is a contract purchaser at this time and that any action by the Village would be contingent of his ownership of this property.

Commissioner Scarpelli commented that he is not in favor of both phases but would be in favor of a single phase.

Motion to recommend denial of a request for a Special Use for Indoor Storage in the B-3 Service Business District by Apke/Bernstein.

6 Ayes (Holliman, Scarpelli, Apke, Bernstein, Muscat and Steneck). 1 Nays (Schock). 1 Absent (Meyer). Motion Carries.

Motion to approve a Findings of Fact to recommend denial of a request for a Special Use for Indoor Storage in the B-3 Service Business District by Holliman/Bernstein.

Commissioner Scarpelli agreed that retail is difficult to come by. He believes that some self-storage in this facility could be beneficial to the Village and to this property. He feels this is the last forte of commercial property in the Village and dedicating 95% of property for self-storage is not the best use of this property. Mr. Gramly asked if he could amend his request to include Phase 1 development only. Other Commissioners voiced their opinion to agree with Commissioner Scarpelli. Administrator Johnsen recommended that the petitioner reconnect with staff to discuss any plan amendments or additional information.

Motion to amend the original motion to approve a Findings of Fact to recommend denial of a request for a Special Use for Indoor Storage in the B-3 Service Business District and to include Commissioner Scarpelli's comments by Holliman/Bernstein.

Village of East Dundee
Kane County, IL
Special Planning and Zoning & Historic Commission
April 15, 2021

*7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer).
Motion carries, Meeting adjourns.*

OTHER BUSINESS: None

*Motion to adjourn the Planning and Zoning & Historic Commission Meeting at 8:34 p.m. by
Bernstein/Muscat.*

*7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer).
Motion carries, Meeting adjourns.*

EAST DUNDEE

Historic Commission Meeting Memorandum

To: Historic Commission
CC: Jennifer Johnsen, Village Administrator
From: Brad Mitchell, Assistant Village Administrator
Chris Ranieri, Building Inspector
Subject: 314 N. River Street – Illuminated Blade Sign and Window Decals
Date: May 13, 2021

The Village received an Application for a Certificate of Appropriateness from Joe Zeller who is requesting to install an illuminated blade sign for his new business, The Distance Social, located at 314 N. River Street. This location is the site of the former River Trading Post. The Distance Social will be a craft cocktails and whiskey bar. Also, there will be some letter decals on the windows.

(1) Illuminated Blade Sign



As the property is located within the Village's Historic District, the application requires review by the Planning and Zoning Commission acting as the Historic District Commission (HDC). The proposed window banners should be reviewed according to the following applicable guidelines. Attached, please find the Certificate of Appropriateness application.

1. All signs shall be of material that was or could have been used at the time the building was erected. Substitute materials with the same appearance may be approved.
2. External florescent, neon or other bright or garish colors shall not be approved. Historic colors and earth tones are recommended.
3. Lettering shall be of a style compatible with the time the building was erected.
4. All three-dimensional signs shall be of a style used at the time the building was erected and should pertain to the type of business conducted within and shall be required to obtain HDC approval.
5. Signs may be externally illuminated only by fixtures compatible with the period in which the building was erected.
6. All signs shall be constructed or painted in a workmanlike manner and all lettering intended to be of a uniform size and style.
7. Signs of a period other than when the building was erected may be approved if of special design merit.
8. Any original sign that was used at any time on a building prior to the year 1900 or an authentic facsimile thereof may be replaced on that building subject to HDC approval.
9. Within the historic district, signs shall identify only the name of the business and the general type of goods, produces or service offered. In addition to lettering, graphics may include a trademark, symbol or other representation directly related to the use but not advertising a specific brand sold within the building. A brand name or symbol may be included, however, if the business is a franchise and/or it is the major brand sold or service offered on the premises.
10. The style, composition, and appearance of all signs within the historic district shall comply as much as possible with any further design guidelines which may be adopted by the Village for administration of the district.

Action Requested: Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for The Distance Social illuminated blade sign and window decals.

Attachments: Certificate of Appropriateness Application.



**EAST DUNDEE HISTORIC COMMISSION
CERTIFICATE OF APPROPRIATENESS**

Please submit this application along with supporting documents (**one [1] original and nine [9] copies**). Your application will be reviewed by the East Dundee Historic Commission. You are strongly urged to attend this meeting in person. If you would like assistance with the preparation of this application, or if you have any questions concerning your request or the review procedure, call the village office at 847-426-2822.

MUST BE SUBMITTED A MINIMUM OF 8 DAYS PRIOR TO MEETING. THE HISTORIC COMMISSION MEETS ON THE SECOND THURSDAY OF EVERY MONTH IMMEDIATELY FOLLOWING THE PLANNING/ZONING MEETING.

ADDRESS OF PROPOSED WORK 314 N. River Street

APPLICANTS NAME Joe Zeller - The Distance Social

TELEPHONE NUMBER (Home) 847-254-2956 **(Work)** 847-836-6022

PROPERTY OWNERS NAME Joe Zeller **PHONE #** 847-254-2956

Nature of proposed change: (check all that apply)

☒ New Construction

☐ Extensive renovation

☐

Minor Renovation, Repair or Alteration

☐ Sign

☐ Demolition

☐

Facade

☐ Other _____

***Sign: Must include the lettering style and size.**

Describe all changes proposed for the structures exterior. Include plans, photographs and any other information as needed. Give size, style, and precise location of lettering, if any; and any other information that will assist the commission in their deliberations. Use attachments as necessary. Include a date when the project will be completed.

Remove the existing River Trading Post sign, Install banner and a Blade sign.

Circle one or more of the East Dundee Historic Code Provisions that apply.

A. The historic or architectural value and significance of the district and the surrounding area will not be lessened.

B. The relationship of any architectural features of the building and the surrounding area will be positively affected.

C. The general design, arrangement, and materials proposed to be used will be maintained.

I, the undersigned, hereby state that all of the information presented in this application is true and complete, to the best of my knowledge.

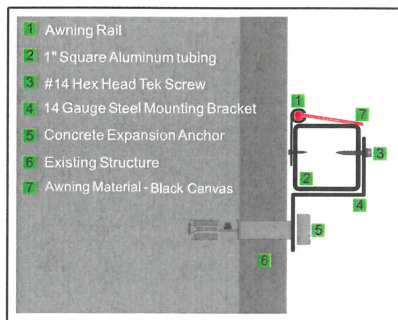
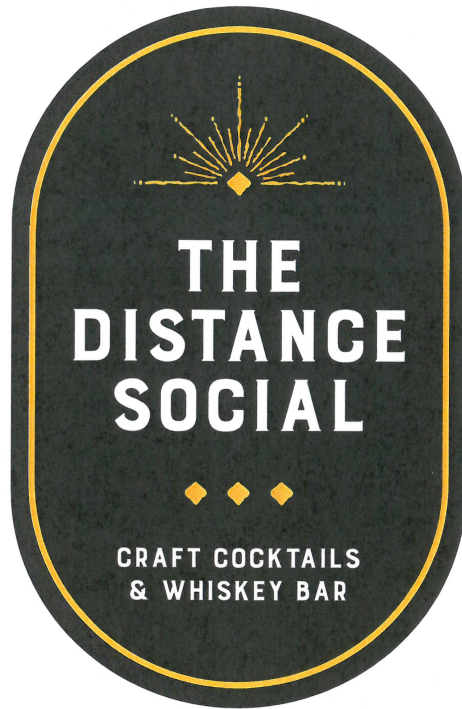
Signature: Joe Zeller

Digitally signed by Joe Zeller
Date: 2021.05.03 12:37:39 -0500

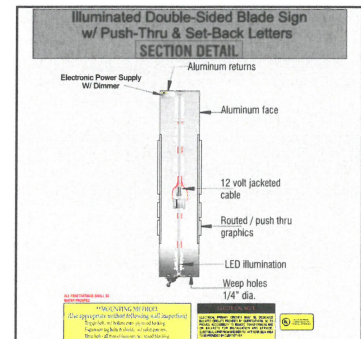
Date: May 3, 2021

HISTORIC COMMISSION USE ONLY

This application has been (**Approved / Denied**)



(1) Illuminated Blade Sign



888-263-6639
sales@trianglesignandawning.com
127 W. Wrightwood Ave. Elmhurst, IL 60126

CUSTOMER: The Distance Social

LOCATION: 314 N. River St.
East Dundee, IL 60188

Design by: Aleona S.
Date: 04/28/2021

© by Triangle Sign & Awning
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This design is the original and unpublished work of Triangle Sign & Awning, Inc. and may not be reproduced, copied or exhibited in any fashion without the expressed writing from an authorized personnel of the company. The rights to this design may be purchased.

Customer approval signature

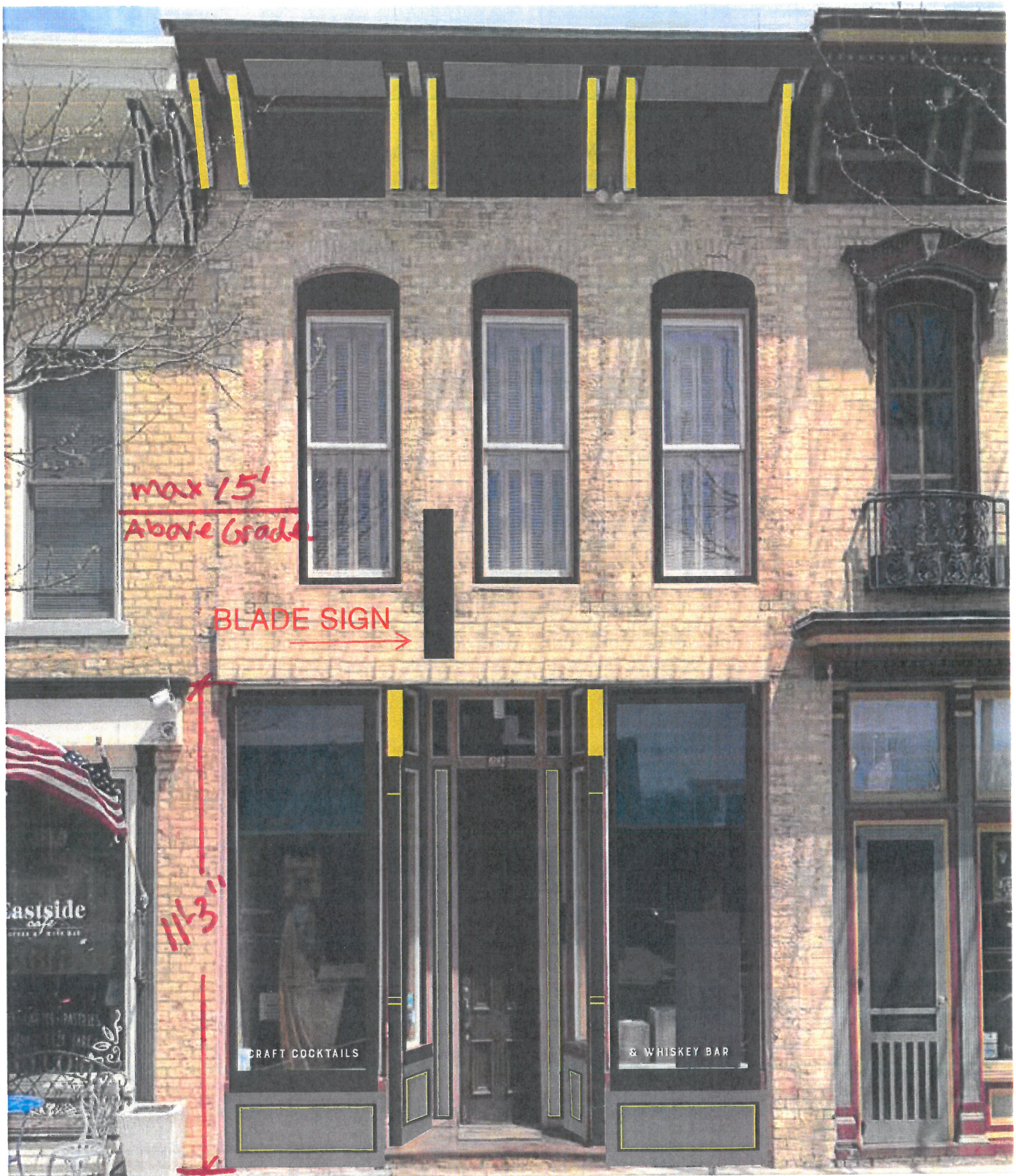
/ /2021
Date

Landlord approval signature

/ /2021
Date

Sheet NO.
2 of 2

CRAFT COCKTAILS & WHISKEY BAR



Sign Code:

Max. 3' from the building (complies)

Max. 10 sq. ft. (complies)

Max. 15' above grade (complies)

Min. 10' above grade (complies)



Planning and Zoning Commission Meeting Memorandum

To: Planning and Zoning Commission
CC: Jennifer Johnsen, Village Administrator
From: Brad Mitchell, Assistant Village Administrator
Chris Ranieri, Building Inspector
Joseph D. Heinz, P.E.
Subject: 460 Dundee Avenue Special Use Request – Childcare Center
Date: May 13, 2021

BACKGROUND

The Village received an application for a Special Use from Annalisa Tuluce, owner of SERENDIPTY Learning, LLC, to operate a childcare center at 460 Dundee Avenue, East Dundee, IL 60118. This property is located within the B-3 Service Business District. Previously, Ideabox Childcare, Inc. operated a childcare facility at this location until its closure in 2020. This premise was improved as a childcare facility previously, therefore, no major improvements are needed to be completed.

The childcare center will operate Monday through Friday from 6:00 a.m. to 6:00 p.m. Children attending will be between the ages of 6 weeks to 12 years old. The proposed facility currently has nine (9) classrooms with a large 4,000 square foot outdoor play area and a large indoor gym used for events and/or play during inclement weather. The facility will have an estimated full capacity of 150 children and will require approximately 20-25 staff members, which will be more than adequate for DCFS minimum staff/child ratios. For security, they will have only the reception door open to the public, all other exterior doors will be locked and only accessible to authorized personnel. They will also install a camera system. Also, the playground door will be secured.

In order to consider a special use permit, the Planning and Zoning Commission should consider the following standards. For each of these standards, the Applicant's responses are provided in italics below.

1. 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.

Applicant Response: *There will be no negative effect on surrounding property values. Our services will add value to surrounding community and will increase demand for the immediate area.*

2. 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.

Applicant Response: No. Our daycare/childcare services will fit harmoniously with the surrounding properties.

3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.

Applicant Response: Yes. The existing premise was improved as a daycare previously. All roads, drainage utilities and access roads are in place.

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.

Applicant Response: There won't be any issues with traffic. The center has more than necessary parking and means of ingress and egress in place.

Due to the usual nature of the operation of special uses that may give rise to unique problems with respect to their impact upon neighboring property or public facilities, the Village may stipulate conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the use as deemed necessary for the protection of the public interest. If the Planning and Zoning Commission were to consider approval of this Special Use, Village staff would recommend the following minimum conditions:

1. The Special Use Permit cannot be transferred and shall expire at such time the Serendipity Learning, LLC at 460 Dundee Avenue, Dundee, IL 60118 ceases operations at this location.
2. The applicant shall establish and maintain a plan for a drop-off and pick-up operations to limited vehicle congestion within the shopping center.
3. The applicant shall remain in compliance with all requirements of the Illinois Department of Children & Family Services (DCFS).

STAFF RECOMMENDATION

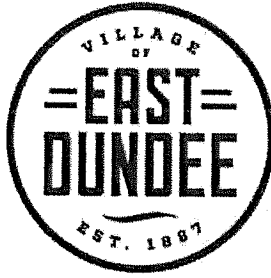
As you may recall, the Planning and Zoning Commission recommended approval of a Special Use request from Ideabox Childcare in December 2018. Given that this Special Use request is to re-open the existing childcare facility, it is the recommendation of Village staff to approve this Special Use request with the above noted conditions as recommended by Village staff.

ACTION REQUESTED

1. Discussion and motion to approve a Findings of Fact to approve/deny a Special Use for the operation of a childcare center located at 460 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District with the recommended conditions.

ATTACHMENTS

1. Special Use Application
2. Public Notice
3. Findings of Fact



P&Z File # _____

C# 1188
40002

**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: SERENDIPITY LEARNING, LLC
2. Project Location: 460 Dundee Avenue East Dundee, IL. 60118
3. Brief Project Description:
Re-opening the existing daycare facility
4. Project Property Legal Description:
Lot 2 of LPC Subdivision in the Village of East Dundee, Kane Co. IL
Located at Shopping Center at Rt 72 and Rt 25
5. Project Property Size in Acres and Square Feet: _____
6. Current Zoning Status: B-3
7. Current Use Status: Vacant
8. Surrounding Land Use Zoning: Commercial and Residential
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: 03-23-479-006

B. Owner Information

1. Signature: _____
2. Name: 450 Dundee, LLC
3. Address: 977 N Oaklawn Ave. Suite 109 Elmhurst, IL. 60126
4. Phone Number: 773-983-8552 Fax: _____ Email: etuluce@sevenhillgroup.com

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

1. Name/Company: SERENDIPITY, LEARNING, LLC
2. Address: 460 Dundee Avenue East Dundee, IL. 60118
3. Phone Number: 773-230-6531 Fax: _____ Email: _____

PART III. JUSTIFICATION OF THE PROPOSED SPECIAL USE

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

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

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

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

There will be no negative effect on surrounding property values. Our services
will add value to surrounding community and will increase demand for the immediate
area.

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. Our daycare/childcare services will fit harmoniously with the surrounding
properties.

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

Yes. The existing premise was improved as daycare previously. All roads, drainage
utilities and access roads are in place.

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

There won't be any issues with traffic. The center has more than necessary parking
and means of ingress and egress in place.

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?

Our services shall improve Village of East Dundee's residences
life. Their home / work burden lessen. Providing safe, clean
and trustworthy daycare services will help every family
who has kids in the area.

IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

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

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

3. What is proposed?

Re-opening existing daycare center facility.

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

Village ordinance.

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

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

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

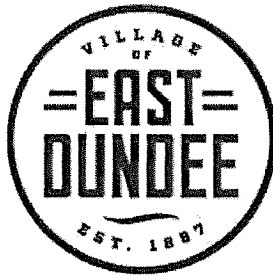
8. Other than financial return, what other purposes is the variance request based on?

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

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

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

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



PLANNING AND ZONING & HISTORIC COMMISSION MEETING SCHEDULE

MEETING TIME 7:00PM

***THURSDAY EVENING UNLESS DENOTED**

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

Historic Commission Meetings (as needed)

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

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



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

The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as those provided by the Village Staff, Village Attorney, Village Engineer, Planner and Fire Protection District.

The applicant further acknowledges that testimony of all witness at Public Hearings may be recorded before a court reporter and that full transcripts of the proceedings may be prepared and retained by the Village of East Dundee as part of the official record concerning the said applicant and the applicant's costs.

As an express condition in making the said application and the consideration thereof by the Village of East Dundee, the undersigned, both personally and on behalf of the applicant, agrees to hold the Village harmless and agrees to pay forthwith the costs and expenses that may be incurred by the Village of East Dundee for such professional services, including the costs and expenses of recording and transcribing any testimony at Public Hearings in connection with the said application.

The owner hereby authorizes, support and consents to this request for variation, and further authorizes, agrees and consents to allow the temporary installation and display by the Village of East Dundee of Public Notice (signage) upon the subject property.

The applicant, having read this application and fully understanding the purpose thereof, declares that the proceeding statement made are true and that the information provided herein is complete to the best of the applicant's knowledge and belief.

4/22/2021

Individually and for the Applicant

Date

460 Dundee Ave. East Dundee, IL.

773-230-6531

Address

Phone Number

Project Description:

Re-opening existing previously approved daycare facility.



Affidavit of Ownership & Control

I (We), 450 Dundee, 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: 450 Dundee, LLC

Address: 977 N Oaklawn Ave.

Elmhurst, IL 60126

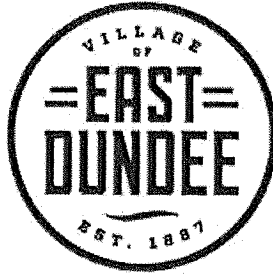
Phone: 773-983-8552

SUBSCRIBED AND SWORN TO before me this
23 day of Friday, 2021.

Gail Hess
(NOTARY SIGNATURE)

OFFICIAL SEAL
GAIL HESS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/04/2024

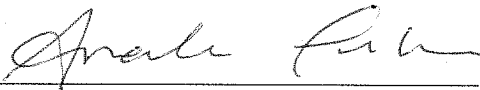
(NOTARY STAMP)



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: Annalisa Tuluze

Project Address: 460 Dundee Ave. East Dundee, IL.

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of East Dundee will hold a public hearing on May 13, 2021 at 7:00 P.M. via teleconference call by authorization of Gov. Pritzker waiving a portion of the Illinois Open Meetings act to allow local governments to hold "remote" meetings to help control the spread of COVID-19.

1. A request for a Special Use for the operation of a child-care center located at 460 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District.

Property Legal Description:

LOT 2 OF LPC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, AND PART OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

PIN: 03-23-479-006

Common Address: 460 Dundee Avenue,
East Dundee, IL 60118

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

Published in Daily Herald April 28, 2021 (4562748)

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 and has been circulated daily in the Village(s) of:

Aurora, Batavia, Burlington, Carpentersville, East Dundee, Elgin,
Elburn, Geneva, Gilberts, Hampshire, Montgomery, North Aurora,
Sleepy Hollow, Saint Charles, South Elgin, Sugar Grove, Wayne,
West Dundee

County(ies) of Kane

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

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 04/28/2021 in said Fox Valley DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY 
Designee of the Publisher and Officer of the Daily Herald

Control # 4562748

VILLAGE OF EAST DUNDEE, ILLINOIS

Findings of Fact – Special Use

Property Location: 460 Dundee Avenue, East Dundee, IL 60118

Special Use requested: A Special Use for the operation of a childcare center located at 460 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District.

Hearing date: May 13, 2021

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

- 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:**

The proposed use is consistent with existing uses on the property and surrounding area and is not expected to diminish the value of adjacent and nearby properties.

- 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.**

The proposed use will not affect the development of other nearby properties.

- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**

This location was previously improved as a childcare center and all utilities and improvements currently exist.

- 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.**

The proposed use is located within the shopping center, which provides adequate ingress and egress to minimize potential vehicle conflicts and congestion in public streets. There is adequate parking within the shopping center. The proposed use may increase traffic into the site off Route 25 and Route 72 but is not expected to create traffic congestion or unduly increase traffic.

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

____ayes ____nays ____absent____abstain

Date: _____
Chairman Planning and Zoning Commission



Planning and Zoning Commission Meeting Memorandum

To: Planning and Zoning Commission
CC: Jennifer Johnsen, Village Administrator
From: Brad Mitchell, Assistant Village Administrator
Chris Ranieri, Building Inspector
Joseph D. Heinz, P.E.
Subject: 511 Barrington Avenue Variance Request
Date: May 13, 2021

BACKGROUND

The Village received a variance application from the owners of 511 Barrington Avenue who would like to install a four (4) foot high fence. With the property being a corner lot, the side yard is considered the front yard and must abide by front yard regulations of the Village Code. The variance requested by the Petitioner was for the height of the fence. After review of the Village Code, staff determined that the height of a fence is not an allowable variance, therefore, it is staff's recommendation, for this specific request, to grant a variance to allow the front yard to have a depth less than 30 feet which would allow for the requested four (4) foot high fence. If granted the side yard would be reduced to 1 foot. The fence would be +/- seven (7) feet from the sidewalk at the south end and +/- 10 feet from the sidewalk at the north end.

VARIANCE REQUEST (PETITIONER)

1. Variance from Section 157.033(B)(6)(b)2. of the Zoning Chapter of the East Dundee Village Code requiring that a side yard abutting a street is not to be less than 30 feet in depth to allow for the side yard to be one (1) foot in depth.

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.
4. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as

distinguished from a mere inconvenience if the regulations were strictly enforced.

5. The conditions upon which the petition for variation is based would not be applicable generally to other properly within the same zoning classification.
6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
7. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
8. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
9. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The Commission may require such conditions and restrictions upon the premises benefitted by a variation as may be necessary to comply with the standards set forth in the Village Code or reduce or minimize the injurious effect of the variation upon other property in the neighborhood. Village staff is recommending the following conditions be placed upon the granting of the variation:

1. The Petitioner shall only erect a four (4) foot high wrought iron, decorative non-privacy fence as depicted.
2. The Petitioner shall not erect any other structure and/or building, which without such variance would not be permitted by Village Code, within the 30-foot setback that would be otherwise required for the side/front yard.

STAFF RECOMMENDATION

It is the recommendation of Village staff to approve this variance request with the above noted conditions as recommended by Village staff.

ACTION REQUESTED

1. Discussion and motion to approve a Findings of Fact to approve/deny a Variance from Section 157.033(B)(6)(b)2. of the Zoning Chapter of the East Dundee Village Code requiring that a side yard abutting a street is not to be less than 30 feet in depth to allow for the side yard to be one (1) foot in depth, with the recommended conditions.

ATTACHMENTS

1. Variance Application
2. Public Notice
3. Findings of Fact



P&Z File # _____

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

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

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Dan Hahn Kelley Stover
2. Project Location: 511 Basington Ave, East Dundee
3. Brief Project Description: Fence Installation
4. Project Property Legal Description: 4 ft. fence on a residential lot
5. Project Property Size in Acres and Square Feet: 264 sq. feet
6. Current Zoning Status: Residential
7. Current Use Status: Residence
8. Surrounding Land Use Zoning: Residential
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: 03-23-182-029 and 03-23-182-030

B. Owner Information

1. Signature: [Signature]
2. Name: Dan Hahn Kelley Stover
3. Address: 511 Basington Ave, East Dundee
4. Phone Number: 848-342-0110 Fax: 630-267-1064 Email: DanHahn314@gmail.com
KS8992@gmail.com

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

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

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)?

Code 151.006, Section 5 (a) - Location, Design and Construction

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

A split rail, wrought iron or picket fence, not to exceed 3 feet, when the yard is
considered the front yard, which our backyard is due to us being on a corner lot

3. What is proposed?

We are looking to put up a 4 foot wrought iron, decorative fence, in backyard. We are on a corner
lot and according to your regulations, that has to abide by the front yard rules.

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

We need at least a 4 foot fence to keep our dogs and small children contained. A 3 foot fence would not be
tall enough to achieve that.

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

The fence is of a material which you are able to see through so it doesn't cause
visibility issues with the corner traffic. It is decorative, neat and more than
12 inches off the sidewalk. It is also more than 254 feet from the main street
corner, side street leads to a court.

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?

Not a hardship, it is a safety feature for
our ~~pets~~ pets and small children at the house

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)

We are more than 250 ft. from corner of
the main Street; Side Street leads to a Court.
The fence would not impede anybody's vision
coming from either Street involved.

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

To keep pets and small children contained. We
need at least a 4 ft. fence to keep our pets
and children in the yard. The fence request is
decorative and wouldn't detract from the beauty
of the neighborhood, and you can see through it.

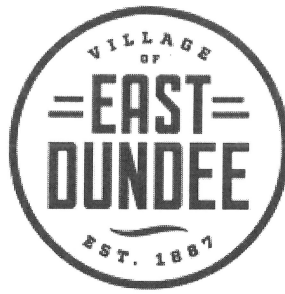
9. Has the alleged difficulty been created by any person presently having an interest in the property?

n/a

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) **NA**

<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



**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.

Donna Kelley Stolt 4-17-17
Individually and for the Applicant Date

511 Barrington Ave. E. Dundee 847-544-0110-Dan
Address Phone Number
630-267-1016-Kelley

Project Description: Variance - 3-ft. fence to 4 ft. fence installation



Affidavit of Ownership & Control

I (We), Don Hamphelley Storer 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: Don Hamphelley Storer

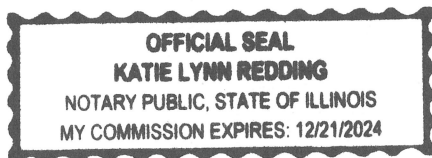
Owner: Don Hamphelley Storer

Address: 511 Barrington Ave
East Dundee, IL 60118

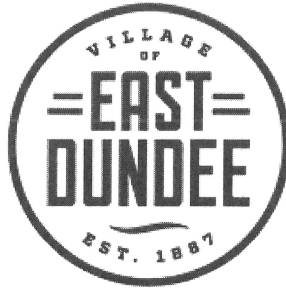
Phone: 630-267-1016 Kelley
847-542-0110 Don

SUBSCRIBED AND SWORN TO before me this
17 day of April, 2021.

Katie L Redding
(NOTARY SIGNATURE)



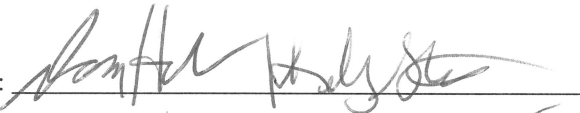
(NOTARY STAMP)



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: Don Hampton Kelley Stover

Project Address: 511 Barrington Ave, East Dundee

189.93' Rec.
189.60M.

Tract 1:
LOT 3

Part of Lot 3
taken for Roadway

UTILITY EASEMENT
Tract 2: Parcel 1

~~PART DEDICATED FOR STREET~~

CONCRETE
DRIVEWAY

OPTION 1 = 264'

189.93' Rec.
189.60M.

Tract 1:
LOT 3

Part of Lot 3
taken for Roadway

WOOD
DECK

BRICK
AREA

1½ STORY
BRICK & FRAME
w/basement
#511

ASPHALT
DRIVEWAY

UTILITY EASEMENT
Fract 2: Parcel 1

CONCRETE

~~PART DEDICATED FOR STREET~~

OPTION 1 = 264'

OPTION 2 = 232'



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of East Dundee will hold a public hearing on May 13, 2021 at 7:00 P.M. via teleconference call by authorization of Gov. Pritzker waiving a portion of the Illinois Open Meetings Act to allow local governments to hold "remote" meetings to help control the spread of COVID-19.

1. A request for a variance from Section 151.006(5)(a) of the Building Code of the East Dundee Village Code allowing for a non-privacy fence in the front yard up to a maximum height of three (3) feet.

Property Legal Description:

Tract 1: Lot 3 (Except that part taken for public roadway, more fully described in dedication recorded as document 90K53477) in Fred H. Marwig's subdivision, a subdivision of part of the west half of the northwest quarter of section 23, township 42 North, Range 8, East of the third principal meridian, in the Village of East Dundee, Kane County, Illinois. Tract 2: Parcel one in the Trebes Barrington Avenue subdivision, according to the plat thereof recorded October 10, 1990 as document number 90K53478, in the Village of East Dundee, Kane County, Illinois.

PINS: 03-23-182-029, 03-23-182-030

Common Address: 511 Barrington Avenue,
East Dundee, IL 60118

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

Published in Daily Herald April 28, 2021 (4562747)

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 and has been circulated daily in the Village(s) of:

Aurora, Batavia, Burlington, Carpentersville, East Dundee, Elgin,
Elburn, Geneva, Gilberts, Hampshire, Montgomery, North Aurora,
Sleepy Hollow, Saint Charles, South Elgin, Sugar Grove, Wayne,
West Dundee

County(ies) of Kane

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

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 04/28/2021 in said Fox Valley DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4562747



Planning and Zoning Commission Meeting

Findings of Fact – Variance

Property Location: 511 Barrington Avenue

Variance requested: Variance from Section 157.033(B)(6)(b)2. of the Zoning Chapter of the East Dundee Village Code requiring that a side yard abutting a street is not to be less than 30 feet in depth to allow for the side yard to be one (1) foot in depth, with the recommended conditions.

Hearing date: May 13, 2021

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

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district; Circle one; Yes/No/Not Applicable(N.A.), Explain:**
- 2. The plight of the owner is due to unique circumstances; Yes/No/N.A. and**
- 3. The variation, if granted, will not alter the essential character of the locality. Yes/No/N.A.**

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

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

2. The conditions upon which the petition for variation is based would be applicable generally to other property within the same zoning classification; Yes/No/N.A.
3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property; Yes/No/N.A.
4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Yes/No/N.A.
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; Yes/No/N.A.
6. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. Yes/No/N.A.

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

____ayes ____nays ____absent____abstain

Date: _____
Planning and Zoning Commission Chairman