

State of Illinois)
Counties of Kane & Cook) SS
Village of East Dundee)

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning & Historic Commission (“PZHC”) of the Village of East Dundee will hold a public hearing on September 1, 2022, at 6:00 P.M. at the Police Station 2nd Floor Meeting Room located at 115 E. 3rd Street, East Dundee, Illinois 60118.

A request for variation requests to Chapters 157 and 158 of the Village of East Dundee Municipal Code, as requested by PAL Land LLC. These variances are related to an application submitted by PAL Land LLC for the property located at 1011 East Main Street, East Dundee, Illinois that will be heard by the PZHC:

1. A variance request from Section 157.127, *Required loading berths*, requiring two loading berths;
2. A variance request from Section 158.04(D)(2)(d)(2)(b), *Landscape requirements*, requiring landscape islands for every ten parking spaces;
3. A variance request from Section 158.04(D)(2)(C), *Landscape requirements*, requiring a five-foot landscaping area along the foundation; and
4. A minor amendment to Section 4(7) of the Planned Unit Development granted by the Village Board in Ordinance No. 08-74, regarding the requirements of interior landscaped parking lot islands, which currently requires 400 sq. ft. islands.

Property Legal Description:

LOT 2 IN LOT 5 IN TERRA BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 2018 AS DOCUMENT NUMBER 2018K048826, IN KANE COUNTY, ILLINOIS.

All interested persons will be given an opportunity to be heard. Any questions regarding this public hearing process may be directed to Franco Bottalico, Management Analyst, 120 Barrington Avenue, East Dundee, Illinois 60118 via email at FBottalico@eastdundee.net, or by phone at 847-426-2822 extension 6102.