

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

**Village of East Dundee  
April 15, 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/88682075039>

Meeting ID: **886 8207 5039**

Passcode: **277585**

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: **886 8207 5039**

Passcode: **277585**

***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 "Raise Hand".

**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, April 15, 2021  
7:00 PM**

**CALL TO ORDER**

**ROLL CALL / DECLARATION OF QUORUM**

**APPROVAL OF MINUTES**

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

**PUBLIC COMMENT**

**HISTORIC COMMISSION**

- 1. Certificate of Appropriateness for Sign and Window Decals: 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

**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**

- a. Motion to recommend approval/denial of a request for a request for a Special Use for a Motor Vehicle Dealer – Used Only, 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 a Motor Vehicle Dealer – Used Only, in the B-3 Service Business District

**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**

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

**OTHER BUSINESS**

**ADJOURNMENT**

Commissioner Scarpelli called the History Commission Meeting to order at 7:00 p.m.

Roll: 6 Present (Scarpelli, Holliman, Schock, Bernstein, Steneck and Muscat). 2 Absent (Meyer and Apke).

Also present: Assistant Village Administrator Brad Mitchell, Building Inspector Chris Ranieri and Clerk Katherine Diehl.

**APPOINT AN ACTING CHAIRMAN:**

*Motion to appoint Commissioner Scarpelli as Acting Chairman by Steneck/Muscat.*

*6 Ayes (Scarpelli, Holliman, Schock, Bernstein, Muscat and Steneck). 0 Nays. 2 Absent (Apke and Meyer).*

*Motion Carries.*

**PUBLIC COMMENT: None**

**APPROVAL OF MINUTES:**

**1. Planning and Zoning Commission and Historic Commission Meeting Minutes dated December 3, 2020**

*Motion to approve the December 3, 2020 meeting minutes by Holliman/Bernstein.*

*6 Ayes (Scarpelli, Holliman, Schock, Bernstein, Muscat and Steneck). 0 Nays. 2 Absent (Apke and Meyer).*

*Motion Carries.*

**HISTORIC COMMISSION**

**1. Discussion of a Rooftop Addition – River Street Tavern, 102 N. River Street**

Loren Rattner, owner of River Street Tavern, explained that the rooftop addition will include additional seating for 50 patrons and may include fire pits and coverage in the future. He advised that the rooftop deck would be accessed through a door from the loft. Rattner asked the Commission for feedback on the type of railing they would like to see surround the rooftop deck. Commissioner Scarpelli suggested the idea of placing brick pillars every six to eight feet apart with wrought iron or glass in between. Commissioner Holliman stated that wrought iron would be more appropriate for a historic look. Commissioner Muscat suggested that the deck be of a similar design or style of the DC Cobb rooftop deck. Rattner asked the Commission if they would be in favor of allowing the rooftop deck to be a four seasons room with a retractable roof in the future, similar to Empire Restaurant in Naperville. He explained that it is made of a metal frame on a track with plexiglass windows. He advised that the design for this would need to be included in the plans at this time to be accommodated for in the future. There were no opposing comments from the Commission for a four seasons room. Rattner said he agrees with a wrought iron railing.

**NEW BUSINESS: None**

**OTHER BUSINESS: None**

*Motion to adjourn the Historic Commission Meeting at 7:19 p.m. by Muscat/Steneck.*

*6 Ayes (Scarpelli, Holliman, Schock, Bernstein, Muscat and Steneck). 0 Nays. 2 Absent (Apke and 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:** 104 N. River Street – Sign and Window Decals  
**Date:** April 15, 2021

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The Village has received a sign application from Michael Peters owner of Five Points Jiu Jitsu located at 104 N. River Street for a sign and window decals as shown below.



### **Proposed Sign**

- Size - 30" x 144".
- ¼ inch thick material with aluminum faces and a composite plastic core.
- Color - black with white lettering.
- Mounted above the windows.

### **Window Decals**

- Size – 30" x 30".
- Color – white.
- Design – name and logo.
- Installed on center of each window.

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 Five Points Jiu Jitsu sign and window decals.

**Attachments:** Certificate of Appropriateness Application.



Village of East Dundee  
Building Basic Application  
120 Barrington Ave. East Dundee, IL 60118  
Phone: (847) 426-2822 Fax: (847) 426-2956

Sign Application

Date: 3-17-21

Permit No: \_\_\_\_\_

Address of  
Proposed Sign: 104 N RIVER ST

Business  
Name FIVE POINTS JIU JITSU

Owner  
Phone: 6303631143

Owner/Manager  
Name & Address: MICHAEL PETERS

City: EAST DUNDEE

State: IL Zip Code: 60118

Parcel No: \_\_\_\_\_

Contractors Name: MEYER SIGNS & GRAPHICS

Address: 341 SOLA DR

Phone: 847-844-9880

Contact Name: RON MEYER

Fax: \_\_\_\_\_

Plat of Survey attached indicating location of sign: Yes No Zoning Classification: \_\_\_\_\_

Front Façade Wall Area \_\_\_\_\_

Height from Grade \_\_\_\_\_

**Note:** A scale, color drawing is required for all signage to determine compliance.

✓ CHECK ALL BOXES THAT APPLY

☐ Freestanding

☐ Electric

☒ Wall

☐ Monument

☐ Banner

☒ Window

☐ Canopy/Awning

☐ Face Change

☐ Temporary

☐ Other

Sign Dimensions: 30.01 x 144.00 = \_\_\_\_\_ Sq. ft.

Decals on windows 30" x 30"

Approved: \_\_\_\_\_

Not Approved: \_\_\_\_\_

Cost of Sign: \$ 980.00 - Sign

780.00 - Decals

\_\_\_\_\_  
Owner or Authorized Agent

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Building Official

Received by \_\_\_\_\_ Check# \_\_\_\_\_ Cash \_\_\_\_\_ Date: \_\_\_\_\_ Historical Approval \_\_\_\_\_ Charge # 421000



**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** 104 N RIVER ST

**APPLICANTS NAME** FIVE POINTS JIU JITSU

**TELEPHONE NUMBER (Home)** 630-363-1142 **(Work)** \_\_\_\_\_

**PROPERTY OWNERS NAME** MICHAEL PETERS **PHONE #** 630-363-1142

**Nature of proposed change: (check all that apply)**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> New Construction               | <input type="checkbox"/> Extensive renovation | <input type="checkbox"/> Minor Renovation, Repair or Alteration |
| <input checked="" type="checkbox"/> Sign                | <input type="checkbox"/> Demolition           | <input type="checkbox"/> Facade                                 |
| <input checked="" type="checkbox"/> Other window decals |   |   |

**\*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.

looking to add main business sign and decals to the 4 main windows.

The sign will be 1/4 inch thick material with aluminum faces and a composite plastic core. sign will be mounted above the windows.

The size of the sign will be (30.1" x 144"). The main color of the sign will be black with white lettering. please see attached photos.

For the decals on the windows.

The decals will be white in color, the design will be logo, the size will be 30" x 30", and decals will be installed on the center of each window. please see attached photos.

**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: [Signature] Date: 3-17-21

**HISTORIC COMMISSION USE ONLY**

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



144 in

30.01 in

Five Points Jiu Jitsu

106

Main Street  
Dental  
847-783-0303  
CALL TO CHECK IN  
847-783-0303

104





# EAST DUNDEE

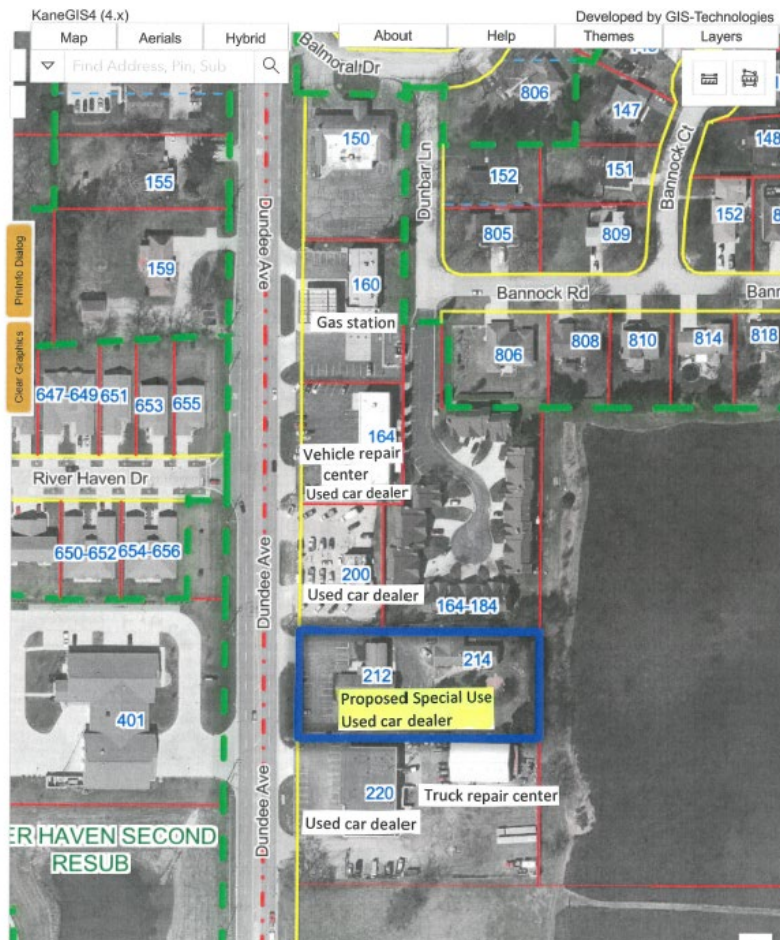
## Planning and Zoning Commission Meeting Memorandum

**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:** 212-214 Dundee Avenue Special Use Request – Used Car Dealership  
**Date:** April 15, 2021

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### BACKGROUND

The Village received an application for a Special Use from Zumar Latifi to operate a used car dealership at 212-214 Dundee Avenue, East Dundee, IL 60118. This property located in the B-3 Service Business District. The previous use of the site was a dental office and it has been vacant since 2016.



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:*** *No, the special use will not be injurious to surrounding neighbors. The building and business will be operating during business hours.*

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:*** *The applicant will keep everything the same and not intending to do any improvements to the project.*

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

***Applicant Response:*** *Yes, all utilities will be up to date along with access road drainage and all necessary facilities.*

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:*** *N/A*

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 Used Car Dealership at 212-214 Dundee Avenue, Dundee, IL 60118 ceases operations at this location.
2. Maximum number of cars for sale on the lot shall be limited to 18.
3. Every car on the lot must be in a parking space.
4. Cars cannot be parked on the grass.
5. Security cameras shall be installed.
6. Damaged or wrecked vehicles shall not be allowed.
7. Body work or mechanical repairs shall not be performed on the property.
8. Outside lighting shall be restricted between the hours 9 pm to 6 am.
9. Vehicle load and unloading shall be restricted to private property not on Dundee Ave or any local roads.



10. Test driving on local roads shall be prohibited.
11. 80 Linear feet of 6-foot solid fence shall be installed along the residential property to the north. This new fence will replace the old 5 ft fence.

### **STAFF RECOMMENDATION**

It is the recommendation of Village staff to deny this Special Use request. If the Planning and Zoning Commission decides to recommend approval of this Special Use request, then the approval shall include the conditions noted above recommended by Village Staff.

### **ACTION REQUESTED**

1. Discussion and motion to approve a Findings of Fact to approve/deny 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.

### **ATTACHMENTS**

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



P&amp;Z File #

21-04-01

APRIL 15th

**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: Zumar A. Latifi
2. Project Location: 212-214 S. Route 25, East Dundee, IL
3. Brief Project Description:  
Looking to open a used car dealership, focusing on line sales. Location will be used as a staging for Vehicles and used for transportation between customer and dealer ship.
4. Project Property Legal Description:  
Please see attached legal description paper with this application A1
5. Project Property Size in Acres and Square Feet: 1.2 Acres
6. Current Zoning Status: B-3
7. Current Use Status: Single House occupied Commercial Space is empty
8. Surrounding Land Use Zoning: B-2, B-4, R-5, R-1
9. Zoning District Being Requested (if applicable): Special use permit for used car dealership online.
10. Parcel Index Numbers of Property: 03-24-302-020

**B. Owner Information**

1. Signature: Penny M. Latifi
2. Name: Penny M. Latifi
3. Address: 350527 Parsons Rd. West Dundee, IL 60118
4. Phone Number: 815-525-8424 Fax:                      Email: pennymeh1a@yahoo.com

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

1. Name/Company: Zumar A. Latifi
2. Address: 144 Stamford Court, Gilberts IL 60136
3. Phone Number: 312-731-2434 Fax:                      Email: ZUMARL1S@GMAIL.COM

Paid \$150 Fee Plus \$250 Deposit = \$400.

Hearing April 15th.

### 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 our special use permit will not be injurious to our surrounding neighbors. Our building and business will be operating during business hours.

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- we will keep everything the same, we are not looking to do any improvement to the property.

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

Yes- all utilities will be up to date along with access road drainage and all necessary facilities

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

N/A

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

Proposed use complies with comprehensive plan.



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

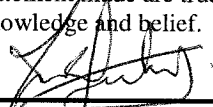
The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as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

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

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

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

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

  
Individually and for the Applicant

02/27/2020  
Date

144 Stamford Court, Gilberts, IL 60136

312-731-2434

Address

Phone Number

Project Description:

Special use Permit for used car dealership



**Affidavit of Ownership & Control**

I (We), Penny Mehta 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: Penny Mehta

Owner: Penny Mehta

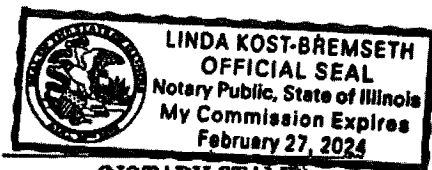
Address: 351527 Parsons Rd.  
West Dundee IL 60118

Phone: 847-525-8424

SUBSCRIBED AND SWORN TO before me this  
26<sup>th</sup> day of February

Linda Kost Bremseth

(NOTARY SIGNATURE)



(NOTARY STAMP)

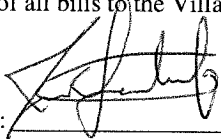


### Affidavit & Disclosure Agreement

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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:

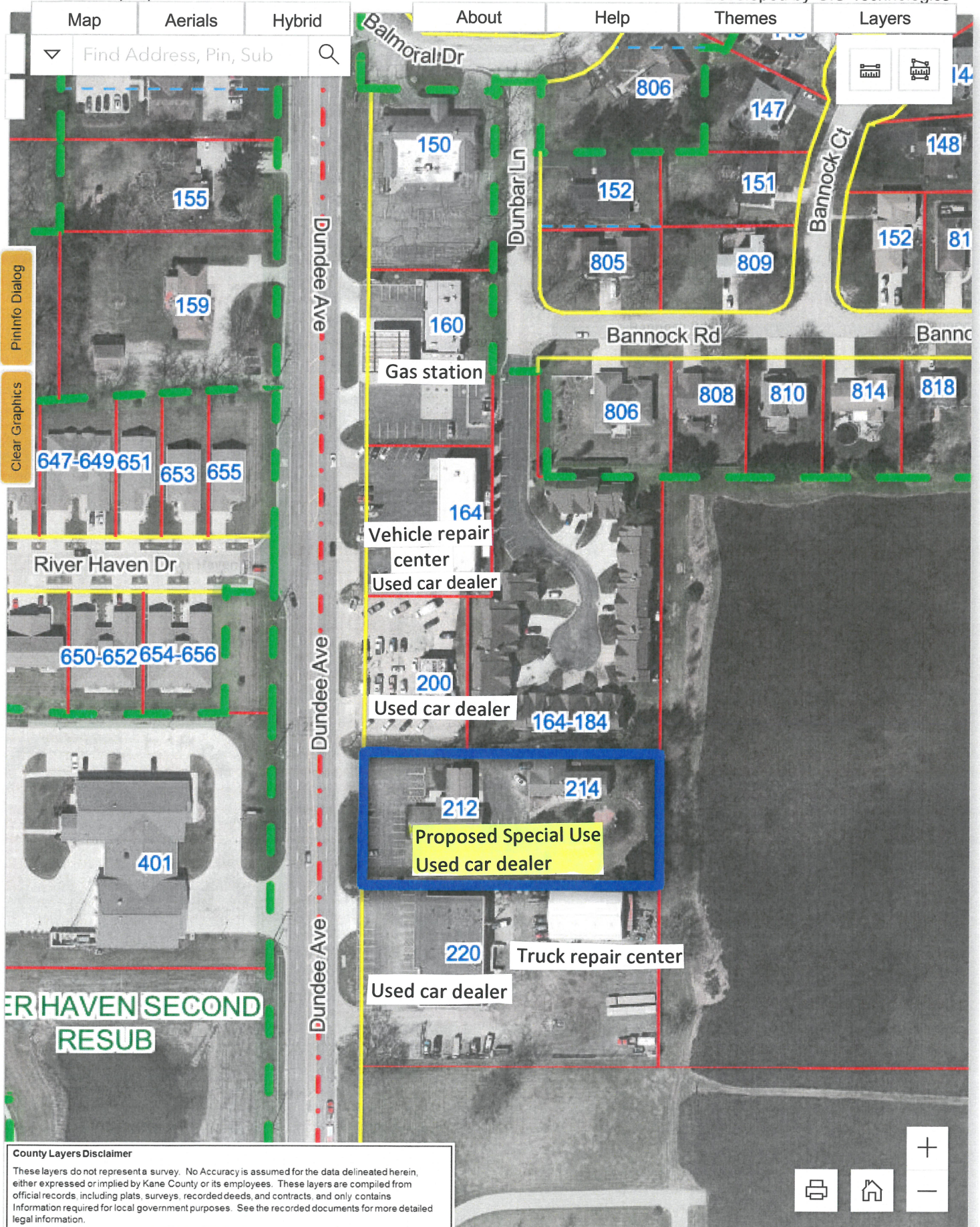
Applications shall deposit the sum required based on the type and extent of the applicants project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their deposit back.

Signature: 

Print Name: ZUMAR LATIFI

Project Address: 212-214 S. RTE 25, 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 April 15, 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 a Motor Vehicle Dealer - Used Only located at 212-214 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District.

**Property Legal Description:**

That part of the Southwest 1/4 of Section 24, Township 42 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Northwest 1/4; thence North along the West line of said Quarter Section 1163.25 feet to the Point of Beginning; thence South along the West line of said Quarter Section 343 feet; thence North 89 degrees 40 minutes 0 seconds East 377.98 feet; thence North 0 degrees 20 minutes 0 seconds East 340.80 feet to a point East of the Point of Beginning; thence West 379.95 feet to the Point of beginning, (Except the Southerly 200 feet measured along the Westerly line and except that part falling in State Route 25), in the Village of East Dundee, Kane County, Illinois.

**PIN:** 03-24-302-020

**Common Address:** 212-214 Dundee Avenue, East Dundee, IL 60118

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

Published in Daily Herald April 1, 2021 (4561173)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of

Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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 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 04/01/2021 in said 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

Laurel Baltz  
Authorized Agent

Control # 4561173



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 April 15, 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 indoor storage located at 511-581 East Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District.

**Property Legal Description:**

**Parcel One:**  
LOT 1 OF LPC SUBDIVISION, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

**Parcel Two:**  
EASEMENT FOR THE BENEFIT OF PARCEL ONE AS CREATED BY AND DESCRIBED IN THE FOLLOWING INSTRUMENTS: GRANT RECORDED AUGUST 24, 1984 AS A DOCUMENT 1692889; AGREEMENT RECORDED DECEMBER 29, 1983 AS DOCUMENT 1664955, AND AGREEMENT RECORDED JUNE 25, 1985 AS DOCUMENT 1726968 AND AGREEMENT RECORDED JANUARY 10, 1989 AS DOCUMENT 1952581.

**PINS:** 03-26-227-007, 03-23-479-009  
**Common Address:** 511-581 East Dundee Avenue, East Dundee, IL 60118

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

Published in Daily Herald April 1, 2021 (4561175)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of

Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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 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 04/01/2021 in said 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*  
Authorized Agent

Control # 4561175

## **VILLAGE OF EAST DUNDEE, ILLINOIS**

### **Findings of Fact – Special Use**

Property Location: 212-214 Dundee Avenue, East Dundee, IL 60118

Special Use requested: 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.

Hearing date: April 15, 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:**
- 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.**
- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
- 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.**

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:** 511-581 East Dundee Avenue Special Use Request – Indoor Storage  
**Date:** April 15, 2021

---

### BACKGROUND

The Village received an application for a Special Use from New Level Investment Group LLC operate an indoor storage facility at 511-581 East Dundee Avenue, East Dundee, IL 60118, in the former Dominick's site at the River Valley Square Shopping Center. This property located in the B-3 Service Business District. The proposed tenant is Public Storage, but it should be noted that there is not an executed lease agreement with Public Storage or letter of intent from Public Storage.

Following the initial submittal of this request for a special use, Village staff met with representatives from New Level Investment Group to lay out staff's concerns that include:

- Proposed changes to façade and other site improvements are less impressive and do not present a financial investment to this project as the Village would like to see, especially given the visibility and history at this location.

Despite these concerns laid out by staff, the Applicant still indicated to staff that they want to pursue this special use request.

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:*** *The proposed special use for self-storage will be designed with state-of-the-art facilities with an investment in excess of \$4.0 million. The storage space will only be accessible from the exterior entrances of the building. The adaptive re-purposing of the building will remove empty space and*

*significantly enhance the overall activity and attractiveness of the center, potentially stimulating construction of new spaces and buildings in the 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:*** *The proposed special use for self-storage will operate under normal business hours consistent with commercial/retail uses already approved for the property and the surrounding properties.*

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

***Applicant Response:*** *The self-storage use will not require any additional utilities or access beyond what has already been designed for the entire property.*

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:*** *Ingress and egress will be provided over existing roadways that were designed for a retail grocery use that anticipated significantly greater customer traffic and parking requirements. The self-storage operator anticipates no more than 10-15 vehicles/customers per day and no more than 2-3 employees at any one time.*

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 indoor storage at 511-581 East Dundee Avenue, Dundee, IL 60118 ceases operations at this location.
2. The proposed site improvements, at minimum, shall be exactly what was provided on the renderings and site plan, submitted as part of the special use application and updated on 02.18.21.

### **STAFF RECOMMENDATION**

It is the recommendation of Village staff to deny this Special Use request. If the Planning and Zoning Commission decides to recommend approval of this Special Use request, then the approval shall include the conditions noted above recommended by Village Staff.

### **ACTION REQUESTED**

Discussion and motion to approve a Findings of Fact to approve/deny a Special Use for indoor storage located at 511-581 East Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District.

## **ATTACHMENTS**

1. Special Use Application
2. Site Plan/Renderings
3. Public Notice
4. Findings of Fact

## VILLAGE OF EAST DUNDEE



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

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

**PART I. GENERAL INFORMATION****A. Project Information**

1. Project/Owner Name: New Level Investment Group LLC, an Illinois limited liability company.
2. Project Location: River Valley Square Shopping Center; 511-581 East Dundee Avenue, East Dundee.
3. Brief Project Description:

The existing grocery store building has not been re-leased for over 5 years and is not responsive to market forces affecting today's retail market. The adaptive re-purposing of this building will remove the empty space and significantly enhance the overall activity and attractiveness at the center, potentially stimulating construction of new buildings that are better suited for a variety of tenants. The Applicant plans to renovate the existing 65,000 square feet of the vacant(former Dominick's) including adding a mezzanine of 30,000 square. In the event construction of the mezzanine was not feasible, the Applicant would expand the self-storage uses to the north and relocate existing tenants to vacant spaces to the south end of the property.

4. Project Property Legal Description:

See attached Exhibit

5. Project Property Size in Acres and Square Feet: Land approximately 8.52 acres or 371,131 square feet, improved with a 93,683 square foot building.
6. Current Zoning Status: B-3
7. Current Use Status: VACANT
8. Surrounding Land Use Zoning: Multi-family and Commercial Business
9. Parcel Index Numbers of Property: 03-26-227-007 and 03-23-479-009

**B. Owner(Buyer) Information**

1. Signature: \_\_\_\_\_
2. Name: Marcin Warchol, c/o New Level Investment Group LLC
3. Address: 460 Ruskin Circle, Elk Grove Village, Illinois 60007
4. Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: Mayamasonry@yahoo.com

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

1. Name/Company: New Level Investment Group LLC
2. Address: 460 Ruskin Circle, Elk Grove Village, Illinois 60007
3. Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: Mayamasonry@yahoo.com

## PART II. APPLICATION REQUIREMENTS

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

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

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

### Official Use Only

Item # <sup>(a)</sup>	Application Material	Official Use Only					
		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 \$150 plus \$250 Deposit						
4.	Property Owners within 250 feet	1					
7.	Survey / Legal Description	5/15					
9.	Photographs of Existing Property and Area	20					
11.	Site Plan	5/15					
12.	Building Elevations	5/15					
13.	Floor Plans	5/15					
14.	Roof Plan	5/15					
15.	Color Rendering	20					
17.	Landscape Plan	20					
20.	Simple Drainage Plan	1/12					
23.	Utility Impact Report <sup>(b)</sup>	20					
24.	Utility Improvement Plan <sup>(b)(c)</sup>	5/15					
25.	Traffic Study <sup>(b)</sup>	12					

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

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

<sup>(c)</sup> Applies only to projects proposing to remove or construct public utilities.



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

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

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

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

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

---

**The proposed special use for self-storage will be designed with state-of-the-art facilities with an investment in excess of \$4.0 million. The storage space will only be accessible from the exterior entrances of the building. The adaptive re-purposing of the building will remove empty space and significantly enhance the overall activity and attractiveness of the center, potentially stimulating construction of new spaces and buildings in the 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?

---

**The proposed special use for self-storage will operate under normal business hours consistent with commercial/retail uses already approved for the property and the surrounding properties.**

---

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

---

**The self-storage use will not require any additional utilities or access beyond what has already been designed for the entire property.**

---

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

---

**Ingress and egress will be provided over existing roadways that were designed for a retail grocery use that anticipated significantly greater customer traffic and parking requirements. The self-storage operator anticipates no more than 10-15 vehicles/customers per day and no more than 2-3 employees at any one time.**

---



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 self-storage use will conform with all applicable regulations of 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)?

NA

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

NA

3. What is proposed?

**The Applicant plans to renovate the existing 65,000 square feet of the vacant( former Dominick's) including adding a mezzanine of 30,000 square. In the event construction of the mezzanine is not feasible, the Applicant would expand the self-storage uses to the north and relocate existing tenants to vacant spaces to the south end of the property.**

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

**The self-storage use requires a special use under the existing zoning code.**

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 self-storage use and improvements will be limited to the existing building structure. The Self-Storage operator will utilize an automated controlled access system including card key identification access and security cameras monitoring access 24 hours a day, 7 days a week, year-round.**

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?

**None observed**

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)

**None exist**

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

**To improve a vacant property that has languished for many years and serve to stimulate further tenancy throughout the property.**

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

**None**

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

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



### Affidavit of Ownership & Control

I (We), \_\_\_\_\_ 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: 

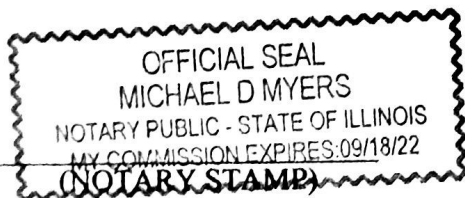
Owner: Marcin Warhol

Address: 460 Ruskin Circle  
Elk Grove Village, IL 60007

Phone: 224-595-0405

SUBSCRIBED AND SWORN TO before me this  
3 day of Dec, 2020

  
(NOTARY SIGNATURE)





## Affidavit & Disclosure Agreement

---

To cover the Village expenses relating to applications for site plans, Subdivisions, Annexations, Zoning Amendments, Special Uses, Variations and the like:

Applications shall deposit the sum required based on the type and extent of the applicants project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their deposit back.

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Marcin Warhol", written over a horizontal line.

Print Name: \_\_\_\_\_

Marcin Warhol

Project Address: \_\_\_\_\_

511-581 East Dundee Ave,  
East Dundee, IL



**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.

Marcin Warhol [Signature] 12-3-2020  
Individually and for the Applicant Date

460 Ruskin Circle Elk Grove Village IL 60007 224-595-0405  
Address Phone Number

**Project Description:**

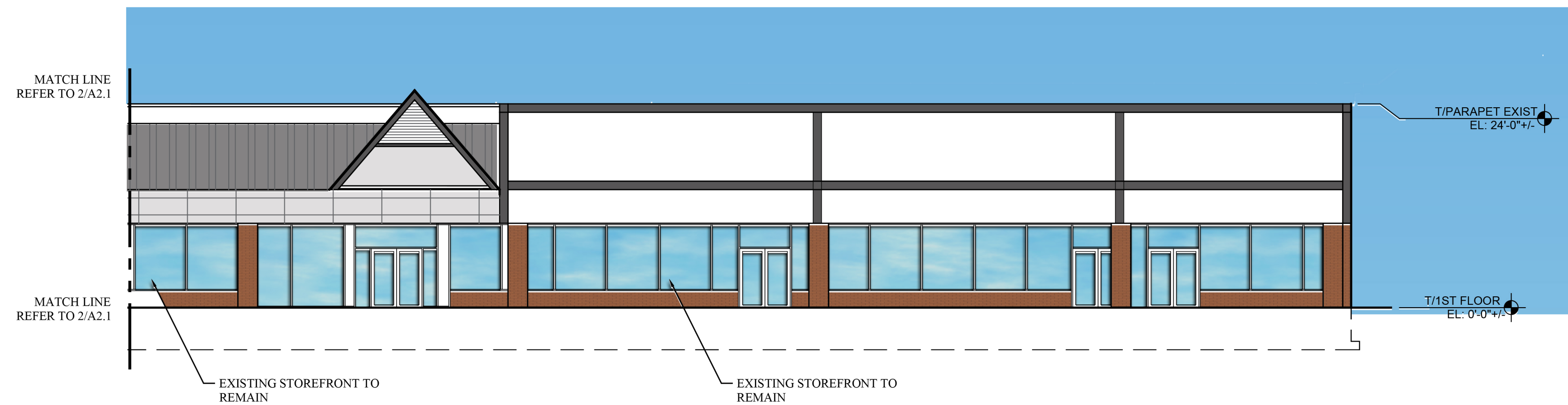
To renovate Existing Box Store where Dominicks  
Used to be into a climate controlled Storage, with future  
expansion to the north. Using existing Retail space.  
Keeping in tact the Retail along Rt 72.  
This is for 511-581 East Dundee Ave. East Dundee IL





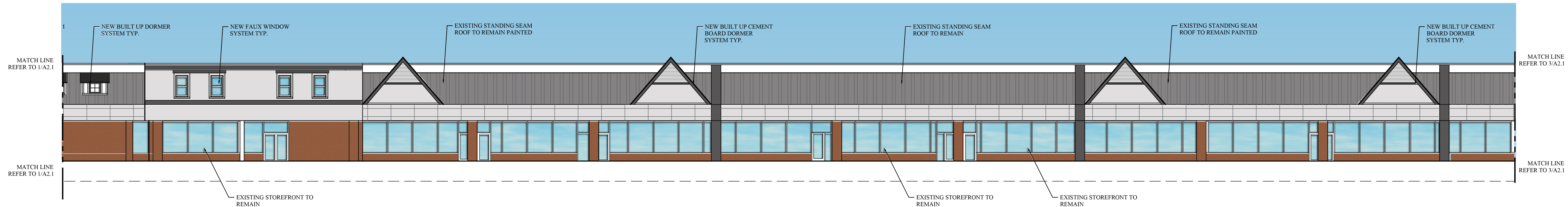
4 BUILDING ELEVATION SOUTH

A2.1 SCALE: 3/32"=1'-0"



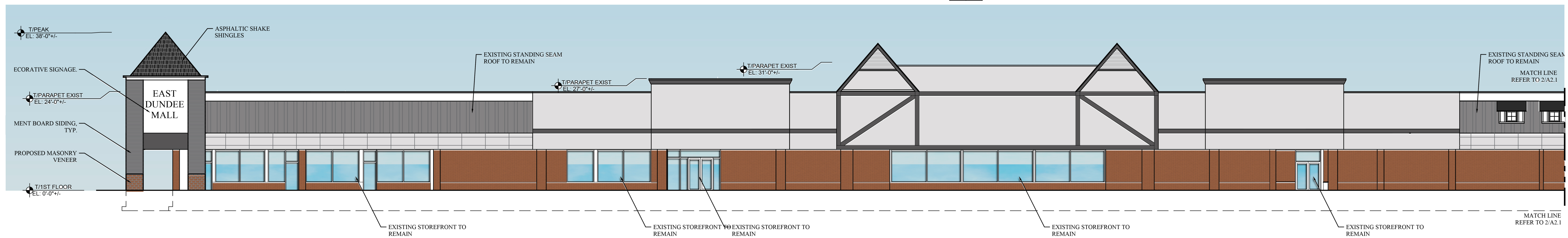
3 BUILDING ELEVATION EAST

A2.1 SCALE: 3/32"=1'-0"



2 BUILDING ELEVATION EAST

A2.1 SCALE: 3/32"=1'-0"



1 BUILDING ELEVATION EAST

A2.1 SCALE: 3/32"=1'-0"

BUILDING EXTERIOR ELEVATIONS



NOTE:  
CONF. VERIFY LOCATION OF  
ELECTRIC & GAS METERS ON  
PROVIDE BUMPER POSTS AS  
BUMPER POST DETAIL E/A-5.

STATE ROUTE 72

SERVICE DRIVE

DETENTION POND

EXISTING NEW  
CONDUIT

SERVICE DRIVE

EXISTING BUILDINGS  
(NO CHANGE)

RETAIL 'C'

WORK POINT

EXISTING PARKING LOT  
(NO CHANGE)  
SEE CIVIL DRAWINGS FOR  
EXTENT OF NEW WORK

3/4" GAL CONDUIT  
2" Ø, 1" Ø Ø GROUND

(2) GREEN ASP

STATE ROUTE 25



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 April 15, 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 indoor storage located at 511-581 East Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District.

**Property Legal Description:**

**Parcel One:**

LOT 1 OF LPC SUBDIVISION, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

**Parcel Two:**

EASEMENT FOR THE BENEFIT OF PARCEL ONE AS CREATED BY AND DESCRIBED IN THE FOLLOWING INSTRUMENTS: GRANT RECORDED AUGUST 24, 1984 AS A DOCUMENT 1692889; AGREEMENT RECORDED DECEMBER 29, 1983 AS DOCUMENT 1664953, AND AGREEMENT RECORDED JUNE 25, 1985 AS DOCUMENT 1726968 AND AGREEMENT RECORDED JANUARY 10, 1989 AS DOCUMENT 1952581.

**PINS:** 03-26-227-007, 03-23-479-009

**Common Address:** 511-581 East Dundee Avenue, East Dundee, IL 60118

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

Published in Daily Herald April 1, 2021 (4561175)

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County(ies) of Cook, Kane, Lake, McHenry

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 **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 04/01/2021 in said **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 Baitz*  
Authorized Agent

Control # 4561175

## **VILLAGE OF EAST DUNDEE, ILLINOIS**

### **Findings of Fact – Special Use**

Property Location: 511-581 East Dundee Avenue, East Dundee, IL 60118

Special Use requested: A Special Use for indoor storage located at 511-581 East Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District.

Hearing date: April 15, 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:**
- 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.**
- 3. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided; Yes/No/N.A.**
- 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.**

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