

Village of East Dundee
PRESIDENT AND BOARD OF TRUSTEES
Regular Village Board Meeting
Monday, May 17, 2021
6:00 PM

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

Zoom Meeting Link: <https://us02web.zoom.us/j/87257712060>

Meeting ID: **872 5771 2060**

Passcode: **224984**

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

Computer Audio Only

Click on the "Join Audio Conference by Computer" link when you join the meeting.

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

Meeting ID: **872 5771 2060**

Passcode: **224984**

Please....

Mute Your Microphone.

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

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

Raise your Hand.

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

IF BY PHONE ONLY, press *9 to raise hand

Refrain from the group chat feature.



Village of East Dundee

PRESIDENT AND BOARD OF TRUSTEES

Regular Meeting

Monday, May 17, 2021

6:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Agenda Items
 - a. Motion to Give Advice and Consent to the Appointment by the Village President of Rich Treiber to the Office of Village Trustee, to Fill the Seat Vacated by Jeffrey Lynam, for a Term Through May 1, 2023, and Until His Successor is Elected and has Qualified.
 - b. Swearing in of Village Trustee Rich Treiber
 - c. Motion to Declare a Vacancy in the Office of Village Trustee Held by Scott Andresen Due to a Failure of a Person to Qualify to Fill the Office.
 - d. Motion to Give Advice and Consent to the Appointment by the Village President of Frank Scarpelli to the Office of Village Trustee, to Fill the Seat Vacated by Scott Andresen, to Serve Term Through May 1, 2023, and Until His Successor is Elected and has Qualified.
 - e. Swearing in of Village Trustee Frank Scarpelli
5. Public Comment on Agenda Items Only
Please keep comments to 5 minutes or less
6. Consent Agenda
 - a. [Motion to Approve the Special Village Board Meeting Minutes dated April 26, 2021](#)
 - b. [Motion to Approve the Regular Village Board Meeting Minutes May 3, 2021](#)
 - c. [Motion to Approve the Special Village Board Meeting Minutes dated May 10, 2021](#)
 - d. [Motion to Approve a Resolution Adding Village President & Finance Director/Treasurer as Authorized Signatories on Certain Bank Accounts of the Village of East Dundee, Illinois](#)
 - e. [Motion to Approve an Ordinance Extending Waivers of Certain Water and Sewer](#)

[Service Late Fees and Shutoff Requirements in Chapters 51 and 53 of the Village of East Dundee Village Code Through the Duration of the Covid-19 Pandemic](#)

- f. [Motion to Approve an Ordinance Authorizing a First Amendment to the Development Agreement by and Between the Village of East Dundee and Speedway LLC for the Development of Part of Lot 5 in Terra Business Park \(Speedway LLC\)](#)
- g. [Motion to Approve an Ordinance Approving the Final Plat of Patricia Lane Resubdivision](#)

7. Other Agenda Items

- a. [Motion to Approve an Ordinance Approving or Denying 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](#)
- b. [Discussion and Consensus on the Design of the Bike Parking Signs and Parking Lot Signs](#)
- c. [Selection of Beer/Wine Vendors for Wine Down Wednesdays, Thirsty Thursdays, and Oktoberfest](#)
- d. Planning and Zoning Commission Discussion

8. Financial Reports

- a. [Warrants List FY21 \\$267,409.55](#)
- b. [Warrants List FY22 \\$435,343.90](#)

9. Village President and Board Reports

10. Staff Reports

11. Public Comment on Non-Agenda Items

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

12. Executive Session

Closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS, 120/2, (c)(21) Discussion of Minutes, (c)(11) Pending Litigation, (c)(1) Personnel and Legal Counsel, (c)(5) Acquisition of Property, (c)(6) Sale of Property and (c)3 Appointments.

- a. Personnel
- b. Litigation

13. Adjournment

CALL TO ORDER

President Miller calls to order the Village of East Dundee Regular Village Board Meeting at 6:00 p.m.

ROLL CALL:

Trustees Lynam, Selep, Mahony, Andresen, Kunze and President Miller. Trustee Wood was absent.

Also in attendance: Associate Village Attorney Lance Malina and Management Analyst Amanda Rafter.

PLEDGE OF ALLEGIANCE: None

PUBLIC COMMENT (Agenda items only): None

CONSENT AGENDA: None

OTHER AGENDA ITEMS: None

FINANCIAL REPORTS: None

PUBLIC COMMENT (Items not on the Agenda): None

EXECUTIVE SESSION: Yes

Motion to adjourn the Special Village Board Meeting at 6:02 p.m. to Executive Session for (c)1 Personnel by Mahony/Andresen.

Roll: Ayes – 6 – Trustees Lynam, Wood, Mahony, Andresen, Kunze and President Miller. Nays – 0. Absent – 1 Trustee Wood. Motion carries, meeting adjourns.

Respectfully submitted,

Katherine Diehl

By: _____
Village President, Lael Miller

Attest: _____
Village Clerk, Katherine Diehl

CALL TO ORDER

President Miller calls to order the Village of East Dundee Regular Village Board Meeting at 6:00 p.m.

ROLL CALL:

Trustees Lynam, Selep, Wood, Mahony, Andresen, Kunze and President Miller.

Also in attendance: Administrator Jennifer Johnsen, Assistant Administrator Brad Mitchell, Finance Director Brandiss Martin, Assistant Finance Director Ismael Jimenez, Village Attorney Greg Smith, Deputy Police Chief Schenita Stewart, Public Works Director Phil Cotter, Superintendent of Operations Gregg Goetz, Building Official Chris Ranieri, Village Engineer Joe Heinz, Management Analyst Amanda Rafter and Clerk Katherine Diehl.

PLEDGE OF ALLEGIANCE: None

AGENDA ITEMS:

a. Swearing in of Village President Jeffrey J. Lynam

Clerk Diehl swears in President Lynam.

b. Swearing in of Village Trustee Sarah Brittin

Clerk Diehl swears in Trustee Brittin.

c. Swearing in of Village Trustee Tricia Saviano

Clerk Diehl swears in Trustee Saviano.

d. Update on Unfilled Trustee Seat

Attorney Smith explained that papers were filed for the April 6 Election to fill two of the three open Trustee seats. Sarah Brittin and Tricia Saviano ran and won those seats in the election. He said that under State law and village code, Trustees who are elected will serve a four-year term or until their successors are elected and qualified. Smith advised that East Dundee has one unfilled Trustee seat by the election. He said that he understands that Trustees Selep and Wood have tendered resignations and have renounced any interest in continuing to serve. Trustee Andresen has filed a statement that he intends to continue into office until his seat is declared vacant by the Village Board and until there is a qualified successor to fill the seat. He stated that Trustee Andresen will continue to serve in the unfilled seat. President Lynam stated that he does not know that there is any legal precedent for this. He said he has had communication with the Kane County State's Attorney's Office and the Kane County Clerk's Office regarding the matter. Attorney Smith asked if President Lynam would meet with him tomorrow to discuss the matter and his legal opinion. Trustee Andresen stated that there was a full opinion sent via email to the Village Board by Attorney Smith last Wednesday providing a detailed analysis of the process. President Lynam stated that he will go back and review it. Smith advised that Trustee Andresen does not need to be sworn in as he continues to serve as a holdover Trustee under his prior oath.

e. Service Plaque Presented to President Lael Miller

Clerk Diehl presented a plaque to Lael Miller for his dedicated service and commitment to the Village as President (2013-2021), Trustee (2009-2013) and Planning & Zoning Commissioner (2008-2009).

f. Service Plaque Presented to Trustee Selep

Clerk Diehl presented a plaque to Dan Selep for his dedicated service and commitment to the Village as Trustee (2013-2021).

g. Service Plaque Presented to Trustee Wood

Clerk Diehl presented a plaque to Kirstin Wood for her dedicated service and commitment to the Village as Trustee (2013-2021).

h. Service Plaque Presented to Trustee Andresen

Clerk Diehl presented a plaque to Scott Andresen for his dedicated service and commitment to the Village as Trustee (2017-2021).

i. Service Plaque Presented to Planning and Zoning Chairman John Brewer

Clerk Diehl presented a plaque to John Brewer for his dedicated service and commitment to the Village as Chairman (2013-2020) and Commissioner (2008-2013).

Administrator Johnsen expressed her appreciation and gratitude to each of these individuals for their service, dedication, and support.

PUBLIC COMMENT (Agenda items only): None

PUBLIC HEARING:

a. To Consider a Request for a Variance from CHAPTER 156: SIGNS of the East Dundee Village Code to allow for four (4) wall signs at 110 Prairie Lake Road, East Dundee, IL 60118

Motion to open a Public Hearing to Consider a Request for a Variance from CHAPTER 156: SIGNS of the East Dundee Village Code to allow for four (4) wall signs at 110 Prairie Lake Road, East Dundee, IL 60118 by Mahony/Kunze.

Roll: Ayes – 6 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano and President Lynam. Nays – 0.

Absent – 0. Motion carries.

Building Official Ranieri advised that this request is similar to the recent requests for the other Prairie Lakes properties.

There were no other comments.

Motion to close the Public Hearing by Kunze/Mahony.

Roll: Ayes – 6 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano and President Lynam. Nays – 0.

Absent – 0. Motion carries.

CONSENT AGENDA:

- a. Motion to Approve the Special Village Board Meeting Minutes Dated April 12, 2021**
- b. Motion to Approve the Regular Village Board Meeting Minutes Dated April 19, 2021**

Motion to approve the consent agenda by Kunze/Mahony.

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

OTHER AGENDA ITEMS:

- a. **Motion to approve an Ordinance approving a sign variation from CHAPTER 156: SIGNS of the East Dundee Village Code to allow for four (4) wall signs for Yulivan Holdings LLC, 110 Prairie Lake Road, East Dundee, IL 60118.**

Motion to Approve an Ordinance approving a sign variation from CHAPTER 156: SIGNS of the East Dundee Village Code to allow for four (4) wall signs for Yulivan Holdings LLC, 110 Prairie Lake Road, East Dundee, IL 60118. by Kunze/Mahony.

Discussion:

Trustee Kunze stated that the signs seem appropriate. Trustee Mahony recommended that the Village look at the M-1 District sign ordinance and put some structure around it. Administrator Johnsen stated that staff is well aware that M-1 District signage needs to be addressed as it currently is an extra burden on business owners. She said that in order to create regulations, staff will research what is in place already and will look to see what other towns are requiring.

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

FINANCIAL REPORTS:

A. Warrants List \$416,688.33

REPORTS: VILLAGE PRESIDENT and BOARD

Lynam: Welcomed Trustees Brittin and Saviano to the Village Board.

Mahony: Stated that she looks forward to working with the new Village Board members.

Andresen: None

Kunze: Reported that he saw in the news that Elgin is doing away with their liquor license fees for this year in response to COVID-19. He suggested that East Dundee explore this as well.

Saviano: Stated that she is happy to be part of the Village Board.

Brittin: Stated that she is also happy to be part of the Village Board.

REPORTS: STAFF

Village Administrator: Johnsen welcomed Trustees Saviano and Brittin to the Village Board. She reported that she and the department heads held meet and greet zoom meetings previously with each. Next, she reported that the first summer event is May 27. She said that since there is not yet an Events Committee in place at this time, staff will be selecting food and drink vendors for this first event and bring the decisions back to the Board. She also advised that the Memorial Day Parade is May 30. She mentioned that the event map has been completed by staff and will be sent to Trustee Mahony for final review. She stated that West Dundee declined to participate in the event map brochure.

Assistant Village Administrator: None

Village Attorney: None

Village Engineer: None

Police Chief: None

Public Works Director: Cotter reported that his department took delivery of the new dump truck today.

Building Official: None

Finance Director: Martin reported that the Village is gearing up for the audit. She also advised that with the closing of the fiscal year, there will be two warrants lists with the meeting packet that will include transactions carrying over from the prior fiscal year as well as transactions from the new fiscal year.

PUBLIC COMMENT (Items not on the Agenda):

Chris Kiou - Kane County Board Member District 23 and President of the Forest Preserve District of Kane County

Mr. Kiou reported that he had a correction to his report last time on the status of the Longmeadow Bridge Project. He stated that the portion between Route 25 and Sandbloom is expected to be complete at the end of summer. The bridge should be open early next year. He also advised that the County had a successful opening of its multi-use facility in St. Charles. This facility houses the offices of the Coroner, Emergency Management and Maintenance. Next, Kiou reported that the CARES Act Committee distributed \$92 million of Coronavirus Relief funds of the first round of federal money and is also helping to distribute \$13 million for low-income housing rental assistance. The County is working with the State Housing Authority to implement this. Lastly, Kiou reported that there are three permanent vaccination sites which are in Elgin, Batavia and Aurora. He advised that each of these locations have openings. Visit kanevac.org to book an appointment. He stated that a vaccination site may be coming to Carpentersville.

EXECUTIVE SESSION: Yes

Motion to adjourn the Regular Village Board meeting to Executive Session for (c)1 Personnel at 7:00 p.m. by Andresen/Mahony.

Roll: Ayes – 6 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano and President Lynam. Nays – 0. Absent – 0. Motion carries. Meeting adjourns.

Respectfully submitted,

Katherine Diehl

By: _____
Village President, Jeffrey J. Lynam

Attest: _____
Village Clerk, Katherine Diehl

CALL TO ORDER

President Miller calls to order the Village of East Dundee Regular Village Board Meeting at 6:00 p.m.

ROLL CALL:

Trustees Mahony, Andresen, Kunze, Brittin, Saviano and President Lynam.

Also in attendance: Associate Village Attorney Lance Malina and Clerk Katherine Diehl.

PLEDGE OF ALLEGIANCE: None

PUBLIC COMMENT (Agenda items only): None

CONSENT AGENDA: None

OTHER AGENDA ITEMS: None

FINANCIAL REPORTS: None

PUBLIC COMMENT (Items not on the Agenda): None

President Lynam stated that he will work with Attorney Smith to have Trustee Andresen's seat declared vacant in time for next week's board meeting. He said that he is ready to begin the process of appointing a successor to fill his seat as well as Trustee Andresen's seat. Trustee Andresen requested to view the written opinion by Attorney Smith received by President Lynam.

EXECUTIVE SESSION: Yes

Motion to adjourn the Special Village Board Meeting at 6:06 p.m. to Executive Session for (c)1 Personnel and Legal Counsel and (c)3 Appointments by Mahony/Brittin.

Roll: Ayes – 6 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano and President Lynam. Nays – 0.

Absent – 0. Motion carries, meeting adjourns.

Respectfully submitted,

Katherine Diehl

By: _____
Village President, Jeffrey J. Lynam

Attest: _____
Village Clerk, Katherine Diehl



Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

MEMORANDUM

TO: Village President
Village Board of Trustees

CC: Jennifer Johnsen, Village Administrator

FROM: Brandiss J. Martin, Finance Director

DATE: May 12, 2021

RE: Designation of Bank Signatories

Background

With the recent appointment of Jeffrey Lynam as Village President and prior appointment of Brandiss J. Martin as Finance Director/Treasurer, the Village must update the authorized signatories on the Village's bank accounts. To do so, the Village is required to approve a resolution authorizing new signatories.

The Village President and Finance Director/Treasurer should be added to the Village's accounts at following banking institutions:

- Amalgamated Bank
- Illinois Funds
- INB Bank
- US Bank

Recommendation

It is the recommendation of Village staff that the Village Board of Trustees approve a resolution adding Village President & Finance Director/Treasurer as authorized signatories on certain bank accounts of the Village of East Dundee, Illinois.

Attachments

1. Resolution adding Village President & Finance Director/Treasurer as authorized signatories on certain bank accounts of the Village of East Dundee, Illinois

Resolution No. _____

**A RESOLUTION ADDING VILLAGE PRESIDENT & FINANCE
DIRECTOR/TREASURER AS AN AUTHORIZED SIGNATORY ON CERTAIN BANK
ACCOUNTS OF THE VILLAGE OF EAST DUNDEE, ILLINOIS**

WHEREAS, the Village of East Dundee, Cook and Kane Counties, Illinois (the “*Village*”) is a duly organized and validly existing home-rule municipality and pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, has the authority to exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals, and welfare; and,

WHEREAS, Amalgamated Bank, Illinois Funds, Illinois National Bank (INB), and US Bank are hereby authorized to honor and pay checks to other orders for the payment of money drawn in the name of the Village of East Dundee when signed by an authorized individual; and,

WHEREAS, the President and Board of Trustees of the Village of East Dundee (the “*Corporate Authorities*”) desire to add Jeffrey J. Lynam, Village President, and Brandiss J. Martin, Finance Director/Treasurer, as an authorized signatory on the Village’s accounts held with Amalgamated Bank, Illinois Funds, Illinois National Bank (INB), and US Bank, to take effect as of May 17, 2021; and,

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

Section 1. Each of the recitals above is incorporated by reference in this Section 1.

Section 2. That the Corporate Authorities are hereby authorized to add Jeffrey J. Lynam and Brandiss J. Martin as an authorized signatory on the Village’s accounts held with Amalgamated Bank, Illinois Funds, Illinois National Bank (INB), and US Bank.

Section 3. That the Village Administrator and the Corporate Authorities are hereby authorized to execute any documents necessary to 1) add Jeffrey J. Lynam and Brandiss J. Martin as an authorized signatory on the Village’s accounts held with Amalgamated Bank, Illinois Funds, Illinois National Bank (INB), and US Bank.

Section 4. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this ____ day of _____, 2021, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2021

Jeffrey J. Lynam, Village President

Attest: _____
Katherine Diehl, Village Clerk



Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

To: Village President and Board of Trustees
CC: Brandiss Martin, Finance Director
From: Jennifer Johnsen, Village Administrator
Subject: Water and Sewer Penalty and Shut Off Waiver - Extension
Date: May 17, 2021

Background

On March 24, 2020, Village President Miller approved Executive Order 02-01 Suspending Water and Sewer Late Penalty Payment Penalties in response to the COVID-19 pandemic and the anticipated financial impact to residents and businesses. Thereafter, on May 4, 2020, the Village Board approved Ordinance 20-10 extending the relief from water and sewer late payment penalties and shut offs through August 21, 2020. Due to the continuation of the pandemic, on August 3, 2020, the Village Board then further extended the waiver of late payment penalties and shut offs through December 31, 2020 with the approval of Ordinance 20-30. Finally, on February 1, 2021, the Village Board approved Ordinance 21-04 yet again extending the relief through April 30, 2021.

Staff is requesting that the Village Board approve the attached Ordinance extending the relief through the duration of the COVID-19 Pandemic. The State of Illinois has indicated that this could be as soon as June 11, 2021.

Action Requested: Discussion and consideration and An Ordinance Extending Waivers of Certain Water and Sewer Service Late Fees and Shutoff Requirements in Chapters 51 and 53 of the Village Code Through the Duration of the COVID-19 Pandemic.

Attachment: An Ordinance Extending Waivers of Certain Water and Sewer Service Late Fees and Shutoff Requirements in Chapters 51 and 53 of the Village Code Through the Duration of the COVID-19 Pandemic

ORDINANCE NUMBER 21 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS, EXTENDING WAIVERS OF CERTAIN
WATER AND SEWER SERVICE LATE FEES AND SHUTOFF REQUIREMENTS
IN CHAPTERS 51 AND 53 OF THE VILLAGE OF EAST DUNDEE VILLAGE CODE
THROUGH THE DURATION OF THE COVID-19 PANDEMIC**

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

WHEREAS, on August 3, 2020, the Village President and Board of Trustees adopted Ordinance Number 20-30, entitled "An Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Waiving Certain Water and Sewer Service Late Fees and Shutoff Requirements in Chapters 51 and 53 of the Village of East Dundee Village Code" ("Original Ordinance"); and

WHEREAS, on February 1, 2021, the Village President and Board of Trustees adopted Ordinance Number 21-04, entitled "An Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Waiving Certain Water and Sewer Service Late Fees and Shutoff Requirements in Chapters 51 and 53 of the Village of East Dundee Village Code Through April 30, 2021," which amended the Original Ordinance, to extend the waivers of certain Village water and sewer late fees and shutoff requirements through April 30, 2021 ("Amending Ordinance"); and

WHEREAS, the Village President and Board of Trustees desire to extend the timeframe in the Original Ordinance, as amended by the Amending Ordinance, for the waiver of certain Village water and sewer late fees and shutoff requirements until the earlier of the repeal of this Ordinance or the end of a disaster proclamation regarding COVID-19 by the Governor of the State of Illinois pursuant to Section 7 of the Illinois Emergency Management Agency Act, 20 ILCS 3305/7, that covers the Village; and

WHEREAS, the Village President and Board of Trustees have determined that it is advisable, necessary, and in the best interests of the Village to extend waivers in the Original Ordinance of certain water and sewer account late fees and shutoff requirements in Chapters 51 and 53 of the Village Code until the earlier of the repeal of this Ordinance or the end of a disaster proclamation regarding COVID-19 by the Governor of the State of Illinois pursuant to Section 7 of the Illinois Emergency Management Agency Act, 20 ILCS 3305/7, that covers the Village, in order to best protect the public's health, safety and welfare and to assist Village residents and businesses in addressing the financial harms caused by COVID-19;

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

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

SECTION 2: Extension of Waivers. That Section 2 of Original Ordinance, as amended by the Amending Ordinance, is amended to read as follows, with additions underlined and deletions struck through:

“That the following portions of the Village Code are waived until the earlier of the repeal of this Ordinance or the end of a disaster proclamation regarding COVID-19 by the Governor of the State of Illinois pursuant to Section 7 of the Illinois Emergency Management Agency Act, 20 ILCS 3305/7, that covers the Village ~~through April 30, 2021~~, unless extended by the Village President and Board of Trustees in their sole discretion:

- A. No late fees shall be assessed by the Village on unpaid charges for water service pursuant to Section 51.38(D) of the Village Code; and
- B. No water service shall be shut off by the Village due to unpaid charges for water service pursuant to Section 51.38(F) of the Village Code; and
- C. No late fees shall be assessed by the Village on unpaid charges for sewer service pursuant to Section 53.63(C) of the Village Code; and
- D. No sewer service shall be shut off by the Village due to unpaid charges for sewer service pursuant to Section 53.63(E) of the Village Code.”

SECTION 3: Continuation; No Vested Rights. That the Original Ordinance, as amended by the Amending Ordinance, remains in effect, except as amended herein, and that this Ordinance grants no vested rights and no person or entity shall have any claim to vested rights in any relief granted in this Ordinance.

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

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

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

ADOPTED this 17th day of May, 2021, pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 17th day of May, 2021.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this 17th day of May, 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on May __, 2021.



Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

To: Village President and Board of Trustees
CC: Greg Smith, Village Attorney
From: Jennifer Johnsen, Village Administrator
Subject: Proposed Amendments to the Speedway Development Agreement
Date: May 17, 2021

Background

Speedway is interested in opening their store prior to the completion of the intersection and signalization improvements at Christina Drive and Route 72. It is anticipated that the sales at the store during the time when there will be temporary access to the site and prior to the competition of the roadway and signalization improvements will be less than it would be following the completion on the roadwork. The development agreement calls for a reimbursement period that will end the sooner of 1) a term of 15 years (aside from the BDD portion of the rebate that ends in 2031) or 2) the receipt of \$2.5 million by Speedway (less any grant funds received).

Per the agreement, the reimbursement term is to commence upon the opening of the Speedway store. Due to the anticipated impact upon sales that will occur during the temporary access period (as described above), Speedway is requesting that the reimbursement period begin upon the completion of the roadway and signalization improvements rather than the commencement of their operations. The Village is agreeable to this request as it encourages Speedway to open sooner and will not affect the total payout to Speedway since it is anticipated that they will receive their full rebate prior to the end of the 15-year term.

The attached ordinance approves this proposed amendment to the development agreement that would allow for the proposed delay in the reimbursement period. The amendment also clarifies the amount of the total rebate to be received by Speedway now that the value of the EDP Grant has been confirmed. At the time the development agreement was approved, the Village was in the process of exploring grant options but had not yet applied nor received any grant funds for the project. As such, the agreement was intentionally left vague to allow for a reduction of the \$2.5 million rebate to Speedway if grant funds were to be received. The proposed amendment to the agreement would clearly state that the rebate will be \$1,381,058 (calculated as \$2,500,000 less the amount of the EDP grant from the State of Illinois for the Roadwork of \$1,118,942). The clarification of this amount mutually benefits Speedway and the Village.

No other amendments to the agreement are being proposed.

Action Requested: Discussion and consideration of An Ordinance Authorizing a First Amendment to the Development Agreement By and Between the Village and Speedway LLC for the Development of Part of Lot 5 in Terra Business Park (Speedway LLC).

Attachment: An Ordinance Authorizing a First Amendment to the Development Agreement By and Between the Village and Speedway LLC for the Development of Part of Lot 5 in Terra Business Park (Speedway LLC)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS AND SPEEDWAY LLC FOR THE DEVELOPMENT OF PART OF LOT 5 IN TERRA BUSINESS PARK (SPEEDWAY LLC)

WHEREAS, the Village of East Dundee ("Village") approved a "Development Agreement by and Between the Village of East Dundee, Cook and Kane Counties, Illinois and Speedway LLC for the Development of Part of Lot 5 in Terra Business Park (Speedway LLC)" on April 17, 2017, in Ordinance 17-21 ("Agreement"), by and between the Village and Speedway LLC ("Developer"); and

WHEREAS, due to delays in approvals from State agencies for certain roadwork called for in the Agreement, there have been delays in the completion of the "Project" as defined in the Agreement; and

WHEREAS, the Village desires to adjust certain timelines in the Agreement on the terms and conditions set forth in the "First Amendment to Development Agreement" attached hereto as EXHIBIT A and made part hereof ("Amendment"); and

WHEREAS, the Developer desires to continue with the Project on the terms set forth in the Amendment; and

WHEREAS, the President and Board of Trustees find that the public's health, safety and welfare are best served by the Village entering into the Amendment;

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

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

SECTION 2: Approval. The Amendment is hereby approved, and the President and Clerk of the Village are hereby authorized and directed to execute and deliver such other instruments as may be necessary or convenient to carry out the terms of the Amendment.

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

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

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

ADOPTED this ____ day of _____, 2021 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2021.

Jeffrey J. Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this ____ day of _____, 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on _____, 2021.

EXHIBIT A

Amendment

(attached)

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "First Amendment") is made effective as of the ____ day of _____, 2021 (the "Effective Date"), by and between the Village of East Dundee, Illinois (the "Village") and Speedway LLC (the "Developer") a Delaware limited liability company with an address of c/o Real Estate Department, 500 Speedway Dr., Enon, OH 45323; both may hereafter be referred to as a "Party" or the "Parties."

WITNESSETH:

WHEREAS, Developer is the owner of certain real property commonly known and numbered as Speedway #7764, situated on the northwest corner of Christina Drive and Route 72, East Dundee, Illinois (the "Subject Property"); and

WHEREAS, the Village and Developer entered into that certain DEVELOPMENT AGREEMENT dated April 17, 2017 regarding the development of a fueling station and convenience store on the Subject Property and partial reimbursement for the same (the "Agreement"); and

WHEREAS, Developer developed said Subject Property in accordance with the terms of the Agreement, with construction ending August 2019; and

WHEREAS, due to circumstances outside of the Parties' control, namely the delay to the construction and improvement of the intersection of Christina Dr. and SR 72, the Speedway Development has not been able to open and operate as intended as of the date of this Amendment, necessitating an update to the dates and relevant provisions contained in the Agreement;

WHEREAS, the Parties now intend to amend said Agreement to accurately reflect updated dates and provisions;

NOW THEREFORE, in consideration of the mutual covenants and the respective representations, warranties, agreements and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties, intending to be legally bound, agree that the foregoing recitals are incorporated herein by reference and as follows:

1. AMENDMENTS: The following provisions originally set forth in said Agreement are deleted in their entirety, and hereby replaced and supplemented as follows:

Section 2. Developer's Obligations

(e) Within ten (10) days following the later of the completion of the roadwork improvements to Christina Drive and Route 72 in the vicinity of the Subject Property to serve the Subject Property (the "Roadwork"), acceptance thereof by the Illinois Department of Transportation, and the operation of a fully-functioning signalized intersection ~~("the "Roadwork Completion Date")~~, the Developer shall be in full operation at the Subject Property, as a state of the art fueling station with ten (10) gasoline pumps, four (4) diesel fuel lanes, and a 4,600 square foot convenience store with a "Speedy Café" (the "Businesses"). Upon commencement of operation, the Developer shall submit to the Village an itemization of all costs incurred in connection with the construction of the Project at the Subject Property with copies of all paid invoices, bills or receipts evidencing such costs exclusive of inventory, equipment, commissions, if any, and furniture and furnishings but including acquisition and construction of all components of the Project (the "Project Costs").

Section 3. Developer Payments

(a) In consideration of the acquisition and development by the Developer of the Subject Property in accordance with the terms of this Agreement, so long as no event described in *Section 15* hereof shall have occurred and be continuing, the Village shall reimburse the Developer for business district project costs, as hereinafter defined and as set forth on *Exhibit C* attached hereto and made a part hereof by this reference, in an amount equal to the lesser of \$200,000.00 or forty-one percent (41%), but in no event less than the Adjusted Reimbursement divided by fifteen (15) years, of the Taxes generated by the operation of the Businesses for the prior twelve (12) calendar months at the Subject Property commencing on the first anniversary following the commencement of operation after the Roadwork Completion Date and annually thereafter until the first to occur: (i) receipt by the Developer of ~~the lesser of (y) twenty five percent (25%) of the Project Costs or (z)~~ \$1,381,058.00 (calculated as \$2,500,000.00 less the amount of the grant from the State of Illinois for the Roadwork of \$1,118,942.00) (both the "Reimbursement" and the "Adjusted Reimbursement"); or (ii) the fifteenth (15th) anniversary of the date on which the Developer began operations after the Roadwork Completion Date of the Businesses at the Subject Property. For purposes of this Agreement, Reimbursement shall only be made to the extent the costs to be reimbursed are such costs defined as "Business District Project Costs" in Section 11-74.3-5 of the BDD Act as from time to time amended. The Village shall pay to the Developer the portion of any State of Illinois grant for the Roadwork received by the Village within thirty (30) calendar days of the Village's receipt thereof, in the not to exceed amount of \$1,118,942.00.

(b) [INTENTIONALLY OMITTED]

Section 5. Term

Unless earlier terminated pursuant to Section 15, the term of this Agreement shall commence on the date of execution and end on the earlier of: (i) the fifteenth (15th) anniversary of the date on which the Developer began operations at the Subject Property of the Businesses after the Roadwork Completion Date; or (ii) payment to the Developer of the Adjusted Reimbursement.

Section 8. Assignment

This Agreement may be assigned by the Developer upon thirty (30) days' notice to the Village.

Section 16. Developer's Covenants

The Developer hereby covenants and agrees to repay to the Village any and all sums paid by the Village to the Developer pursuant to this Agreement in the event the Developer or any approved successor of the Businesses ceases to operate the Businesses at the Subject Property at any time during the term of this Agreement; provided that the obligation to refund shall be reduced by twenty percent (20%) of the sums paid by the Village on each anniversary of the date on which the Developer began operations at the Subject Property of the Businesses after the Roadwork Completion Date.

2. CONFLICTS. In all other respects, the Agreement shall remain in effect as previously set forth. In the event of any conflict between the terms and provisions of this First Amendment and terms and provisions of the Agreement, the terms and provisions of this First Amendment shall prevail.

3. DEFINITIONS. Any terms not defined herein shall have the same meaning as specified in the Agreement.

4. COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed and delivered this First Amendment on the day and year last set forth below, to be inserted as the Effective Date herein above.

DEVELOPER

SPEEDWAY LLC

By: _____
Tom Lefevers, Jr.

Title: Sr. Director – Real Estate

Date: _____

VILLAGE

Village of East Dundee, Illinois

By: _____

Title: _____

Date: _____



Memorandum

To: Village President and Board of Trustees
CC: Jennifer Ramsay Johnsen, Village Administrator
From: Brad Mitchell, Assistant Village Administrator
Chris Ranieri, Building Inspector
Joseph D. Heinz, P.E.
Subject: Final Plat Patricia Lane Resubdivision
Date: May 10, 2021

The Village has received a request from PAL LAND LLC. to adopt an Ordinance, specifically, the Ordinance establishes the following:

Approval of the FINAL PLAT PATRICIA LANE RESUBDIVISION. The Plat has been reviewed by Gerald L Heinz & Associates Inc. and substantially complies with the village code.

Action Requested: Discussion and consideration of an Ordinance of the Village of East Dundee, Illinois,

Attachment: Ordinance of the Village of East Dundee, Illinois,
Approving the FINAL PLAT PATRICIA LANE RESUBDIVISION.

Ordinance No. _____

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTIES,
ILLINOIS, APPROVING THE FINAL PLAT OF PATRICIA LANE RESUBDIVISION**

WHEREAS, the Village of East Dundee (the “Village”) is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, PAL LAND LLC, 201 CHRISTINA DR. EAST DUNDEE, IL 60118, (the “OWNERS”) has filed an application for approval of a final plat of subdivision of the property legally described on said plat FINAL PLAT OF PATRICIA LANE RESUBDIVISION, East Dundee, Illinois, (the “Subject Property”) zoned in the M-1 LIMITED MANUFACTURING DISTRICT; and,

WHEREAS, the Village President and Board of Trustees have reviewed the standards set forth in Section 155.029 of the Subdivision Chapter for approval of the final plat of subdivision and find that said subdivision meet those standards.

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

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the President and Board of Trustees hereby approve and authorize the execution of the *FINAL PLAT OF PATRICIA LANE RESUBDIVISION* prepared by PINNACLE ENGINEERING GROUP, dated last revised 4/23/21, attached hereto and made a part hereof by reference as Exhibit A, for the resubdivision of the Subject Property, with Property Index Number 03-25-126-006.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

ADOPTED this ____ day of ____, 2021 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2021

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2021

PATRICIA LANE RESUBDIVISION

BEING A RESUBDIVISION OF LOT 4 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, IN KANE COUNTY, ILLINOIS.



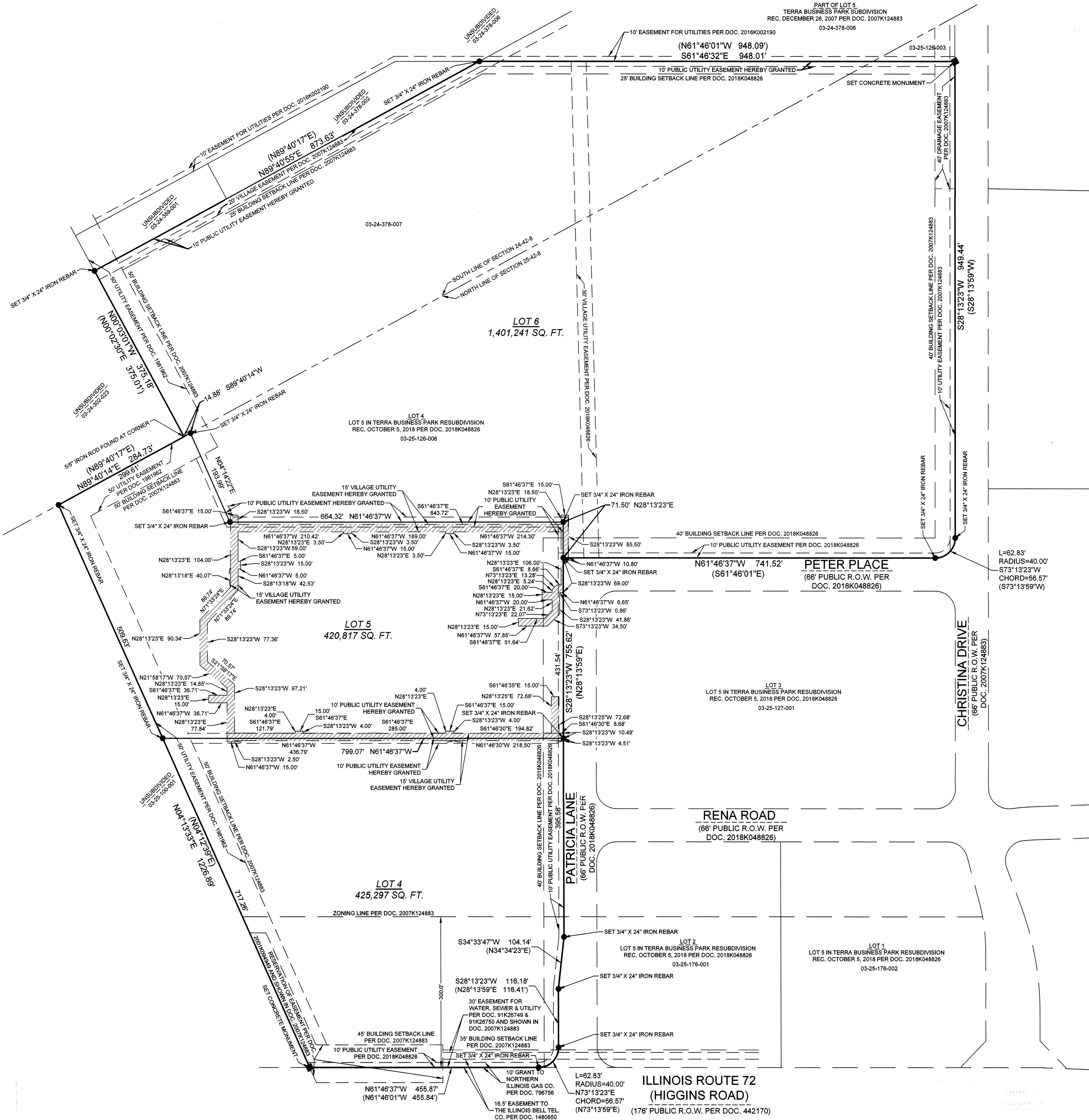
GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

Basis of Bearings is true north based on Illinois State Plane Coordinate System, Illinois East 1201 zone.

LEGEND OF LINES

- PARCEL BOUNDARY
- RIGHT-OF-WAY
- CENTER OF RIGHT-OF-WAY
- ADJACENT BOUNDARY
- SECTION LINE
- BUILDING SETBACK
- PUBLIC UTILITY EASEMENT LINE
- VILLAGE UTILITY EASEMENT
- RECORD DIMENSION
- MEASURED DIMENSION



GENERAL NOTES

- 1. There shall be no direct vehicular access to Illinois Route 72 (Higgins Road) from Lot 4.
- 2. All other access shall be via internal circulation.
- 3. The stormwater control requirements have been met off-site in the existing lake to the north owned by PAL Land, LLC, being the same owner of this proposed subdivision.
- 4. Subdivision consists of 3 lots starting at lot 4, no lots 1-3 included in this subdivision. Lot numbers continue as an overall numbering system for this block.

AREA SUMMARY

LOT 4	425,297 SQUARE FEET OR 9.7635 ACRES
LOT 5	420,817 SQUARE FEET OR 9.6606 ACRES
LOT 6	1,401,241 SQUARE FEET OR 32.1681 ACRES
TOTAL	2,247,355 SQUARE FEET OR 51.5922 ACRES

PLAN | DESIGN | DELIVER

www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:

1051 E. MAIN STREET - SUITE 217

EAST DUNDEE, IL 60118

(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

FINAL PLAT OF SUBDIVISION

REVISIONS

1	Village comments dated 4/10/2020	04/23/2020

REG JOB No.	1394.00
REG PM	PAK
DATE	2/26/2020
SCALE	1"=100'

SHEET	1
OF	2

© COPYRIGHT 2018 SURVEY

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: ST

REVIEWED: JPK

DRAWN: JPK

PATRICIA LANE RESUBDIVISION

BEING A RESUBDIVISION OF LOT 4 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, IN KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE:

STATE OF ILLINOIS) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT PAL LAND, LLC IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND DOES HEREBY ACKNOWLEDGE AND ADOPT SAME UNDER THE AFORESAID STYLE AND TITLE.

DATED THIS DAY OF 20.

BY: OWNER

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF KANE)

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS PAL LAND, LLC, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT 300 GRADE SCHOOL DISTRICT AND THE DISTRICT 300 HIGH SCHOOL DISTRICT IN KANE COUNTY, ILLINOIS.

DATED AT Kane County, ILLINOIS THIS 21 DAY OF APRIL, 2021.

BY: OWNER

NOTARY CERTIFICATE:

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, JEFFREY J. NEWING, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT, JOE PALUMBO (OWNER) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS(THEIR) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 21 DAY OF APRIL, 2021.

NOTARY PUBLIC

JEFFREY J. NEWING
Notary Public - State of Illinois
My Commission Expires Jan 31, 2022

KANE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY NAME AND SEAL THIS DAY OF 20.

COUNTY CLERK

KANE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

THIS INSTRUMENT NO., WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE DAY OF 20.

COUNTY RECORDER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF § 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E. 15th OF APRIL, 2021
REGION ONE ENGINEER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

UNDER THE AUTHORITY PROVIDED ORDINANCE NO. ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF EAST DUNDEE, ILLINOIS. THIS PLAT WAS APPROVED BY THE VILLAGE OF EAST DUNDEE AND MUST BE RECORDED WITHIN SIXTY (60) DAYS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD THIS DAY OF 20.

PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE ENGINEER

VILLAGE ENGINEER

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, VILLAGE TREASURER OF THE VILLAGE OF EAST DUNDEE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THIS PLAT.

DATED THIS DAY OF 20.

VILLAGE TREASURER

PUBLIC UTILITY EASEMENT PROVISIONS
A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
SBC, AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES,
COMCAST CORPORATION
VILLAGE OF EAST DUNDEE

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (PUE), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "PUBLIC UTILITY EASEMENT" (PUE) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 785 ILCS 605/2, AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPOINTMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

VILLAGE UTILITY EASEMENT PROVISIONS
AN EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWERS, STORM WATER DRAINAGE AND OTHER VILLAGE UTILITIES IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF EAST DUNDEE, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWERS, WATER MAINS, AND OTHER VILLAGE UTILITIES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND MARKED "VILLAGE UTILITY EASEMENT" (VUE) (OR SIMILAR DESIGNATION) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREETS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES SUCH AS THE INSTALLATION OF TREES, SHRUBS, HEDGES, BUSHES, PLAYGROUND EQUIPMENT, FENCES, SHEDS OR OTHER BUILDINGS. SAID EASEMENTS MAY BE USED FOR LANDSCAPING, DRIVEWAYS AND PARKING. HOWEVER, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH THE SURFACE DRAINAGE THEREON.

SURVEYOR'S CERTIFICATE

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

LOT 4 IN LOT 5 IN TERRA BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 5 IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LOT 5 IN TERRA BUSINESS PARK RESUBDIVISION, RECORDED OCTOBER 5, 2018 AS DOCUMENT 2018K048826, IN KANE COUNTY, ILLINOIS.

CONTAINING 51.592 ACRES, MORE OR LESS.

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

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

DATED AT EAST DUNDEE, ILLINOIS, THIS 27th DAY OF FEBRUARY, 2020.

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2022
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2023



REVISIONS

1	Village comments dated 4/10/2020	04/23/2020



Gerald L. Heinz & Associates, Inc.

Consulting Engineers and Professional Land Surveyors

MEMORANDUM

Date: June 23, 2020

To: Chris Ranieri, Building Official

From: Joseph Heinz, P.E., P.L.S.

Subject: 250 Patricia Lane, Terra Business Park – Site Plan, Engineering Review

Job No. ED-2206/2212

We have received the following documents for site plan review (received June 8, 2020):

1. Engineering Improvement Plans for Terra Business Park, 250 Patricia Lane, prepared by Pinnacle Engineering Group (PEG), revised April 23, 2020.
2. Plat of Subdivision, prepared by Pinnacle Engineering Group, dated April 23, 2020.
3. Sanitary & Water Calculations along with an IEPA Public Water Supply permit application, prepared by Pinnacle Engineering Group, dated June 8, 2020.
4. Kane County Stormwater Permit Application, March 17, 2020.
5. Engineer's Estimate of Probable Construction Cost, prepared by Pinnacle Engineering Group, dated June 8, 2020.

We have reviewed the submittal for compliance with engineering requirements per village ordinance and good engineering principles. The proposed development consists of the construction of a truck service building site in the M-1 zoning district. The existing topography has not been verified by our firm. The following are our comments (repeat comments in *italic*):

General Comments

1. *A landscape plan should be submitted for review. The submitted landscape plan does not follow the requirements set forth in the Village Code Chapter §158. The plan should be prepared by a landscape architect and shall meet the landscape requirements for the Type 2 Perimeter and Interior Parkway locations. **The owner would have requested relief from the landscape requirements similar to the development at 200 Christina Drive therefore a variance will need to be granted.***

Geometric Plan (Sheet C-4)

2. *A 7' wide landscape island is required at the end of all parking rows and also required to break up parking stalls so that there is a maximum of ten (10) stalls in a row. **The owner has requested relief from this requirement therefore a variance will need to be granted.***
3. *Two (2) loading berths are required for industrial use buildings 40,000 to 80,000 square feet. One loading dock has been proposed on the west side of the building. **The owner has requested relief from this requirement therefore a variance will need to be granted.***

Plat of Subdivision

4. No comments. **The plat needs to be approved by the village board.**

We have reviewed the revised site plan and find them to substantially comply with engineering requirements per village ordinance and good engineering principles other than the items listed above. The owner should be made aware of the following:

1. Water main shutdowns should be coordinated with and conducted by the village water department, Greg Goetz (847-428-4294) with a minimum **48-hour** notice. Shop drawings of the water main products should be submitted for approval prior to ordering.
2. Soil Erosion & Sediment Control, earthwork, underground and paving contractors must notify us, Joe Heinz (847-426-4535x1011) a minimum of **48 hours** prior to starting for inspection.
3. The roads should be kept free from mud, dirt, gravel and debris. The stabilized construction entrance should be maintained regularly.
4. The owner is required to provide a performance guarantee in the amount of \$794,290.90 which is 110% of the approved engineer's estimate of probable construction cost.
5. A certificate of insurance with the Village and GLHA listed as additionally insured should be provided.
6. Record drawings are required as a condition of releasing the letter of credit. A punchlist will be created, based on a review of the record drawings and field inspections. When all items have been addressed and approved by the inspector and all required submittals have been made, we will notify public works of our recommendation of acceptance of the public improvements.
7. The acceptance of the site plan does not release the permittee from liability for damage to persons or property resulting from the work covered by this permit and does not authorize any damage to private property or private rights.

We understand that the owner would like to start on the construction of the project. The owner should be made aware that he is doing so at his risk because there is a possibility that the variances may not be granted which would affect the site plan.

The owner/contractor should schedule a pre-construction meeting with us to go over these items and other requirements during the construction process.

Please let us know if you have any questions.

Cc Jennifer Johnsen, Village Administrator
Phil Cotter, Dir. Of Public Works
Joe Palumbo, Owner
Brian Johnson, PEG

EAST DUNDEE

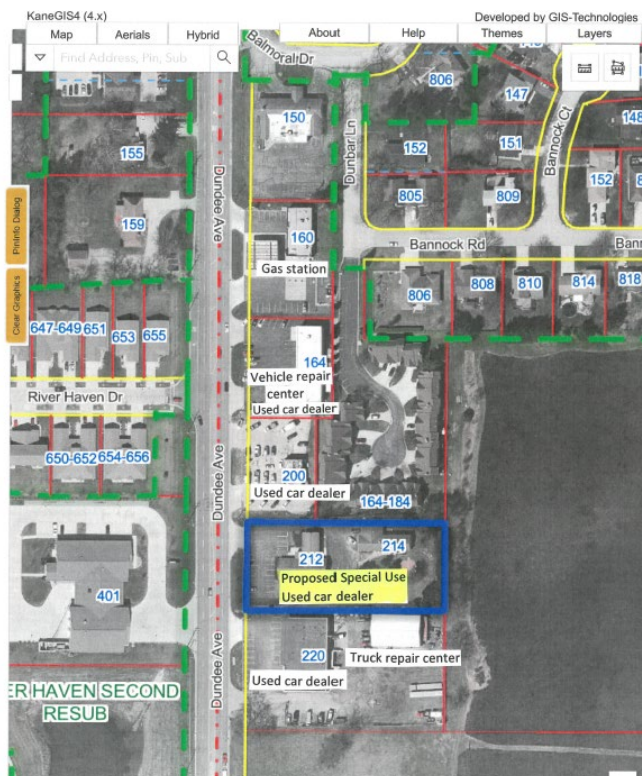
Village Board Meeting Memorandum

To: Village President and Board of Trustees
CC: Jennifer Johnsen, Village Administrator
From: Brad Mitchell, Assistant Village Administrator
Chris Ranieri, Building Inspector
Joseph D. Heinz, P.E.
Subject: 212-214 Dundee Avenue Special Use Request – Used Car Dealership
Date: May 17, 2021

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.

The Petitioner has provided some additional details regarding the used car dealership and their intentions for the property. This additional information was provided to staff on May 4, 2021, after the Planning and Zoning Commission had already considered this 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: *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. The Planning and Zoning Commission agreed to recommend the following minimum conditions that were provided by staff:

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.

Additional Conditions the Petitioner has agreed to:

12. Sealcoat and stripe the parking lot.

13. Repair or replace the 2 existing light poles in the parking lot.

PLANNING AND ZONING COMMISSION RECOMMENDATION

At the April 15th Planning and Zoning Commission meeting, the Commission voted to approve the special use request with a vote of 4 to 3 (1 member absent, 1 vacancy).

STAFF RECOMMENDATION

It is the recommendation of Village staff to deny this special use request as staff does not feel that this project fit in to the overall landscape and vision of the Village for this area. The Special Use does not facilitate the normal and orderly development and improvement of the surrounding property. Also, it should be noted that most of these used car sales will be conducted online and it is unknown if the Village will be able to collect sales tax. If the Village Board decides to approve the special use request, then the approval shall include the conditions noted above as recommended by the Planning and Zoning Commission.

ACTION REQUESTED

1. Discussion and motion to approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois approving a special use permit for a used motor vehicle dealer in the B-3 General Service Business District for the property located at 212 – 214 Dundee Avenue, East Dundee, IL 60118.

ATTACHMENTS

1. Ordinance
2. Special Use Application
3. Additional information provided by the Petitioner
3. Aerial Map
4. Public Notice
5. Findings of Fact

ORDINANCE NUMBER 21-_____

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, APPROVING A SPECIAL USE PERMIT FOR A USED MOTOR VEHICLE DEALER IN THE B-3 GENERAL SERVICE BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 212 – 214 DUNDEE AVENUE, EAST DUNDEE, ILLINOIS

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

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

WHEREAS, under the authority of the Zoning Ordinance, the property at 212 – 214 Dundee Avenue, East Dundee, Illinois (“Property”), as legally described in Section 2 below, is located in the B-3 General Service Business Zoning District, in which a used motor vehicle dealer is allowed if the Corporate Authorities first grant a special use permit, per to Section 157.050(F)(1)(g)(4) of the Zoning Ordinance; and

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

WHEREAS, the Corporate Authorities have received a request for a special use permit for a used car dealership to be operated at the Property (“Application”) from the contract purchaser of the Property, Zumar A. Latifi (“Applicant”); and

WHEREAS, notice of a public hearing on the Application before the Village’s Planning and Zoning Commission was duly given and a public hearing was held on the Application on April 15, 2021; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.224 of the Zoning Ordinance for a special use permit and recommended approval of the Application, subject to the conditions in Section 3 below, which recommendation and related findings of fact are incorporated herein; and

WHEREAS, the Corporate Authorities have reviewed the Planning and Zoning Commission’s findings of fact and recommendations on the Application, and hereby approve the proposed special use of a used motor vehicle dealer on the Property, subject to the conditions in Section 3 below;

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

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

SECTION 2: Approval of Special Use Permit. The Corporate Authorities hereby approve the Application and grant a special use permit for the Property legally described as:

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 for 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.

commonly known as 212 – 214 Dundee Avenue, East Dundee, Illinois (P.I.N. 03-24-302-020), for a used motor vehicle dealership, subject to the conditions in Section 3 below.

SECTION 3: Conditions of Approval. That the special use permit granted herein shall be constructed, operated and maintained in accordance with any plans and diagrams submitted as part of the Application, and shall be subject to the following terms and conditions:

1. The special use permit: (i) shall not run with title to the Property, (ii) shall not be transferrable, and (iii) shall expire at such time as the Applicant ceases operating a used motor vehicle dealership at the Property.
2. The special use permit granted herein shall not take effective until eighty (80) linear feet of six foot (6') tall solid fence is installed by the Applicant on the Property along the common boundary with the residential property to the north of the Property. This new fence shall replace the old five foot (5') tall fence.
3. No more than eighteen (18) vehicles shall be offered for sale at the Property at a given time.
4. Every vehicle on the Property must be in a parking space.

5. Vehicles shall not be parked on the grass on or around the Property.
6. Security cameras shall be installed on the Property.
7. Damaged or wrecked vehicles shall not be allowed on the Property.
8. Body work or mechanical repairs shall not be performed on the Property.
9. Outside lighting shall not be permitted on the Property between the hours of 9 p.m. to 6 a.m.
10. Vehicle loading and unloading shall occur entirely on the Property and shall not occur on Dundee Avenue or any local roads.
11. Test driving on local roads is prohibited.
12. Sealcoat and stripe the parking lot.
13. Repair or replace the 2 existing light poles in the parking lot.

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

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

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

PASSED this 17th day of May, 2021 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 17th day of May, 2021.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this 17th day of May, 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on May ____, 2021.

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

By: _____
Zumar A. Latifi, Applicant

Date: May __, 2021



P&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: 3505 507 Parsons Rd. West Dundee, IL 60118
4. Phone Number: 815-525-8424 Fax: Email: pennymela1@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**

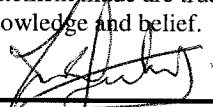
The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as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

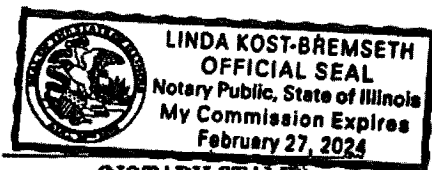
Address: 351527 Parsons Rd.
West Dundee IL 60118

Phone: 647-525-8424

SUBSCRIBED AND SWORN TO before me this
26th day of February

Linda Kost Bremseth

(NOTARY SIGNATURE)



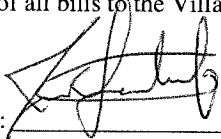
(NOTARY STAMP)



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: ZUMAR LATIFI

Project Address: 212-214 S. RTE 25, EAST DUNDEE, IL

Dealership information

Hello, I would like to start with expressing my excitement about becoming a part of the East Dundee growing community. Our goal is to grow with the community as a family.

Village Required Upgrades

- Fence in the rear of the property needs height increased. We will get a new fence put in.
- The sign will remain the same with no modifications.
- Parking lot will be sealcoated to make a better appearance.
- No reconstruction will be done on current property.
- The landscape in the rear of the property will be intact. The trees will remain.

Vehicles

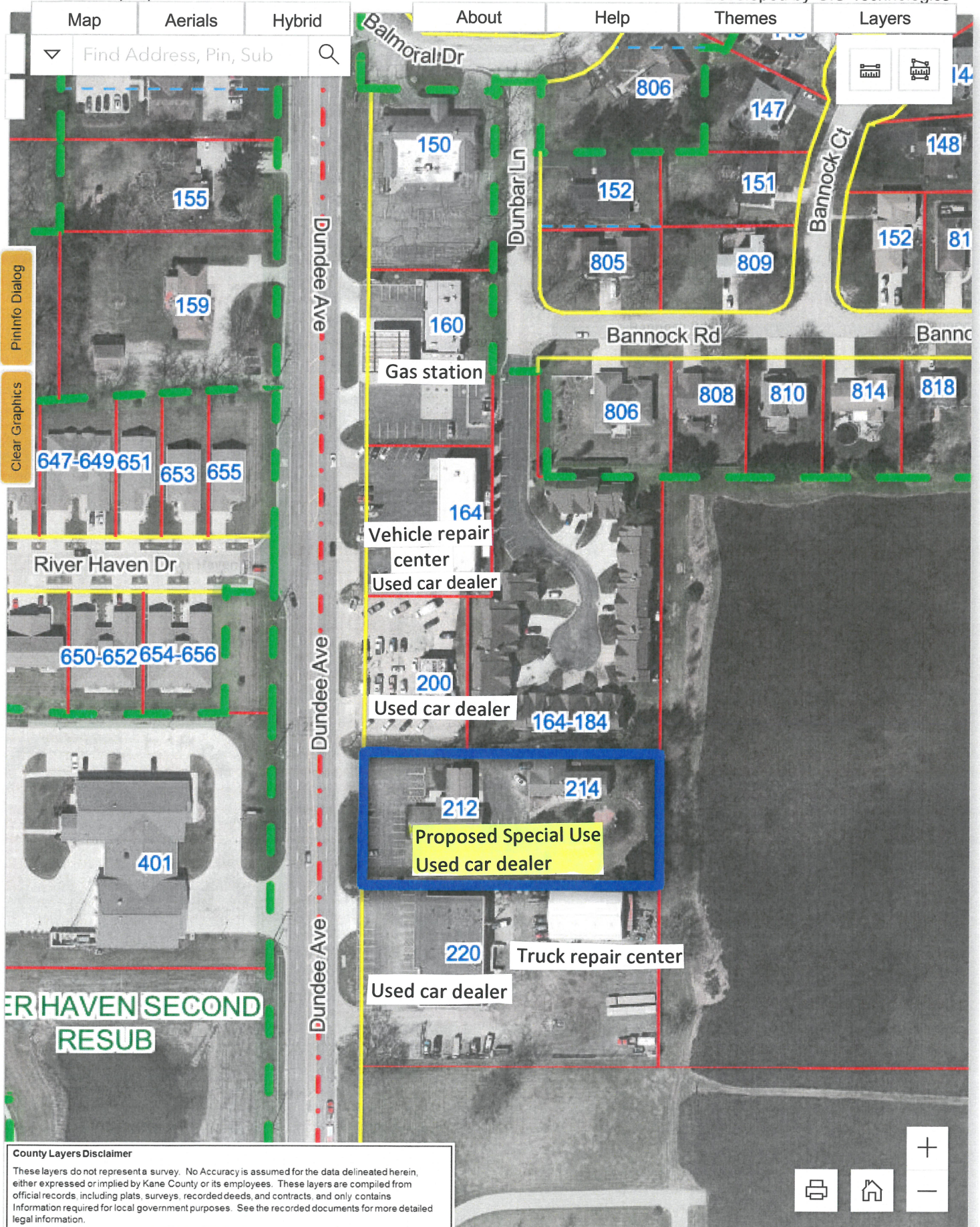
- Dealer cars will be parked on premises of the property.
- We are expecting to sell cars ranging from \$10,000 - \$20,000
- Our goal is to have high end luxury cars within 1 year of operations. Such as Bentley, Lamborghini, and etc.
- No mechanical work will be done on our property. Any car that will require any mechanical work will be sent out to a mechanic shop.
- No vehicles shall be parked in the grass.
- We are focused on online sales. Office will be used only for a transaction site. Customers will come on an appointment basis.

Property Income

- Half of the existing building will be rented out as office space.
- Eventually we could utilize the left half of the space to open a retail shop.

Future Upgrades

- If sales at the dealership bring profit we might like to do landscaping and make the property more appealing to customers.
- If sales at the dealership bring profit we would like to possibly add a new sign.
- If sales at the dealership bring profit we would possibly get the parking lot up to date.
- These upgrades will have to be determined based on the profits we bring in. Potentially after 1 or 2 years of being in business.



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

Danula Baltz
Authorized Agent

Control # 4561173

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

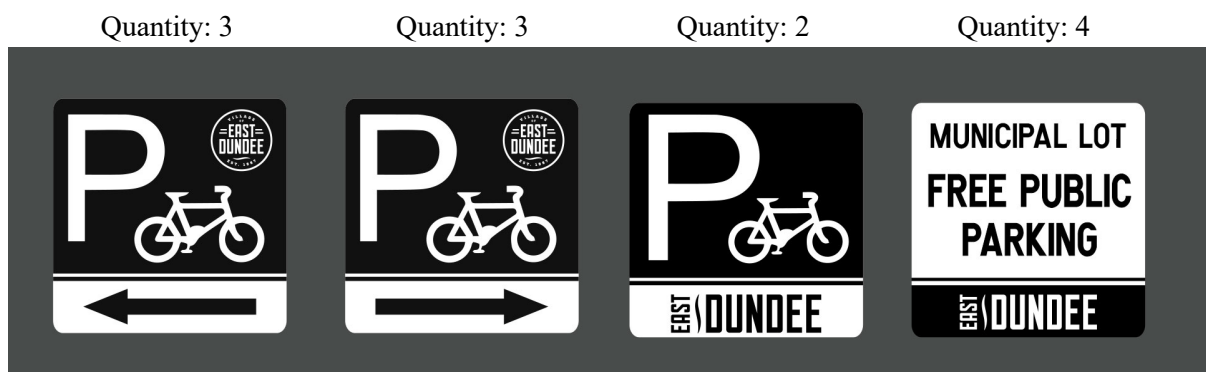
EAST DUNDEE

Village Board Meeting Memorandum

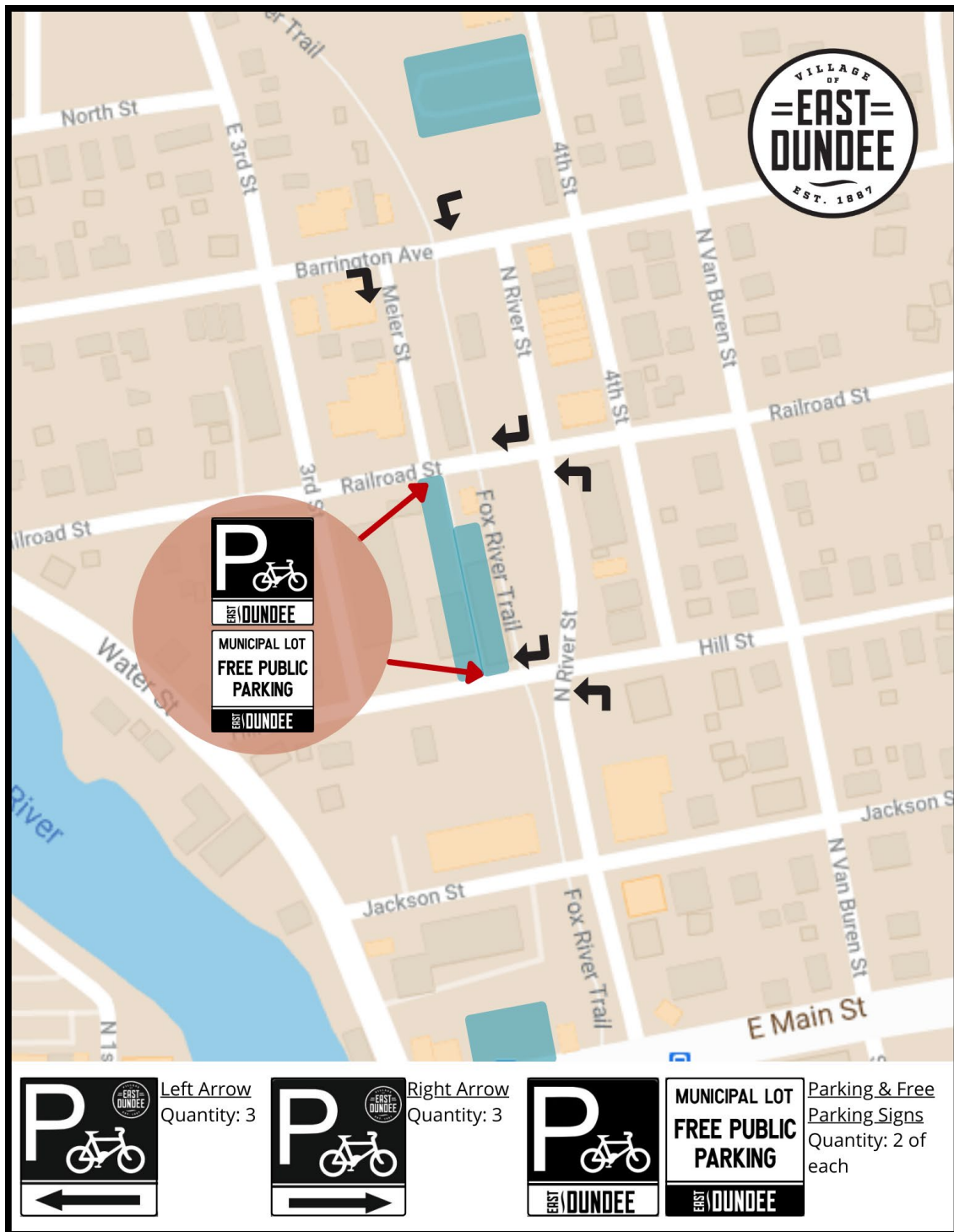
TO: Village President and Board of Trustees
CC: Jennifer Johnsen, Village Administrator
FROM: Brad Mitchell, Assistant Village Administrator
Phil Cotter, Public Works Director
Amanda Rafter, Management Analyst
DATE: May 17, 2021
RE: Bike Parking Signage

Residents and visitors take advantage of the Fox River Trail which runs through East Dundee's downtown. It has been noted that visitors who drive to the trail frequently park along River Street, which may make parking for local businesses more difficult. To help alleviate street parking in the downtown, staff was tasked with directing all-day bicycle parking to a less trafficked area.

Staff recommends the selection of the parking lot between Hill and Railroad to help direct bicycle and all-day parking. The parking lot has ample space and is located conveniently next to the Fox River Trail. To help direct visitors to this lot, signage is needed. Staff has been working with Meyer Signs, who produced the Village's large logo sign on the west side of the Depot, to help execute this project. Meyer Signs created four branded signs, two are directional, to be posted throughout the downtown in desired locations for traffic flow. Please refer to the map on the following page for the location of each sign and the attached Street View Locations PDF. Please note, staff is exploring the best sign placement options for Barrington going west and River and Railroad going south.



The two directional signs will help direct moving traffic to the parking lot and the remaining two signs will be placed at each entrance of the Caboose parking lot, as well as two additional signs for the other two municipal parking lots.



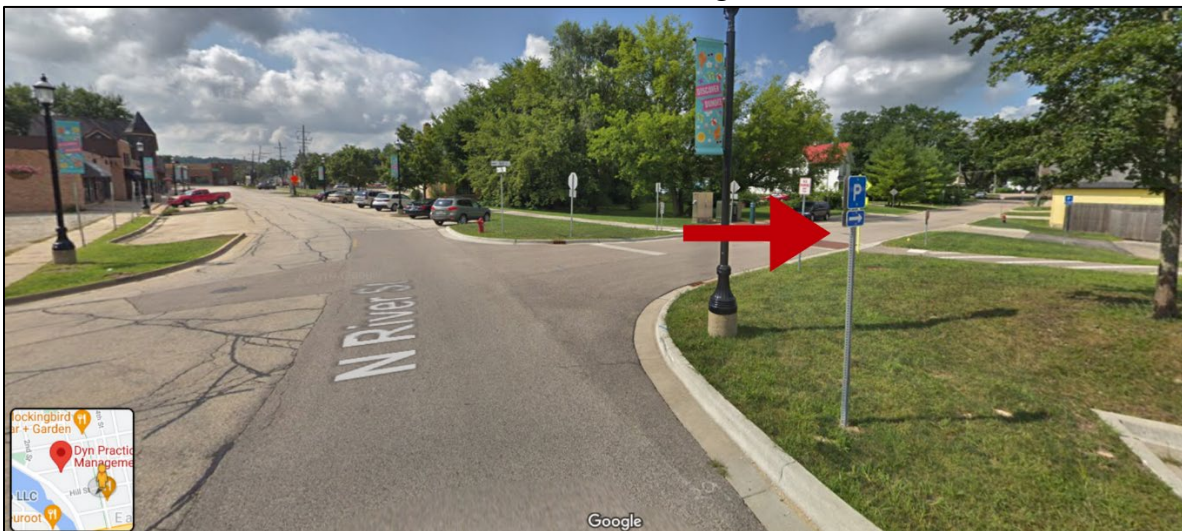
Action Requested: Discussion and consensus on the design of the bike parking signs and parking lot signs.

Street View Locations

River and Hill Street Going North



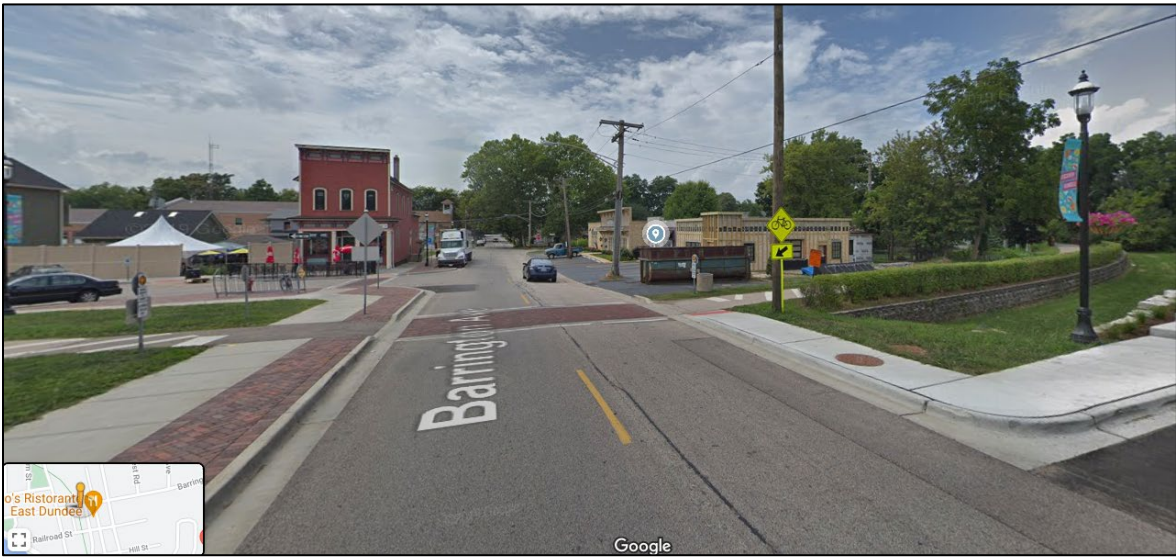
River and Hill Street Going North



Hill Street Parking Lot



Barrington and Meier Going West
Exact location to be determined.



Barrington and Meier Going East



Railroad Street Parking Lot



River and Railroad Street Going North



River and Railroad Street Going South
Exact location to be determined.





Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

VILLAGE BOARD MEETING MEMORANDUM

TO: Village President and Board of Trustees

CC: Jennifer Johnsen, Village Administrator

FROM: Brad Mitchell, Assistant Village Administrator
Amanda Rafter, Management Analyst

DATE: May 17, 2021

RE: Beer/Wine and Food Vendor Applications for 2021 Events Season

The highly anticipated 2021 Community Events season is just around the corner and the Village has received numerous Beer/Wine Vendor Applications for Wine Down Wednesdays, Thirsty Thursdays and Oktoberfest. In the application, we asked vendors to choose their availability and to state their 1st, 2nd and 3rd event date preferences. Interest was shown for each event date by at least one vendor. The following is staff's recommendation for selection of beer/wine for Wine Down Wednesdays, Thirsty Thursdays, and beer/wine vendors for Oktoberfest. The food vendors listed for each event are based on the applications we have received to-date. Additional food vendor applications may be received and accepted throughout the season, especially for Oktoberfest which staff will solicit for later this summer.

Wine Down Wednesdays (WDW)

WDW initially started as a partnership between the Village and the Anvil Club. In 2017 and 2018, the Village decided to provide other businesses the opportunity to participate in WDW after facing pressure from the business community. This resulted in slowly stripping the WDW events away from the Anvil Club. From the Village's observation and informal feedback we have received, the attendees prefer the quality of wine and ambiance (staff, table skirting, etc.) that the Anvil Club provides. In 2019, the Anvil Club resumed serving wine and beer for each Wine Down Wednesday. As always, they properly stocked wine and featured sufficient staffing. Staff recommends honoring the Anvil Club's partnership with WDWs. In addition, it demonstrates loyalty and could help form future partnerships with the Village.

<u>Date</u>	<u>Proposed Vendors</u>	
	<u>Alcohol</u>	<u>Food</u>
Wednesday, June 9	Anvil Club (Beer and Wine)	Anvil Club and Eastside Cafe
Wednesday, July 14	Anvil Club (Beer and Wine)	Anvil Club and Nonno's
Wednesday, August 11	Anvil Club (Beer and Wine)	Anvil Club and Eastside Cafe

Thirsty Thursdays

A few businesses indicated that they would only serve beer during Thirsty Thursdays. To evenly distribute Thirsty Thursday vendors to the best of our abilities, one or two vendors for beer and wine were selected for each date.

<u>Date</u>	Proposed Vendors	
	<u>Alcohol</u>	<u>Food</u>
Thursday, May 27	Black & Gray Brewing Co. (Beer)	DC Cobb's and Rosie O'Hare's
	Aliano's Ristorante (Wine)	
Thursday, June 24	Nonno's (Beer and Wine)	Aliano's and Nonno's
Thursday, July 22	Rosie O'Hare's (Beer and Wine)	DC Cobb's and River Street Tavern
Thursday, August 26	River Street Tavern (Beer)	River Street Tavern and Rosie O'Hare's
	Aliano's Ristorante (Wine)	

Oktoberfest

Almost every vendor had an interest in Oktoberfest and said they were willing to offer specials in conjunction with the sale of event branded mugs by the Village. The last three years alcohol was provided by Rosie O'Hare's, River Street Tavern, Black & Gray Brewing Co. (beer), and Aliano's (wine), respectively. In 2019, two vendors were selected to serve beer and wine separately. This worked well and helped long lines from forming. Staff is once again recommending two new vendors who have not participated in an Oktoberfest as an alcohol vendor.

<u>Date</u>	<u>Proposed Alcohol Vendor</u>	<u>Type of Alcohol</u>
September 24 – 25	D.C. Cobb's	Beer
September 24 – 25	Eastside Cafe	Wine

Action Requested: Selection of Beer/Wine Vendors for Wine Down Wednesdays, Thirsty Thursdays, and Oktoberfest.

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
ACE HARDWARE					
66417	CONCRETE MIX	04/08/2021	21.98		01-31-5630
Total ACE HARDWARE:			21.98		
AMERICAN LEGAL PUBLISHING CORPORATION					
8014	SUPPLEMENAL PAGES	04/30/2021	1,026.00		01-12-5260
Total AMERICAN LEGAL PUBLISHING CORPORATION:			1,026.00		
APPLIED CONCEPTS, INC.					
383423	POLICE RADAR EQUI	04/29/2021	404.00		32-21-5940
Total APPLIED CONCEPTS, INC.:			404.00		
AT&T					
050421	ADMIN PHONE	05/04/2021	425.47		01-12-5320
050421	SEWER PHONE	05/04/2021	432.63		60-33-5320
Total AT&T:			858.10		
B&F CONSTRUCTION CODE SERVICES INC					
14350	PLAN REVIEW	05/13/2021	25.00		01-25-5290
14350	INSPECTIONS	05/13/2021	360.00		01-25-5290
56194	PLUBMING PLAN REVIEW	04/30/2021	200.00		01-25-5290
Total B&F CONSTRUCTION CODE SERVICES INC:			585.00		
BATEMAN LAW OFFICES, LTD					
050621	BATEMAN PROF SERV	05/06/2021	285.00		01-25-5230
Total BATEMAN LAW OFFICES, LTD:			285.00		
BEVERLY MATERIALS INC.					
262943	GRAVEL	04/30/2021	104.40		15-01-5950
Total BEVERLY MATERIALS INC.:			104.40		
CARDUNAL OFFICE SUPPLY					
4937507-0	NOTARY STAMP SB	04/20/2021	18.18		01-21-5630
Total CARDUNAL OFFICE SUPPLY:			18.18		
CENTURY SPRINGS					
2681753	WATER VH	04/30/2021	33.00		01-12-5110
2681752	WATER - PD	04/30/2021	41.00		01-21-5630
Total CENTURY SPRINGS:			74.00		
COM ED					
041321	GENERAL VILLAGE	04/13/2021	38.55		01-31-5510
Total COM ED:			38.55		
COMED					
050721	COM ED STREETS	05/17/2021	2,162.44		28-01-5510

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total COMED:			2,162.44		
COMPSYCH					
20050576	FY 20-21 SERVICES	04/01/2020	1,000.00		01-12-5090
Total COMPSYCH:			1,000.00		
CONSTELLATION NEW ENERGY					
199873356301	CONSTELLATION PW	04/30/2021	837.24		01-31-5510
199873356301	CONSTELLATION PW	04/30/2021	14,115.90		60-33-5510
Total CONSTELLATION NEW ENERGY:			14,953.14		
DOWN TO EARTH LANDSCAPING					
60883	MULCH	05/04/2021	252.00		01-31-5110
60884	SOIL	05/04/2021	112.00		15-01-5950
Total DOWN TO EARTH LANDSCAPING:			364.00		
DUNDEE FORD					
836004	SQUAD 34	03/10/2021	100.00		01-21-5120
836685	SQUAD 33	04/01/2021	2,301.24		01-21-5120
836833	SQUAD 38	04/06/2021	1,632.69		01-21-5120
Total DUNDEE FORD:			4,033.93		
DUNDEE NAPA AUTO PARTS					
375923	TIRE	04/15/2021	11.48		01-31-5130
377418	BATTERY	04/15/2021	103.62		60-33-5141
Total DUNDEE NAPA AUTO PARTS:			115.10		
DW-SERVANT FUND (EAST DUNDEE) LLC					
1-042521	BDD REV DUNDEE GATEWAY D	04/25/2021	4,166.67		33-01-5876
Total DW-SERVANT FUND (EAST DUNDEE) LLC:			4,166.67		
ELGIN TRUCK & TRAILER REPAIR					
19563	TRUCK 22	02/24/2021	1,670.94		01-31-5120
19662	TRUCK 29	03/22/2021	372.88		01-31-5120
19779-1	TRUCK 33	04/22/2021	1,095.92		01-31-5120
19564	TRUCK 21	02/24/2021	49.50		60-33-5120
19670	TRUCK 24	03/23/2021	220.00		60-33-5120
Total ELGIN TRUCK & TRAILER REPAIR:			3,409.24		
GALLS, AN ARAMARK COMPANY					
018125305	UNIFORM ALLOW. - KM	04/13/2021	207.77		01-21-5080
018146137	UNIFORM ALLOW LAWSON	04/15/2021	61.22		01-21-5080
018171784	UNIFORM ALLOW. - LAWSON	04/19/2021	78.02		01-21-5080
018181620	UNIFORM ALLOW. - SB	04/20/2021	476.80		01-21-5080
018240014	UNIFORM ALLOW. - SB	04/27/2021	38.96		01-21-5080
018247030	UNIFORM ALLOW. AR	04/28/2021	50.66		01-21-5080
018247031	UNIFORM ALLOW	04/28/2021	45.49		01-21-5080
018111647	CAT TOURNIQUET	04/12/2021	125.16		01-21-5630

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total GALLS, AN ARAMARK COMPANY:			1,084.08		
GARDINER KOCH WEISBERG & WRONA					
3434	LEGAL SERVICES	05/13/2021	264.00		01-12-5230
Total GARDINER KOCH WEISBERG & WRONA:			264.00		
GRAINGER, INC.					
9879662832	WELL 3	04/23/2021	644.98		60-33-5130
Total GRAINGER, INC.:			644.98		
H&H ELECTRIC CO.					
36581	STREET LIGHT POLE	04/30/2021	22,519.80		15-01-5950
Total H&H ELECTRIC CO.:			22,519.80		
HAWKINS, INC.					
4928826	INSTALL SODIUM PERM SYSTE	04/29/2021	3,311.39		60-33-5130
4928830	W CHEMICALS	04/29/2021	974.32		60-33-5650
Total HAWKINS, INC.:			4,285.71		
HEINZ, GERALD & ASSOC.					
19719	7 JACKSON STREET	05/04/2021	77.50		01-01-1112
19709	CONSULTING SERV	05/04/2021	620.00		01-12-5220
19720	2021 STREET PRORGRAM	05/04/2021	155.00		01-31-5220
19710	ENGINEERING NATIONAL TOOL	05/04/2021	1,356.25		32-38-5940
19710	ENGINEERING NATIONAL TOOL	05/04/2021	310.00		32-38-5940
19676B	HILL STREET LIFT ST UPGRAD	04/07/2021	193.75		60-33-5220
19712	855 E MAIN STREET	05/04/2021	2,722.00		85-01-2380
19713	250 PATRICIA	05/04/2021	1,426.50		85-01-2393
19714	ALT/CAT	05/04/2021	1,809.50		85-01-2394
19711	590 HEALY	05/04/2021	155.00		85-01-2395
19715	CHIC NUT AND BOLT	05/04/2021	77.50		85-01-2396
19716	YULLIVAN CARRIERS	05/04/2021	1,238.25		85-01-2397
19717	MID AMERICA ELEV	05/04/2021	387.50		85-01-2399
19718	ENTEPRISE - 900 CHRISTINA	05/04/2021	77.50		85-01-2402
Total HEINZ, GERALD & ASSOC.:			10,606.25		
HELPING HAND IT					
21-37269	IT SERVICES	04/29/2021	80.00		01-12-5286
Total HELPING HAND IT:			80.00		
HUB INTERNATIONAL MIDWEST LTD					
1811092	NOTARY RENEWAL	03/24/2020	20.00		01-21-5630
Total HUB INTERNATIONAL MIDWEST LTD:			20.00		
HUGHES ENVIRONMENTAL CONSULTING					
1029	HUGHES ENVIR	05/01/2021	10,125.00		60-33-5290
Total HUGHES ENVIRONMENTAL CONSULTING:			10,125.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
ILLINOIS DEPT. OF TRANSPORTATION					
60572	TRAFFIC SIGNAL MA	05/03/2021	1,821.99		15-01-5950
Total ILLINOIS DEPT. OF TRANSPORTATION:			1,821.99		
ILMO PRODUCTS COMPANY					
01195365	SUPPLIES	03/31/2021	104.95		01-21-5630
Total ILMO PRODUCTS COMPANY:			104.95		
J.G. UNIFORMS, INC					
83928	UNIFORM RM	04/17/2021	205.10		01-21-5080
83928	UNIFORM KM	04/17/2021	205.09		01-21-5080
Total J.G. UNIFORMS, INC:			410.19		
KANE COUNTY RECORDER					
EDUN042021	PLAT RECORDED	04/30/2021	80.00		01-01-1112
Total KANE COUNTY RECORDER:			80.00		
NICOR GAS					
042621	SEWER - NICOR	04/26/2021	981.94		60-33-5510
Total NICOR GAS:			981.94		
PADDOCK PUBLICATIONS, INC					
178346	PZ HEARING -511 BARRINGTON	05/01/2021	73.60		01-01-2030
178346	PZ HEARING - 460 DUNDEE	05/01/2021	64.40		01-01-2030
177232	YULIVAN CARRIERS	04/25/2021	71.30		85-01-2397
Total PADDOCK PUBLICATIONS, INC:			209.30		
PDC LABORATORIES, INC					
19462198	W TESTING	04/30/2021	186.50		60-33-5290
19462199	WW TESTING	04/30/2021	2,806.75		60-33-5290
Total PDC LABORATORIES, INC:			2,993.25		
RED WING SHOE STORE					
202151002011	BOOTS JA	05/10/2021	178.49		01-31-5080
202151002011	BOOTS PP	05/10/2021	225.82		01-31-5080
202151002011	BOOTS BW	05/10/2021	178.49		60-33-5080
Total RED WING SHOE STORE:			582.80		
RUSH TRUCK CENTERS OF IL					
2801-3949	DUMP TRUCK	05/03/2021	100,000.00		15-01-5953
2801-3949	DUMP TRUCK	05/03/2021	7,484.30		32-31-5930
2801-3949	DUMP TRUCK	05/03/2021	46,064.70		60-33-5930
Total RUSH TRUCK CENTERS OF IL:			153,549.00		
SUBSURFACE SOLUTIONS, LLC					
16825	UTILITY LOCATOR	03/22/2021	5,330.00		60-33-5640

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total SUBSURFACE SOLUTIONS, LLC:			5,330.00		
SYNAGRO TECHNOLOGIES					
21858	CAKE LAND APP	04/30/2021	2,460.80		60-33-5287
Total SYNAGRO TECHNOLOGIES:			2,460.80		
TLO LLC					
259283-20210	TLO DUES	05/01/2021	125.00		01-21-5410
Total TLO LLC:			125.00		
ULTRA STROBE COMMUNICATIONS INC.					
079006	SQUAD 31 INSTALL EQUIPMEN	05/07/2021	9,732.15		32-21-5942
Total ULTRA STROBE COMMUNICATIONS INC.:			9,732.15		
US BANK					
042621 JJ	ADOBE	04/26/2021	252.73		01-12-5286
042621 BM	SIRIUS	04/26/2021	15.77		01-12-5410
042621 BM	ICMA	04/26/2021	884.00		01-12-5410
042621 BM	AMAZON PRIME	04/26/2021	12.99		01-12-5410
042621 JJ	TRIBUNE	04/26/2021	27.72		01-12-5410
042621 JJ	ICMA	04/26/2021	1,315.00		01-12-5410
042621 BM	CLOTHING	04/26/2021	59.90		01-12-5630
042621 BM	CLOTHING	04/26/2021	30.95		01-12-5630
042621 JJ	ADMIN DAY GIFT	04/26/2021	682.31		01-12-5645
042621 JJ	ZOOM	04/26/2021	14.99		01-12-6011
042621 AR	UNIFORM MILES	04/26/2021	63.00		01-21-5080
042621 AR	UNIFORM MAGNUSON	04/26/2021	63.00		01-21-5080
042621 JH	UNIFORM TT	04/26/2021	139.90		01-21-5080
042621 SS	TRAINING JM	04/26/2021	50.00		01-21-5430
042621 GG	MUNICIPAL LOT PLANTS	04/26/2021	319.60		01-31-5110
042621 PC	IPHONE STG	04/26/2021	.99		01-31-5320
042621 PP	SOD CUTTER RENTAL	04/26/2021	180.55		01-31-5530
042621 BM	CLOTHING	04/26/2021	19.99		01-31-5630
042621 PC	BUCKETS	04/26/2021	30.32		01-31-5630
042621 JJ	MAILCHIMP	04/26/2021	38.00		01-37-5410
042621 GG	IPHONE STG	04/26/2021	.99		60-33-5320
042621 GG	METER EQUIPMENT MAILING	04/26/2021	9.49		60-33-5680
042621 GG	METER EQUIPMENT MAILING	04/26/2021	153.21		60-33-5680
Total US BANK:			4,365.40		
USA BLUEBOOK					
587094	W LAB SUPPLIES	04/26/2021	370.05		60-33-5630
587118	W LAB SUPPLIES	04/28/2021	87.90		60-33-5630
Total USA BLUEBOOK:			457.95		
VERIZON WIRELESS					
9877296134	VERIZON ADMIN	04/10/2021	155.87		01-12-5320
9877296134	VERIZON FIN	04/10/2021	56.69		01-14-5320
9877296134	VERIZON PD	04/10/2021	195.49		01-21-5320
9877296134	VERIZON B&Z	04/10/2021	56.69		01-25-5320
9877296134	VERIZON PW	04/10/2021	251.23		01-31-5320

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
9877296134	VERIZON SWR/WTR	04/10/2021	239.31		60-33-5320
Total VERIZON WIRELESS:			955.28		
Grand Totals:			267,409.55		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
ACTIVE ALARM COMPANY					
129372	CCTV PD	05/07/2021	1,228.00		01-21-5630
Total ACTIVE ALARM COMPANY:			1,228.00		
ALARM DETECTION SYSTEMS					
124784-1021	SERVICE 120 BARRI	05/09/2021	62.01		01-12-5110
SI-548978	WTP ALARM SYSTEM INSTALL	05/10/2021	2,205.00		60-33-5110
SI-548978	WTP ALARM SYSTEM	05/10/2021	131.65		60-33-5290
Total ALARM DETECTION SYSTEMS:			2,398.66		
AMERICAN MOBILE STAGING, INC					
11099	STAGE RENTAL	03/01/2021	2,075.00		01-37-5330
11099 1	STAGE RENTAL	03/01/2021	2,075.00		01-37-5330
11099 2	STAGE RENTAL	03/01/2021	2,075.00		01-37-5330
11099 3	STAGE RENTAL	03/01/2021	2,075.00		01-37-5330
11099 4	STAGE RENTAL	03/01/2021	3,275.00		01-37-5330
Total AMERICAN MOBILE STAGING, INC:			11,575.00		
CASSIDY TIRE & SERVICE					
122001887	TIRES	05/11/2021	228.34		60-33-5120
Total CASSIDY TIRE & SERVICE:			228.34		
CEDAR PATH NURSERIES					
1922628	50/50 TREE PROGRA	05/05/2021	218.00		01-31-5190
Total CEDAR PATH NURSERIES:			218.00		
CENTURY SPRINGS					
2685244	W & WW LAB	05/06/2021	74.00		60-33-5110
Total CENTURY SPRINGS:			74.00		
COMCAST					
042821	SUMMIT	04/28/2021	86.43		01-31-5197
Total COMCAST:			86.43		
COVERALL NORTH AMERICA DBA					
1010678023	CLEANING POLICE	05/01/2021	595.00		01-21-5121
1010678023	CLEANING VH	05/01/2021	299.00		01-31-5110
1010678023	CLEANING DEPOT	05/01/2021	95.00		01-31-5110
1010678023	CLEANING PW CVILLE	05/01/2021	236.00		60-33-5110
1010678023	CLEANING PW ELGIN AVE	05/01/2021	236.00		60-33-5111
Total COVERALL NORTH AMERICA DBA:			1,461.00		
DUNDEE TOWNSHIP PARK DISTRICT					
50121	CONCERT AUGUST 6	05/01/2021	600.00		01-31-5290
50121	CONCERT JUNE 18	05/01/2021	600.00		01-37-5290
50121	CONCERT JULY 16	05/01/2021	600.00		01-37-5290
Total DUNDEE TOWNSHIP PARK DISTRICT:			1,800.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
FIRST COMMUNICATIONS					
121633543	FAX HR	05/06/2021	9.67		01-12-5320
121633543	FAX PD	05/06/2021	9.68		01-21-5320
Total FIRST COMMUNICATIONS:			19.35		
FLOOD BROTHERS					
050121	REFUSE COLLECTION	05/01/2021	19,858.88		01-33-5180
Total FLOOD BROTHERS:			19,858.88		
GASVODA & ASSOCIATES, INC					
2100885	WW AIR RELIEF VALVE	05/11/2021	2,002.24		60-33-5131
Total GASVODA & ASSOCIATES, INC:			2,002.24		
GOVERNMENT FINANCE OFFICES ASSOCIATION					
2193263	GFOA DUES	05/11/2021	160.00		01-14-5410
Total GOVERNMENT FINANCE OFFICES ASSOCIATION:			160.00		
HAWKINS, INC.					
4930487	CHLORINE	05/04/2021	1,185.44		60-33-5650
Total HAWKINS, INC.:			1,185.44		
HELPING HAND IT					
21-37404	IT SERVICES	05/01/2021	2,810.03		01-12-5286
21-37448	IT SERVICES	05/11/2021	1,731.25		01-12-5286
Total HELPING HAND IT:			4,541.28		
HUB INTERNATIONAL MIDWEST LTD					
2267636	NOTARY BOND	05/05/2021	20.00		01-21-5630
2267712	NOTARY BOND	05/05/2021	20.00		01-21-5630
Total HUB INTERNATIONAL MIDWEST LTD:			40.00		
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY					
L17-2616-0601	IEPA LOAN 1	04/19/2021	234,530.07		60-33-5800
L17-2879 0601	IEPA LOAN 2	04/19/2021	98,932.50		60-33-5801
Total ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:			333,462.57		
ILLINOIS PUBLIC RISK FUND					
65662	W/C ADMIN	06/01/2021	580.73		01-12-5520
65662	W/C FIN	06/01/2021	435.55		01-14-5520
65662	W/C PD	06/01/2021	2,372.76		01-21-5520
65662	W/C BLDG	06/01/2021	290.37		01-25-5520
65662	W/C W/S	06/01/2021	441.30		01-31-5520
65662	W/C PW	06/01/2021	420.29		60-33-5520
Total ILLINOIS PUBLIC RISK FUND:			4,541.00		
KANE COUNTY TREASURER					
3225301002 20	AMCN TWR PRP TAX	05/01/2021	4,948.16		01-01-1112

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total KANE COUNTY TREASURER:			4,948.16		
MENARDS - CARPENTERSVILLE					
73830	WTP BRINE PUMPS	05/07/2021	92.51		60-33-5130
Total MENARDS - CARPENTERSVILLE:			92.51		
MIDWEST SALT					
P457680	WATER SOFTNER SAL	05/04/2021	2,715.15		60-33-5650
Total MIDWEST SALT:			2,715.15		
NORTHEASTERN IL REGIONAL CRIME LAB					
105	MEMBERSHIP ASSESSMENT	05/01/2021	4,487.00		01-21-5290
105	FY22 MEMBERSHIP	05/01/2021	3,000.00		01-21-5290
Total NORTHEASTERN IL REGIONAL CRIME LAB:			7,487.00		
PAL LAND, LLC					
050521	PAL LAND SALES TA	05/05/2021	6,408.63		01-12-5876
Total PAL LAND, LLC:			6,408.63		
QUAD COM 9-1-1					
21-EDPD-5	DISPATCH SERV	05/04/2021	13,454.39		01-21-5360
21-EDPD-SC1	STARCOM LEASE	05/04/2021	13,592.59		32-21-5947
Total QUAD COM 9-1-1:			27,046.98		
RALPH HELM, INC					
342426	MOWER TIRE	05/04/2021	11.95		01-31-5130
Total RALPH HELM, INC:			11.95		
RUSSO					
10655985	WEED CONTROL	05/05/2021	355.96		01-31-5110
10655974	MOWER TIRES	05/05/2021	15.98		01-31-5130
Total RUSSO:			371.94		
SIMPLIFILE, LC					
15003171091	SIGN ORD FILING	05/05/2021	65.00		01-25-5290
Total SIMPLIFILE, LC:			65.00		
STEPHEN D. TOUSEY LAW OFFICES					
050321	PROSECUTION SERVICES	05/03/2021	750.00		01-21-5230
Total STEPHEN D. TOUSEY LAW OFFICES:			750.00		
ULINE					
133340181	SUPPLIES	05/04/2021	188.00		01-31-5196
133340181	SUPPLIES	05/04/2021	73.56		01-31-5630
133340181	SUPPLIES	05/04/2021	90.00		60-33-5630

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total ULINE:			351.56		
USA BLUEBOOK					
593912	WW LAB SUPPLES	05/05/2021	214.83		60-33-5630
Total USA BLUEBOOK:			214.83		
Grand Totals:			435,343.90		