

# EAST DUNDEE

Regular Meeting  
Monday, October 18, 2021  
6:00 PM

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

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment on Agenda Items Only  
*Please keep comments to 5 minutes or less*
5. Consent Agenda
  - a. [Motion to Approve the Regular Village Board Meeting Minutes Dated September 20, 2021](#)
  - b. [Motion to Approve the Regular Village Board Meeting Minutes Dated October 4, 2021](#)
  - c. [Motion to Approve a Resolution Approving the Release and Audio File Destruction of Certain Executive Session Minutes of Regular and Special Meetings of the President and Board of Trustees](#)
  - d. [Motion to Approve a Release of Bond No. 107205025 in the amount of \\$169,466.89 held by Triumph Construction Services Corporation for the 110 Prairie Lake Project \(Yulivan Carriers\)](#)
  - e. [Motion to Approve a Release of Bond No. 107205021 in the amount of \\$187,140.01 held by Triumph Construction Services Corporation for the 145 Prairie Lake Project \(Chicago Nut and Bolt\)](#)
6. Other Agenda Items
  - a. Swear in Police Sergeant Stephen P. Baima
  - b. Swear in Police Sergeant Kyle S. Magnuson
  - c. [Motion to Approve an Ordinance Approving the Rezoning of the Small Western Trapezoidal Portion of the Lots 10 and 11 in the Rock Road Business Park, East Dundee, IL 60118 to the M-1 Manufacturing District.](#)
  - d. [Motion to Approve an Ordinance Approving Variations for Front Yard, Side Yards, Building Height, Driveway, Landscaping, Interior Parkway, and Parking Islands for](#)

Lot 10 and Lot 11 in the Rock Road Business Park, East Dundee, IL 60118 in the M-1 Manufacturing District

- e. Motion to Approve an Ordinance Approving a Special Use Permit for Outside Vehicle and Equipment Parking and Storage for Plote Properties with PINs 03-24-400-006, 03-24-400-007, and 03-25-200-046 in the M-1 Manufacturing District Located in East Dundee, IL 60118.
- f. Motion to Approve an Ordinance Approving Variations for Off-street Parking, Parking Area Screening and Landscaping, Illumination of Off-site Parking Area, and Curb and Gutter for Plote Properties with PINs 03-24-400-006, 03-24-400-007, and 03-25-200-046 in the M-1 Manufacturing District Located in East Dundee, IL 60118
- g. Motion to Approve an Ordinance Amending Chapter 157.087 Permitted Obstructions; Yards Regulating Fences as Permitted Obstructions in Yards, and Permitting Regulations in Section 151.005 Fences of the East Dundee Village Code
- h. Discussion and Consideration of a Façade Grant Application Received from Black and Gray and Approval of a Motion Awarding a FY 2022 Dundee Crossings BDD Façade Grant for Black and Gray in an Amount Not to Exceed \$2,082.50
- i. Discussion and Consideration of a Request to Make Payment to the Dundee Township Visitor's Center for the Staffing of the Depot as Proposed though the Start of the Depot Market Season in May 2022
- j. Motion to Approve an Ordinance Repealing Ordinance Numbers 20-30, 21-04 and 21-19, Regarding 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
- k. Motion for Consideration for a Response to a Legal Opinion

7. Financial Reports

- a. Warrants List \$2,799,911.61

8. Village President and Board Reports

9. Staff Reports

10. Public Comment on Non-Agenda Items

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

11. Executive Session

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

- a. (c)(1) Personnel

12. Adjournment

**CALL TO ORDER**

President Lynam 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, Treiber and President Lynam.

Also in attendance: Village Administrator Jennifer Ramsay, Village Attorney Lance Malina, Director of Public Works Phil Cotter, Engineer Joe Heinz and Clerk Katherine Diehl.

Motion to allow Trustee Mahoney to join the meeting via phone by Andresen/Treiber.

Roll: Ayes – 6 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano and Treiber. Nays – 0. Absent – 0.  
Motion carries.

**PLEDGE OF ALLEGIANCE: Recited**

**PUBLIC COMMENT (Agenda Items):**

**Arin Thrower – Dundee Township Supervisor and Representative of the Summit Square Homeowners Association at 611 E. Main Street**

Thrower addressed the Board about the license agreement between the CARES Foundation and the Village of East Dundee. She stated that there is a homeowner's association and monthly dues to consider regarding tenancy. She advised that the Foundation currently does not pay monthly dues and she prefers to have a tenant that would.

**Lande Sanusi – Owner of Gallery 611, 611 E. Main Street, East Dundee**

Sanusi stated that she was the first tenant to occupy space at 611 E. Main Street. She would like to have any interested businesses given the opportunity to purchase available space at Summit Square and to pay taxes and homeowner's association dues.

**Ken Schaeffer – Trustee of the Dundee Township Board**

Schaeffer voiced his concerns with the HOA and reserves currently not being sufficient. He stated that there needs to be more contributors to build the funds necessary for proper maintenance and repairs.

**Steven Whitecotton – Dundee Township Foundation**

Mr. Whitecotton stated that the Foundation will be responsible for the build out costs of any rooms it is using. He asked the Board to contact him with any questions they may have.

**Susan Berna – Dundee Foundation Board Member**

Berna stated that the Foundation has been asking to renovate the rooms downstairs in lieu of paying HOA fees. She said there is a lot of value what the Foundation is doing for the building. She said the renovations that have already been done are quite significant. She said the Foundation is requesting the Board's support in working to increase the value of the building as an investment and an asset rather than through the subsidy of monthly fees.

**Chris Kempf – Unincorporated Algonquin Resident**

Kempf stated that he is a taxpayer of the township and was astounded to find out that Dundee Township was paying a large portion of the association dues while other tenants are not. He said the building is in disarray. He stated that there are plenty of charities and does not feel that the Dundee Township Foundation should be operating out of this building and not paying HOA dues.

Motion to move *PUBLIC COMMENT (Items not on the Agenda)* up as the next order of business by Andresen/Brittin. Motion carries by unanimous consent.

**PUBLIC COMMENT (Items not on the Agenda):**

**Cliff Surges – Kane County Board Member District 21**

Surges addressed the Board stating that there is a lot of available funding right now for the potential parking garage project for the Village. He said the funds will be gone in a couple of months. He stated that if the Board feels there is a parking issue and is interested in funding, the County can help.

**PUBLIC COMMENT (Agenda items only):**

**CONSENT AGENDA:**

**OTHER AGENDA ITEMS:**

- a. **Motion to Award the 2021 MFT Street Improvement Program Contract to Arrow Road Construction in the Amount of \$159,481.05 Provided that no Protests Have Been Made Within 8 Days, and Authorize the Village President and Clerk to Execute the Contract Documents and All Other Forms Required During the Course of the Project**

Motion to Award the 2021 MFT Street Improvement Program Contract to Arrow Road Construction in the Amount of \$159,481.05 Provided that no Protests Have Been Made Within 8 Days, and Authorize the Village President and Clerk to Execute the Contract Documents and All Other Forms Required During the Course of the Project by Kunze/Brittin.

**Discussion:**

President Lynam asked if additional curb work on 4<sup>th</sup> Street could be added to the program. Engineer Heinz said that he could get some pricing. He said currently the budget is approximately \$5,000 under.

Roll: Ayes – 6 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano and Treiber. Nays – 0. Absent – 0. Motion carries.

- b. **Motion to Approve a Resolution Approving a License Agreement between the Village of East Dundee and the Dundee Township Foundation, Inc. in Regard to the Use and Occupancy of a Portion of the Summit Square, 611 East Main Street, East Dundee, Illinois**

Motion to Approve a Resolution Approving a License Agreement between the Village of East Dundee and the Dundee Township Foundation, Inc. in Regard to the Use and Occupancy of a Portion of the Summit Square, 611 East Main Street, East Dundee, Illinois by Andresen/Kunze.

**Discussion:**

There was discussion on whether the Village should continue contributing to the upkeep of the building or begin paying homeowner's association dues instead. Administrator Ramsay advised that a Homeowner's Association Meeting would need to be held to vote on restructuring the dues if the Village is to begin paying dues. She stated that the Foundation does not have the funds to rent the space. It only has funds to improve the rooms and run the Foundation. Steven Whitecotton explained the improvements the Foundation plans to do to 2 rooms so it can move out of the space it currently occupies through the Township. The estimated value of the work would be about \$40,000. The Township and Gallery 611 voiced that they would like to expand their own operations at Summit Square and purchase additional space. President Lynam asked for proposals from the interested parties involved. Trustees Mahony and Treiber expressed concern about



entering into a new agreement with the Foundation stating that additional information was needed about the Foundation's plan and the potential expansion plans for other users in the space.

Roll: Ayes – 4 – Trustees Andresen, Kunze, Brittin and Saviano. Nays – 2 – Trustees Mahony and Treiber.  
Absent – 0. Motion carries.

**c. Proclamation for Constitution Week September 17-23**

President Lynam Proclaimed September 17-23 as Constitution Week.

**FINANCIAL REPORTS:**

**A. Warrants List \$176,006.83**

**REPORTS: VILLAGE PRESIDENT and BOARD**

**Lynam:** Reminded that Oktoberfest is this coming weekend and he will be volunteering. Lynam asked Public Works Director Cotter on the status of the river front cleanup efforts. Cotter stated that tree trimming and removal of undesired vegetation began last week.

**Mahony:** Reported that she will be volunteering at Oktoberfest this weekend.

**Andresen:** Stated that the gravel parking lot in town needs to be discussed and placed on a future agenda. Andresen suggested putting the County funds towards river front improvements.

**Kunze:** Reported that he and 6 other volunteers took part in the Friends of the Fox clean up. He advised that Public Works helped with providing supplies. He stated that over 10 bags of garbage were collected. He added that there is an incredible amount of garbage near the river adjacent to River Lee's parking lot. He suggested putting a garbage can at that site.

**Saviano:** Stated that she is inspired by Elgin's Arts Council and the artwork that is done throughout the city, such as painting storm grates. She would like to see East Dundee have an Arts Council and beautify the town with art.

**Brittin:** None

**Treiber:** Reported that he attended Heritage Fest in West Dundee over the weekend and it was well attended. He praised all local municipal police and fire for a great job with crowd management.

**REPORTS: STAFF**

**Village Administrator:** Reported that the High Street Project Zoning & Variance requests will be appearing before the Planning and Zoning Commission on October 7.

**Assistant Village Administrator:** None

**Village Attorney:** None

**Village Engineer:** None

**Deputy Police Chief:** None

**Public Works Director:** None

**Building Official:** None

**Finance Director:** None

**PUBLIC COMMENT (Items not on the Agenda):** None

**EXECUTIVE SESSION:** Yes

Regular Village Board Meeting  
Village of East Dundee  
Kane County, Illinois  
September 20, 2021

4

Motion to adjourn the Regular Village Board meeting at 7:37 p.m. to Executive Session for (c)(1) Personnel and Legal Counsel and (c)(6) Sale of Property by Andresen/Mahony. The Village Board will not be taking any action in Executive Session and will therefore, not be returning to the Regular Board Meeting.

Roll: Ayes – 7 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano, Treiber 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 Lynam 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, Treiber and President Lynam.

Also in attendance: Village Administrator Jennifer Ramsay, Chief of Police George Carpenter, Director of Public Works Phil Cotter, Building Official Chris Ranieri, Village Attorney Greg Smith, Engineer Joe Heinz and Clerk Katherine Diehl.

**PLEDGE OF ALLEGIANCE: Recited**

**PUBLIC COMMENT (Agenda items only): None**

**CONSENT AGENDA:**

- a. **Motion to approve the Special Village Board Meeting Minutes Dated August 23, 2021**
- b. **Motion to approve the Special Village Board Meeting Minutes Dated September 13, 2021**
- c. **Motion to approve a Resolution Authorizing the Execution of a Negotiated Agreement between the Metropolitan Alliance of Police East Dundee Police Chapter # 453 and the Village of East Dundee (May 1, 2021 – April 30, 2025)**

Motion to Approve items A and B of the Consent Agenda and remove item C for further discussion at the end of the agenda by Mahony/Andresen.

Roll: Ayes – 6 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano and Treiber. Nays – 0. Absent – 0.  
Motion carries.

**OTHER AGENDA ITEMS:**

- a. **Motion to Approve an Ordinance Amending Chapter 156 of the Village Code Regulating Signs (Manufacturing District Sign Regulations)**

Motion to approve an Ordinance Amending Chapter 156 of the Village Code Regulating Signs (Manufacturing District Sign Regulations) by Kunze/Andresen.

**Discussion:**

Administrator Ramsay explained that there are currently no sign regulations for the M-1 and M-2 Manufacturing Districts in the Village Code. She stated that many requests have come before the Village Board. Staff is recommending allowing for wall signs and will further develop the code as additional requests come in. This will help avoid the applicant from going through the variance process.

Roll: Ayes – 6 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano and Treiber. Nays – 0. Absent – 0.  
Motion carries.

- b. **Water Tower Design Update**

Public Works Director Cotter advised that he met with the consultant, Dixon Engineering, and the contractor, Seven Brothers, for a pre-construction meeting. It was recommended to not paint the lower flared section of the stem of the tower black because the color will cause a rise in temperature inside the tower stem that could exceed 100 degrees on a hot day. It is recommended to paint the lower portion of the flared section white. He said it was also recommended to extend the black paint on the lower portion of the bowl a little higher to hide

the dirt, mold, and mildew that will accumulate on the underside of the bowl. There was consensus of the Board in favor of moving forward with these 2 recommendations. Cotter advised that the project is to begin this week.

**FINANCIAL REPORTS:**

**A. Warrants List \$407,377.36**

**REPORTS: VILLAGE PRESIDENT and BOARD**

**Lynam:** Reported that Oktoberfest was a huge success. He stated that he volunteered on Friday and Saturday nights and attendance was high. He thanked all involved for their efforts.

**Mahony:** Reported that she volunteered at Oktoberfest and it was very well attended. She also reported that she, Trustee Saviano and Trustee Brittin attended the Chamber Awards Dinner on Saturday. They presented the Community Service Award to Duke's Blues and BBQ and the Taste the Love Foundation.

**Andresen:** None

**Kunze:** None

**Saviano:** Also reported that she volunteered at Oktoberfest and it was a successful event.

**Brittin:** None

**Treiber:** None

**REPORTS: STAFF**

**Village Administrator:** Ramsay reported that the Route 72 and Christina Drive signalization project may be delayed until spring due to a utility issue. She advised that the Village received a check for just under \$1 million of the EDP Grant funds for the signalization and intersection improvements which will be turned over to Speedway. She also advised that the Village received 50 percent of COVID relief funding allocated to the Village on a per capita basis, which amounted to \$218,598. The remainder is expected to be received next year. Lastly, Ramsay stated that in regard to a parking lot or parking garage option, she will be reaching out to the Board with a request to authorize funding for a parking study in the downtown.

**Assistant Village Administrator:** None

**Village Attorney:** None

**Village Engineer:** None

**Police Chief:** Carpenter reported that 475 Police Rubber Ducks were given away at Oktoberfest. He stated that there were no issues at Oktoberfest from a Police standpoint.

**Public Works Director:**

**Building Official:** Ranieri stated that approximately a week and a half ago, it was discovered that a tenant was occupying the Haeger building. He notified the tenant immediately to vacate the property as the structure is unsafe and a section of the roof is collapsing. He then red-tagged the building. He advised that he will be sending a notice to the property owner. He also reported that River Lee's will be repairing their façade. He said the old Dominick's store also is in the process of getting pricing to repair their façade.

**Finance Director:** None

**PUBLIC COMMENT (Items not on the Agenda):** None

**EXECUTIVE SESSION:** Yes

Motion to recess the Regular Village Board meeting at 6:25 p.m. to Executive Session for (c)(21) Discussion of Minutes, (c)(1) Personnel and (c)(2) Collective Negotiating Matters by Andresen/Brittin.

Roll: Ayes – 7 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano, Treiber and President Lynam. Nays – 0. Absent – 0. Motion carries. Meeting recesses.

The Regular Village Board Meeting reconvenes at 7:02 p.m. President Lynam calls the meeting to order.

**ROLL CALL:**

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

**c. Motion to approve a Resolution Authorizing the Execution of a Negotiated Agreement between the Metropolitan Alliance of Police East Dundee Police Chapter # 453 and the Village of East Dundee (May 1, 2021 – April 30, 2025)**

Motion to approve a Resolution Authorizing the Execution of a Negotiated Agreement between the Metropolitan Alliance of Police East Dundee Police Chapter # 453 and the Village of East Dundee (May 1, 2021 – April 30, 2025) by Kunze/Mahony.

Roll: Ayes – 6 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano and Treiber. Nays – 0. Absent – 0. Motion carries

Motion to adjourn the Regular Village Board meeting at 7:04 p.m. to Executive Session for (c)(1) Personnel by Andresen/Brittin. The Village Board will not be taking any action in Executive Session and will therefore, not be returning to the Regular Board Meeting.

Roll: Ayes – 7 – Trustees Mahony, Andresen, Kunze, Brittin, Saviano, Treiber 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

## **RESOLUTION NUMBER \_\_\_\_-21**

### **A RESOLUTION APPROVING THE RELEASE AND AUDIO FILE DESTRUCTION OF CERTAIN EXECUTIVE SESSION MINUTES OF REGULAR AND SPECIAL MEETINGS OF THE PRESIDENT AND BOARD OF TRUSTEES**

**WHEREAS**, the President and Board of Trustees of the Village of East Dundee, Illinois (the Board) has, on occasion, believed it to be necessary to meet in Executive Session in accordance with the Open Meetings Act (5 ILCS 120/2); and

**WHEREAS**, the minutes of the Executive Sessions have been duly recorded by the Village Clerk, or her designee, pursuant to the requirements of the Act; and

**WHEREAS**, the Act also requires the Board to periodically review the minutes of Executive Sessions in order to approve their content and to determine whether they can be released for public review or remain closed to public review; and

**WHEREAS**, the Board has reviewed the minutes of all duly recorded Executive Sessions and has ascertained that all of the following sets of minutes are approved for content at this time and either should remain closed to public review or should be released for public inspection as noted below.

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

**Section One.** Each whereas paragraph above is incorporated by reference into this Section One and made a part hereof as material and operative provisions of this Resolution.

**Section Two.** The content of the following sets of Executive Session Minutes are approved and may be released for public inspection:

**October 21, 2019**

**April 20, 2020**

**Section Three.** The content of the following sets of Executive Session Minutes are approved but the need for confidentiality still exists as to all or part of those Minutes:

**None at this time**

**Section Four.** Beginning January 1, 2004, the Act requires that a verbatim record of all Executive Sessions be kept in the form of an audio or video recording and that such recordings can be destroyed upon approval of the Corporate Authorities after at least eighteen (18) months have passed since the completion of the recorded Executive Session. The Village has elected to maintain a verbatim record of all Executive Sessions in the form of audio recordings. The following audio recordings of Executive Sessions, which were completed more than eighteen (18) months ago and for which written minutes have been prepared, shall be destroyed by the Village Clerk on the next business day following the approval date of this Resolution:

**October 21, 2019**

**April 20, 2020**

**Section Four.** All other sets of minutes of Executive Sessions that have been duly recorded by the Village Clerk, or her designee, and are not listed in Section Two or Section Three of this Resolution shall remain closed to public review until, at least, the next periodic review by the Board.

**Section Five. Severability.** If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

**Section Six. Repeal.** 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 Seven. Publication.** This resolution shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to a roll call vote as follows:

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

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

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
JEFF LYNAM, President

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2021, under the authority of the President and Board of Trustees.

**ATTEST:**

\_\_\_\_\_  
KATHERINE DIEHL, Village Clerk

Recorded in the Village Records on \_\_\_\_\_, 2021.





## Gerald L. Heinz & Associates, Inc.

*Consulting Engineers and Professional Land Surveyors*

### **MEMORANDUM**

Date: October 13, 2021

To: Chris Ranieri, Building Official

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

Subject: Yulivan Carriers, 110 Prairie Lake Road– Final Inspection for Occupancy

Job No. ED-2234

The developer has satisfactorily addressed our punchlist items and we have approved the Record Drawings. At this time, we recommend final approval of the site improvements and that any bonds held by the Village be released.

Please let us know if you have any questions on our comments.

## Increase Rider

BOND NO. 107205025

To be attached and form a part of Bond No. 107205025 dated the 6th day of October, 2020, executed by Travelers Casualty and Surety Company of America as surety, on behalf of Triumph Construction Services Corporation as current principal of record, and in favor of Village of East Dundee, as Obligee, and in the amount of One Hundred Forty Nine Thousand Five Hundred Fifteen Dollars and 36/100 (\$149,515.36).

In consideration of the agreed premium charged for this bond, it is understood and agreed that Travelers Casualty and Surety Company of America hereby consents that effective from the 6th day of October, 2020, said bond shall be amended as follows:

THE BOND PENALTY SHALL BE Increased:

FROM: One Hundred Forty-Nine Thousand Five Hundred Fifteen Dollars and 36/100 (\$149,515.36)

TO: One Hundred Sixty-Four Thousand Four Hundred Sixty-Six Dollars and 89/100 (\$164,466.89)

The Increase of said bond penalty shall be effective as of the 6th day of October, 2020, and does hereby agree that the continuity of protection under said bond subject to changes in penalty shall not be impaired hereby, provided that the aggregate liability of the above mentioned bond shall not exceed the amount of liability assumed by it at the time the act and/or acts of default were committed and in no event shall such liability be cumulative.

Signed, sealed and dated this 28th day of October, 2020.

Triumph Construction Services Corporation  
PRINCIPAL

BY: 

Travelers Casualty and Surety Company of America  
SURETY

BY: 

William Reidinger, ATTORNEY-IN-FACT



## Gerald L. Heinz & Associates, Inc.

*Consulting Engineers and Professional Land Surveyors*

### **MEMORANDUM**

Date: August 6, 2021

To: Chris Ranieri, Building Official

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

Subject: Chicago Nut & Bolt– Final Inspection for Occupancy

Job No. ED-2228

We have reviewed the as-built storm sewer hydraulic grade line calculations. The calculations show that the storm water will need to surcharge over the pipe a maximum of 7" to pass the 10-year storm event for the two (2) sections that were constructed under the design slope. The storm water will not rise above any rim and will be contained underground. We find this acceptable.

We recommend final approval and that any bonds held by the Village be released.

Please let us know if you have any questions on our review comments.

Cc Phil Cotter, Dir. Of Public Works

## Increase Rider

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BOND NO. 107205021

To be attached and form a part of Bond No. 107205021 dated the 8th day of September, 2020, executed by Travelers Casualty and Surety Company of America as surety, on behalf of Triumph Construction Services Corporation as current principal of record, and in favor of Village of East Dundee, as Obligee, and in the amount of Fifty Thousand One Hundred Twenty-Eight Dollars and 96/100 (\$50,128.96).

In consideration of the agreed premium charged for this bond, it is understood and agreed that Travelers Casualty and Surety Company of America hereby consents that effective from the 8th day of September, 2020, said bond shall be amended as follows:

THE BOND PENALTY SHALL BE Increased:

FROM: Fifty Thousand One Hundred Twenty-Eight Dollars and 96/100 (\$50,128.96)

TO: One Hundred Eighty-Seven Thousand One Hundred Forty Dollars and 01/100 (\$187,140.01)

The Increase of said bond penalty shall be effective as of the 8th day of September, 2020, and does hereby agree that the continuity of protection under said bond subject to changes in penalty shall not be impaired hereby, provided that the aggregate liability of the above mentioned bond shall not exceed the amount of liability assumed by it at the time the act and/or acts of default were committed and in no event shall such liability be cumulative.

Signed, sealed and dated this 24th day of September, 2020.

Triumph Construction Services Corporation  
PRINCIPAL

BY: 

Travelers Casualty and Surety Company of America  
SURETY

BY: 

William Reidinger, ATTORNEY-IN-FACT

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# EAST DUNDEE

## Village Board Meeting Memorandum

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

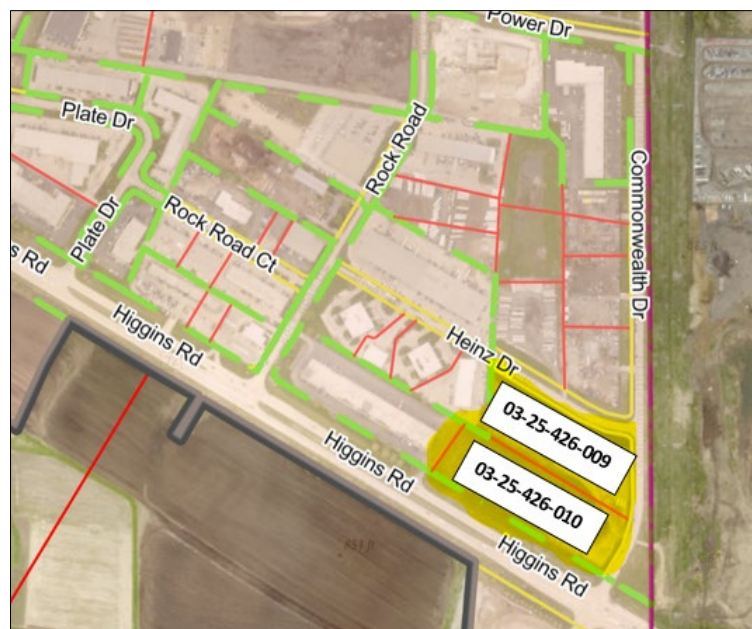
**From:** Jennifer Ramsay, Village Administrator  
Brad Mitchell, Assistant Village Administrator  
Chris Ranieri, Building Inspector  
Joseph D. Heinz, P.E.

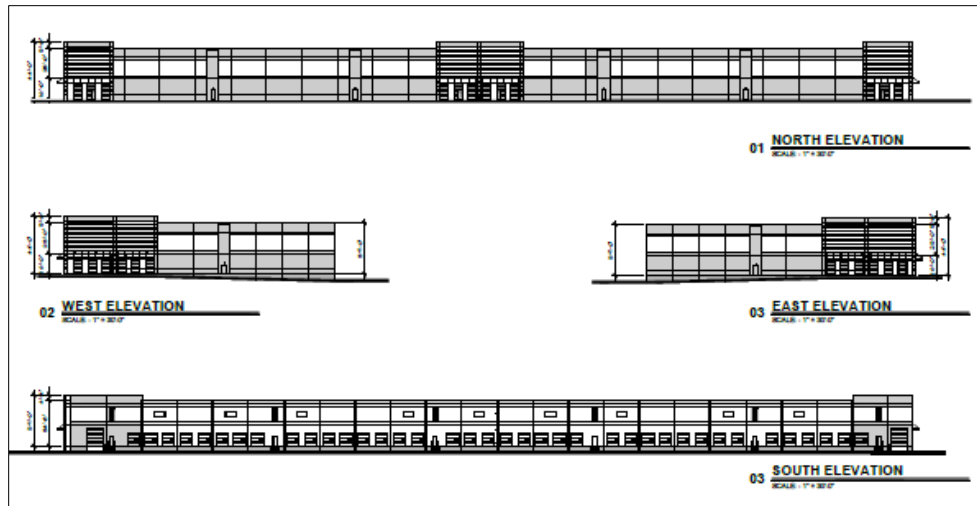
**Subject:** High Street Logistics – Lot 10 & Lot 11 Rock Road Business Park

**Date:** October 18, 2021

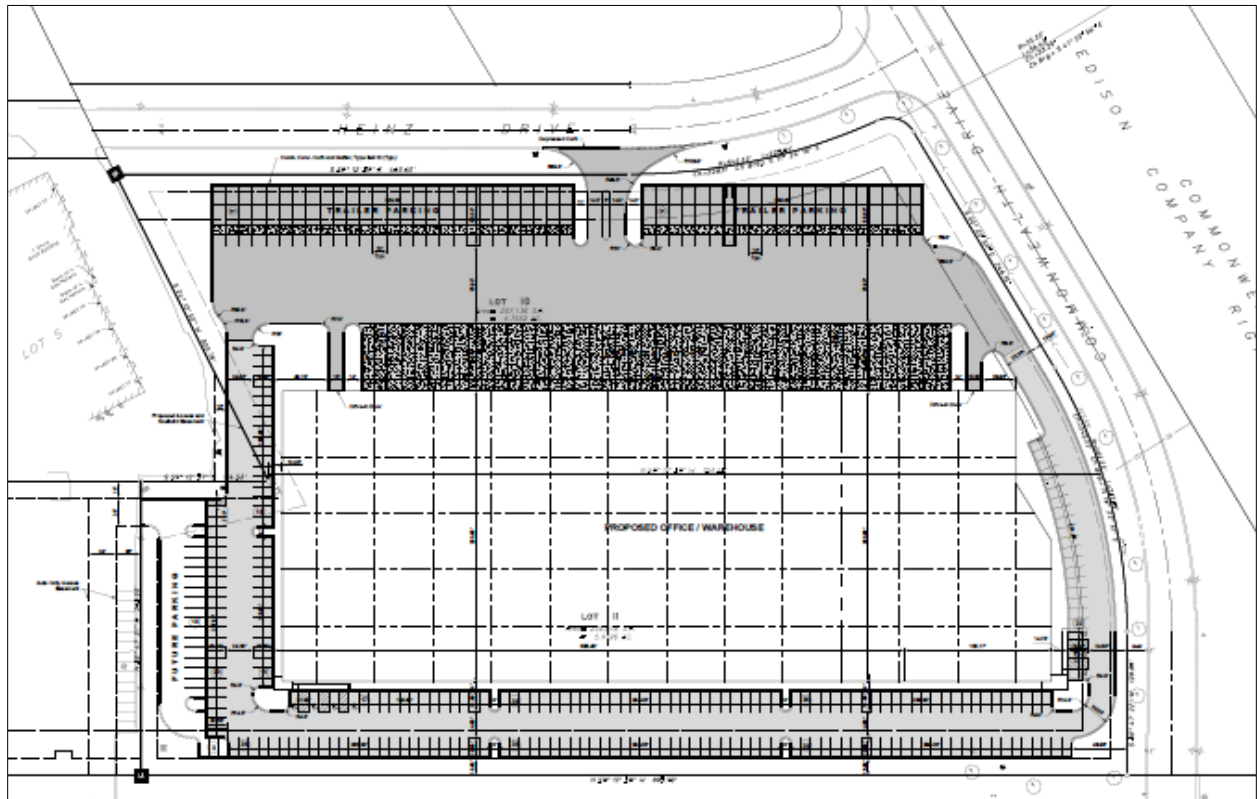
For approximately two years, the Village has been working with High Street Logistics (Developer) on the development of the parcels 03-25-426-009 and 03-25-426-010 owned by Plote Properties (Seller) as depicted below. As a reminder, at the September 13, 2021 Special Village Board Meeting, the Village Board approved a Development Agreement, approved by Ordinance 21-30, for the High Street Logistics Development Project.

The Developer plans to erect an approximate 172,400 square foot industrial building containing approximately 8,620 square feet of office and 163,780 square feet of warehouse. Please note, a tenant is expected to be secured within twelve months. As such, the exact end user has not yet been identified. However, the tenant will need to meet all building and zoning code requirements.





There will be approximately 44 dock doors on the north side of the building and approximately 48 truck parking spaces along the north lot line. There will be no direct access to the site from Route 72 or Commonwealth Drive, with access limited to one curb-cut out to Heinz Drive. See conceptual site plan below.



The Village received an application for the following zoning and landscaping items:

### **REZONING REQUEST (PETITIONER)**

**Request #1:** A request to rezone the small western trapezoidal portion of the property from B-3 Service Business District to M-1 Limited Manufacturing District.

Per Village Code Section 157.223 and existing case law, for all map amendments, the Planning and Zoning Commission must consider the following factors:

1. Existing uses of property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.
3. The suitability of the property in question to the uses permitted under the existing zoning classification.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.
5. The extent to which property values are diminished by the particular zoning restrictions.
6. The extent to which the destruction of property values of promotes the health, safety, morals, and general welfare of the public.
7. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
8. The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property
9. The community need for the proposed use.
10. The care with which the community has undertaken to plan its land use development.

#### **VARIANCES REQUESTS (PETITIONER)**

**Request #2: A variance request from Sections 157.066(A)(6)(a) and 157.148 requiring the front yard to not be less than 40 feet.**

- A variance is being requested to allow parking in the front yard.

**Request #3: A variance request from Section 157.066(A)(6)(b) requiring side yards to be not less than 25 feet in width.**

- A variance is being requested to reduce the required 25 feet side yard to 10 feet along the westerly side of the property.

**Request #4: A variance request from Section 157.066(A)(5) requiring building height to be less than 35 feet in height.**

- A variance is being requested increasing the maximum allowable building height from 35 feet to 40 feet.

**Request #5: A variance request from Sections 157.147(B)(2) and 57.101(B) requiring no driveway across the public property shall have a width exceeding 24 feet.**

- A variance is being requested increasing the maximum driveway width across the public property from 24 feet to 35 feet.

**Request #6 (Village Board Approval Only): A variance request from Section 158.04(D)(2)(a) requiring the interior parkway requirement to be 10 feet.**

- A variance is being requested to reduce the interior parkway requirement from 10 feet to 8.5 feet along Heinz Drive.

**Request #7 (Village Board Approval Only): A variance request from Section 158.04(D)(2)(b)(4)(b) requiring Type 2 screening along the westerly side of the property.**

- A variance is being requested to waive the landscaping screening requirement on the westerly side of the property.

**Request #8 (Village Board Approval Only): A variance request from Section 158.04(D)(2)(d)(2) requiring a maximum allowable parking stalls in a row to be 10 stalls between parking islands.**

- A variance is being requested to waive the requirement of parking islands being provided every 10 stalls.

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.
4. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced.
5. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.
6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
7. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
8. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
9. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise



endanger the public safety or substantially diminish or impair property values within the neighborhood.

The Commission may require such conditions and restrictions by a variation(s) as may be necessary to comply with the standards set forth in the Village Code or reduce or minimize the injurious effect of the variation(s) upon the other property in the neighborhood. The Planning and Zoning Commission agreed to recommend the following minimum condition that was provided by staff:

1. That the variances will automatically expire if the High Street Logistics Development Project approved by Ordinance 21-30 is not completed or the terms of the Development Agreement, approved by Ordinance 21-30, are not fulfilled by the Seller or the Developer.

### **PLANNING AND ZONING COMMISSION RECOMMENDATION**

At the October 7, 2021 Planning and Zoning Commission, the Commission voted to approve the rezoning and variances requests (only pertaining to Zoning Chapter of the East Dundee Village Code) with a vote of 6-0 (2 members absent, 1 vacancy).

### **STAFF RECOMMENDATION**

If the Village Board decides to approve the rezoning and variances, then the approval shall include the condition 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 the rezoning of the small western trapezoidal portion of the lots 10 and 11 in the Rock Road Business Park, East Dundee, IL 60118 to the M-1 Manufacturing District.
2. Discussion and motion to approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois approving variations for front yard, side yards, building height, driveway, landscaping, interior parkway, and parking islands for lot 10 and lot 11 in the Rock Road Business Park, East Dundee, IL 60118 in the M-1 Manufacturing District.

### **ATTACHMENTS**

1. Ordinances – Rezoning and Variances
2. Application and related attachments
3. Public Notice
4. Findings of Facts

**ORDINANCE NUMBER 21 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS APPROVING THE REZONING OF THE SMALL  
WESTERN TRAPEZODIAL PORTION OF THE LOTS 10 AND LOT 11 IN THE ROCK  
ROAD BUSINESS PARK, EAST DUNDEE, IL 60018 TO THE  
M-1 MANUFACTURING DISTRICT**

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

**WHEREAS**, High Street Logistics ("Applicant") is the contract purchaser of Lot 10 and Lot 11 of the Rock Road Business Park, East Dundee, IL 60118 legally described in Section 2 below ("Subject Property"); and

**WHEREAS**, the Applicant filed an application with the Village seeking to amend the zoning of the small trapezoidal portion of Lot 10 and Lot 11 of the Subject Property from the B-3 Service Business District to the M-1 Manufacturing District ("Application"); and

**WHEREAS**, the Planning and Zoning Commission of the Village convened and held a public hearing on October 7, 2021 to consider the Application pursuant to notice sent to those persons to whose names appear on the current real estate tax bills of all lots within 250 feet of the Subject Property, published in a newspaper having general circulation within the Village, and posted at the Subject Property, all in accordance with Section 157.233 of the Zoning Ordinance of the Village of East Dundee ("Zoning Ordinance"); and

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 157.223 of the Zoning Ordinance and made a recommendation to approve the Application; and

**WHEREAS**, the President and Board of Trustees of the Village ("Corporate Authorities") have received and considered the recommendation of the Planning and Zoning Commission and find it to be in the best interests of the health, safety and welfare of its residents to approve the Application and to amend the zoning classification of the Subject Property;

**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: Rezoning.** That the Corporate Authorities hereby grant the Application and approve the change in zoning district classification of the Subject Property, legally described as:

LOT 10 IN ROCK ROAD BUSINESS PARK , BEING A SUBDIVISION IN THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2004 AS DOCUMENT NUMBER 2004K059306, IN KANE COUNTY, ILLINOIS.

**Being a portion of the following described tract:**

THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 72, AND COMMONLY KNOWN AS NEW HIGGINS ROAD; THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT OF ON THE SOUTH LINE OF SAID SECTION 25, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 IN TOWNSHIP AND RANGE AS AFORESAID; THENCE NORTH 80 DEGREES 23 MINUTES WEST 948.50 FEET; THENCE NORTH 00 DEGREES 14 MINUTES WEST 925.90 FEET; THENCE SOUTH 81 DEGREES 12 MINUTES EAST 1,447.30 FEET; THENCE NORTH 04 DEGREES 22 MINUTES EAST 2,365.00 FEET; THENCE SOUTH 80 DEGREES 19 MINUTES EAST 667.90 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE SOUTH ON SAID SECTION LINE, 3,085.30 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE WEST ON SAID SECTION LINE TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, IN KANE COUNTY, ILLINOIS.

**AND**

LEGAL DESCRIPTION OF THE THAT PART OF PROPOSED LOT 11 FALLING WITHIN LOT 6 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 3 THAT PART OF LOT 6 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 6; THENCE NORTH 58 DEGREES 49 MINUTES 51 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 246.06 FEET; THENCE NORTH 31 DEGREES 10 MINUTES 09 SECONDS EAST, PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 263.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 6; THENCE SOUTH 58 DEGREES 49 MINUTES 51 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, 114.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 04 DEGREES 35 MINUTES 38 SECONDS WEST

ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 294.07 FEET TO THE POINT OF BEGINNING , IN KANE COUNTY, ILLINOIS.

**ALSO DESCRIBED AS:**

LOT 11 IN ROCK ROAD BUSINESS PARK , BEING A SUBDIVISION IN THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2004 AS DOCUMENT NUMBER 2004K059306, IN KANE COUNTY, ILLINOIS.

Part of PIN 03-25-426-009 and PIN 03-25-426-010

Commonly known as Lot 10 and Lot 11 Rock Road Business Park, East Dundee, IL 60118

**SECTION 3: Zoning Map.** That the official zoning map of the Village be and is hereby amended to reflect the new zoning district classification of the Subject Property approved in Section 2 above.

**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 18<sup>th</sup> day of October 2021 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this 18<sup>th</sup> day of October 2021.

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

**ATTEST:**

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

Published in pamphlet form this 18<sup>th</sup> day of October 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on October \_\_\_, 2021.

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

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

Applicant

Date: October \_\_\_, 2021

**ORDINANCE NUMBER 21 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS APPROVING VARIATIONS FOR FRONT YARD,  
SIDE YARDS, BUILDING HEIGHT, DRIVEWAY, LANDSCAPING, INTERIOR  
PARKWAY, AND PARKING ISLANDS FOR LOT 10 AND LOT 11 IN THE ROCK  
ROAD BUSINESS PARK, EAST DUNDEE, IL 60118 IN THE M-1 MANUFACTURING  
DISTRICT**

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

**WHEREAS**, High Street Logistics ("Applicant") is the contract purchaser of the property, Lot 10 and Lot 11 in the Rock Road Business Park located in East Dundee, Illinois, 60118 legally described in Section 2 below ("Subject Property"); and

**WHEREAS**, the Applicant filed an application with the Village seeking variations from the Zoning Chapter and Landscaping Chapter of the East Dundee Village Code as described in the application; and

**WHEREAS**, pursuant to Sections 157.207 and 158.04 of the Village Code, and the Village's home rule authority, the President and Board of Trustees of the Village (collectively the "Corporate Authorities") may provide for and allow variances to the requirements of the Village Code when there are practical difficulties or a particular hardship with the strict compliance with the Village Code; and

**WHEREAS**, the Planning and Zoning Commission of the Village convened and held a public hearing on October 7, 2021 to consider the Application pursuant to the variances; and

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 157.207 of the Zoning Ordinance for variations and recommended approval of the Application, subject to the conditions in Section 3 below and related findings of fact; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Sections 157.066(A)(6)(a) and 157.148 requiring the front yard to be not less than 40 feet as described in the application; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Section 157.066(A)(6)(b) requiring side yards to be not less than 25 feet in width as described in the application; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Section 157.066(A)(5) requiring building height to be less than 35 feet in height as described in the application; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Sections 157.147(B)(2) and 57.101(B) requiring no driveway across the public property shall have a width exceeding 24 feet as described in the application; and

**WHEREAS**, pursuant to Section 158.04 of the Village Code, and the Village's home rule authority, the President and Board of Trustees of the Village (collectively the "Corporate Authorities") may provide for and allow variances to the landscaping requirements of Chapter 158 of the Village Code as long as the intent of specified requirements are met; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Section 158.04(D)(2)(a) requiring the interior parkway to be 10 feet as described in the application; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Section 158.04(D)(2)(b)(4)(b) requiring Type 2 screening along the westerly side of the property as described in the application; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Section 158.04(D)(2)(d)(2) requiring a maximum allowable parking stalls in a row to be 10 stall between parking islands as described in the application; and

**WHEREAS**, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission and find it to be in the best interests of the health, safety and welfare of its residents to approve the requested variations subject to the conditions contained within Section 3 of this Ordinance;

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

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

**SECTION 2: Variations.** That the Corporate Authorities hereby grant the Application for the Subject Property, legally described as:

LOT 10 IN ROCK ROAD BUSINESS PARK , BEING A SUBDIVISION IN THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2004 AS DOCUMENT NUMBER 2004K059306, IN KANE COUNTY, ILLINOIS.

**Being a portion of the following described tract:**

THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 72, AND COMMONLY KNOWN AS NEW HIGGINS ROAD; THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT OF ON THE SOUTH LINE OF SAID SECTION 25, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 IN TOWNSHIP AND RANGE AS AFORESAID; THENCE NORTH 80 DEGREES 23 MINUTES WEST 948.50 FEET; THENCE NORTH 00 DEGREES 14 MINUTES WEST 925.90 FEET; THENCE SOUTH 81 DEGREES 12 MINUTES EAST 1,447.30 FEET; THENCE NORTH 04 DEGREES 22 MINUTES EAST 2,365.00 FEET; THENCE SOUTH 80 DEGREES 19 MINUTES EAST 667.90 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE SOUTH ON SAID SECTION LINE, 3,085.30 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE WEST ON SAID SECTION LINE TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, IN KANE COUNTY, ILLINOIS.

**AND**

LEGAL DESCRIPTION OF THE THAT PART OF PROPOSED LOT 11 FALLING WITHIN LOT 6 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 3 THAT PART OF LOT 6 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 6; THENCE NORTH 58 DEGREES 49 MINUTES 51 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 246.06 FEET; THENCE NORTH 31 DEGREES 10 MINUTES 09 SECONDS EAST, PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 263.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 6; THENCE SOUTH 58 DEGREES 49 MINUTES 51 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, 114.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 04 DEGREES 35 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 294.07 FEET TO THE POINT OF BEGINNING , IN KANE COUNTY, ILLINOIS.

**ALSO DESCRIBED AS:**

LOT 11 IN ROCK ROAD BUSINESS PARK , BEING A SUBDIVISION IN THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2004 AS DOCUMENT NUMBER 2004K059306, IN KANE COUNTY, ILLINOIS.

Part of PIN 03-25-426-009 and PIN 03-25-426-010



Commonly known as Lot 10 and Lot 11 Rock Road Business Park, East Dundee, IL 60118

**Variation 1**

A variation from Section 157.066(A)(6)(a) and 157.148 of the Zoning Chapter of the East Dundee Village Code requiring the front yard to not be less than 40 feet, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will allow parking in the front yard.

**Variation 2**

A variation from Section 157.066(A)(6)(b) of the Zoning Chapter of the East Dundee Village Code requiring side yards to be not less than 25 feet in width, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will reduce the required 25 feet side yard to 10 feet along the westerly side of the property.

**Variation 3**

A variation from Section 157.066(A)(5) of the Zoning Chapter of the East Dundee Village Code requiring building height to be less than 35 feet in height, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will increase the maximum allowable building height from 35 feet to 40 feet.

**Variation 4**

A variation from Sections 157.147(B)(2) and 57.101(B) of the Zoning Chapter of the East Dundee Village Code requiring no driveway across the public property shall have a width exceeding 24 feet, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will increase the maximum driveway width across the public property from 24 feet to 35 feet.

**Variation 5**

A variation from Section 158.04(D)(2)(a) landscaping requirements of Chapter 158 of the East Dundee Village Code requiring the interior parkway requirement to be 10 feet, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will reduce the interior parkway requirement from 10 feet to 8.5 feet along Heinz Drive.

**Variation 6**

A variation from Section 158.04(D)(2)(b)(4)(b) landscaping requirements of Chapter 158 of the East Dundee Village Code requiring Type 2 screening along

the westerly side of the property, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will waive the landscaping screening requirement on the westerly side of the property.

#### **Variation 7**

A variation from Section 158.04(D)(2)(d)(2) landscaping requirements of Chapter 158 of the East Dundee Village Code requiring a maximum allowable parking stalls in a row to be 10 stalls between parking islands, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will waive the requirement of parking islands being provided every 10 stalls.

**SECTION 3: Conditions of Approval.** That the variances 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 Variances will automatically expire if the High Street Logistics Development Project approved by Ordinance 21-30 is not completed or the terms of the Development Agreement, approved by Ordinance 21-30, are not fulfilled by the Seller or the Developer.

**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 18<sup>th</sup> day of October 2021 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this 18<sup>th</sup> day of October 2021.

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

**ATTEST:**

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

Published in pamphlet form this 18<sup>th</sup> day of October 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on October \_\_\_\_, 2021.

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

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

Applicant

Date: October \_\_, 2021



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

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

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

**PART I. GENERAL INFORMATION**

**A. Project Information**

1. Project/Owner Name: AG-HS Development Portfolio Subsidiary, L.L.C., a DE LLC
2. Project Location: NW corner of Higgins Road and Commonwealth Dr., East Dundee, IL
3. Brief Project Description:  
See attached narrative and site plan: Exhibit A
4. Project Property Legal Description:  
See attached Exhibit B
5. Project Property Size in Acres and Square Feet: 10.1748 (443,214.28 sq. ft.)
6. Current Zoning Status: Part commercial and part industrial
7. Current Use Status: parking / vacant
8. Surrounding Land Use Zoning: Industrial to the north and west; Com Ed. ROW to the East;  
mining and farming to the south
9. Zoning District Being Requested (if applicable): M-1, Limited Manufacturing District
10. Parcel Index Numbers of Property: 03-25-426-009 and 03-25-426-010

**B. Owner Information**

1. Signature: \_\_\_\_\_
2. Name: Chicago Title Land Trust Company, as successor trustee under trust # 11-5651
3. Address: c/o David R. Plote and Kevin Seay, Plote Properties, 1141 E. Main, E. Dundee, IL 60118
4. Phone Number: 847-560-1121 Fax: 847-468-1062 Email: kseay@plotoproperties.com

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

1. Name/Company: High Street Logistics, Attn: Michael Ruen
2. Address: 1S450 Summit Ave., #250, Oak Brook Terrace, IL 60181
3. Phone Number: 404-964-9391 Fax: \_\_\_\_\_ Email: mruen@highstreetlp.com

### **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?

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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?

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

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

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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?

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**IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:**

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

See attached Exhibit C

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

See attached Exhibit C

3. What is proposed?

See attached narrative and site plan Exhibit A

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

The land in question is irregularly shaped and bounded on three sides (the south, east and north) by public rights of way. The foregoing makes efficient development of the site impractical without the requested variances.

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

The architecture of the building and the site design reflect mitigation measures.

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

See answer to #4.

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

See answer to #4.

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

See answer to #4.

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

No

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

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

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



**PLANNING AND ZONING & HISTORIC COMMISSION MEETING SCHEDULE**  
**MEETING TIME 7:00PM**  
**\*THURSDAY EVENING UNLESS DENOTED**

---

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

**Historic Commission Meetings (as needed)**

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

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





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

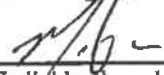
The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as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

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

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

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

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

 Individually and for the Applicant	July 28, 2021 Date
S450 Summit Ave., #250, Oak Brook Terrace, IL 60181 Address	404-964-9391 Phone Number

Project Description:  
Construction of an approximate 170,000 sq. ft. industrial building



### Affidavit of Ownership & Control

I (We), AG-HS Development Portfolio Subsidiary, L.L.C., a DE LLC, contract purchaser do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: [Signature] - HS Devco Manager, LLC

Owner: AG-HS Development Portfolio Parent 1, L.L.C. a Delaware limited liability company

Address: 16450 Summit Ave., #250

Oak Brook Terrace, IL 60181

Phone: 404-964-9391 (Mike Ruen)

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

[Signature]  
(NOTARY SIGNATURE)





### Affidavit & Disclosure Agreement

---

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

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

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

AG-HS Development Portfolio Subsidiary, L.L.C., a DE LLC

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

Project Address: NW corner of Higgins Road and Commonwealth Dr., East Dundee, IL

**EXHIBIT A**  
**PROJECT DESCRIPTION**

The Developer, AG-HS Development Portfolio Subsidiary, L.L.C. (“**Developer**”) plans to erect on the Subject Property an approximate 172,400 square foot industrial building containing approximately 8,620 square feet of office and 163,780 square feet of warehouse. There will be approximately 44 dock doors on the north side of the building and approximately 48 truck parking spaces along the north lot line. There will be no direct access to the site from Route 72 or Commonwealth Drive, with access limited to one curb-cut out to Heinz Drive.

**EXHIBIT B**  
**LEGAL DESCRIPTION**

LOT 10 IN ROCK ROAD BUSINESS PARK , BEING A SUBDIVISION IN THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2004 AS DOCUMENT NUMBER 2004K059306, IN KANE COUNTY, ILLINOIS.

**Being a portion of the following described tract:**

THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 72, AND COMMONLY KNOWN AS NEW HIGGINS ROAD; THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT OF ON THE SOUTH LINE OF SAID SECTION 25, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 IN TOWNSHIP AND RANGE AS AFORESAID; THENCE NORTH 80 DEGREES 23 MINUTES WEST 948.50 FEET; THENCE NORTH 00 DEGREES 14 MINUTES WEST 925.90 FEET; THENCE SOUTH 81 DEGREES 12 MINUTES EAST 1,447.30 FEET; THENCE NORTH 04 DEGREES 22 MINUTES EAST 2,365.00 FEET; THENCE SOUTH 80 DEGREES 19 MINUTES EAST 667.90 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE SOUTH ON SAID SECTION LINE, 3,085.30 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE WEST ON SAID SECTION LINE TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, IN KANE COUNTY, ILLINOIS.

**AND**

LEGAL DESCRIPTION OF THE THAT PART OF PROPOSED LOT 11 FALLING WITHIN LOT 6 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 3 THAT PART OF LOT 6 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 6; THENCE NORTH 58 DEGREES 49 MINUTES 51 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 246.06 FEET; THENCE NORTH 31 DEGREES 10 MINUTES 09 SECONDS EAST, PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 263.00 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 6; THENCE SOUTH 58 DEGREES 49 MINUTES 51 SECONDS EAST ALONG SAID NORTHEASTERLY LINE, 114.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 04 DEGREES 35 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 294.07 FEET TO THE POINT OF BEGINNING , IN KANE COUNTY, ILLINOIS.

**ALSO DESCRIBED AS:**

LOT 11 IN ROCK ROAD BUSINESS PARK , BEING A SUBDIVISION IN THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2004 AS DOCUMENT NUMBER 2004K059306, IN KANE COUNTY, ILLINOIS.

**Exhibit C**  
**High Street – NW Corner Route 72 and Commonwealth Drive**  
**List of Variances**

**Yards (M1 Zoning District)**

*Code Section 157.066(A)(6)(a) & 157.148*

Front Yard Required = 40' (applies to parking when abutting a street)

Parking Setback along Higgins Road = 15'

Parking Setback along Commonwealth Drive = 10'

Parking Setback along Heinz Drive = 8.5'

*Code Section 157.066(A)(6)(b)*

Side Yard Required = 25'

West Side Building Setback Proposed = 12.03'

**Access**

*Code Section 157.147(B)(2)*

Maximum Driveway Width = 24'

Proposed Driveway Width = 34'

# BROGDON DISTRIBUTION CENTER

783 Brogdon Road | Suwanee, Georgia 30024



## 117,130 SF

REAR LOAD INDUSTRIAL BUILDING

DELIVERS Q1 2022

**NAI** Brannen Goddard

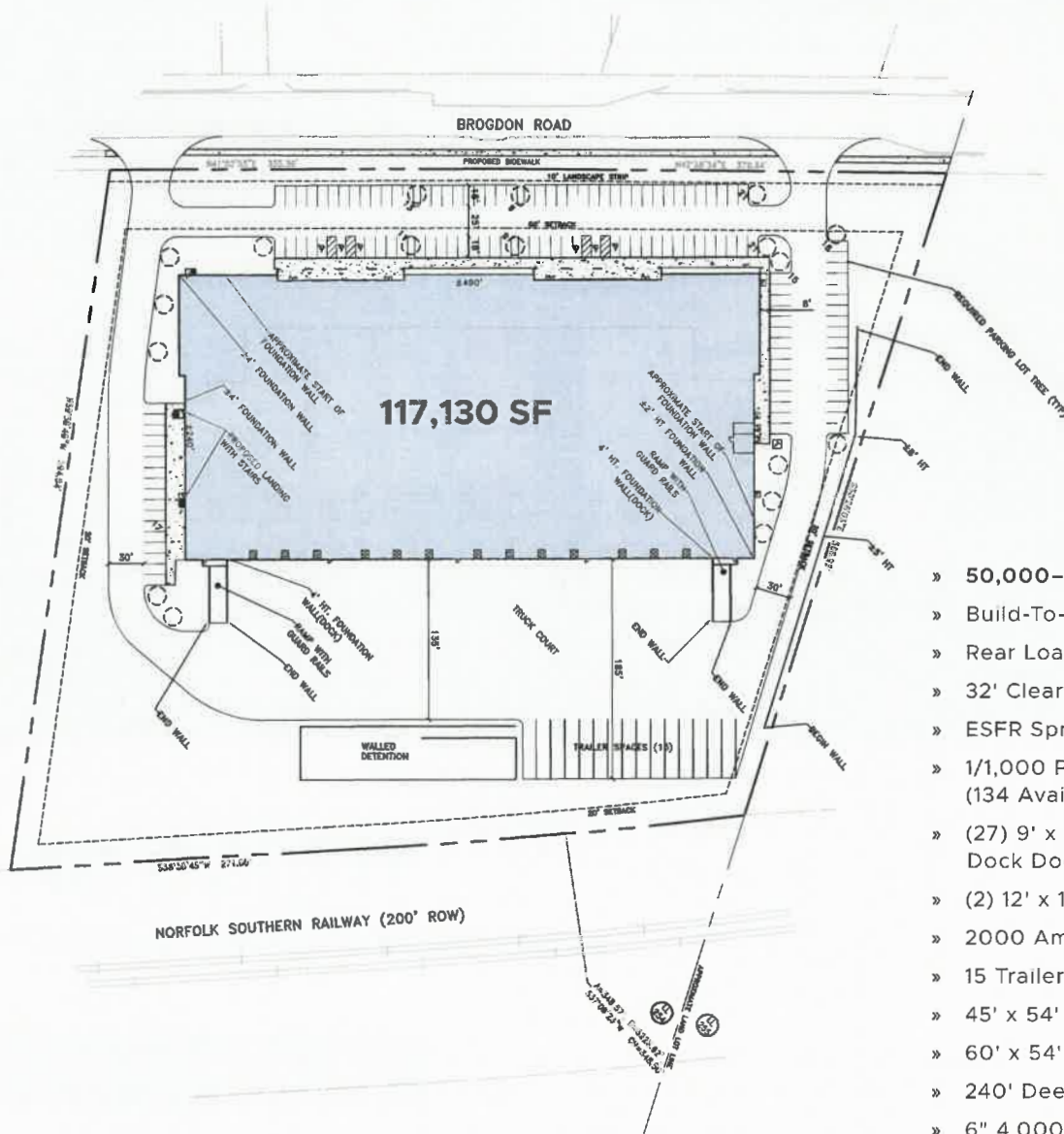


**HIGH STREET**  
LOGISTICS PROPERTIES

# BROGDON DISTRIBUTION CENTER

783 Brogdon Road | Suwanee, GA 30024

## DULUTH / SUWANEE / BUFORD INDUSTRIAL SUBMARKET



- » 50,000–117,130 SF For Lease
- » Build-To-Suit Office
- » Rear Load
- » 32' Clear Height
- » ESFR Sprinkler System
- » 1/1,000 Parking Ratio  
(134 Available Parking Spaces)
- » (27) 9' x 10' Overhead  
Dock Doors, Insulated
- » (2) 12' x 14' Drive-In Doors, Insulated
- » 2000 Amp, 3-Phase, 277/480 Volt
- » 15 Trailer Drops
- » 45' x 54' Column Spacing
- » 60' x 54' at Speed Bay
- » 240' Deep Building
- » 6" 4,000 PSI Floor, Unreinforced
- » 45-Mil TPO Roof System
- » 135' Truck Court,  
185' at Trailer Locations
- » 3.8 Miles to I-85
- » "In-Fill" Location
- » Delivers Q1 2022



# BROGDON DISTRIBUTION CENTER

783 Brogdon Road | Suwanee, GA 30024

## PROPERTY OVERVIEW

Brogdon Distribution Center, located in Suwanee, Georgia, is a 117,130 SF industrial building. It is strategically positioned within the Duluth/Suwanee/Buford Industrial submarket which appeals to a wide range of industrial users. The center is located only minutes to Peachtree Industrial Boulevard, Buford Highway, I-985 and I-85.



## SUWANEE

Suwanee is a forward-moving city of 30,000 residents situated 33 miles northeast of Downtown Atlanta. The city's economic strategy focuses on quality of life initiatives to grow businesses and employment. Suwanee is home to several industrial campuses and commercial centers and continues to actively plan for future diverse developments.

## NOTABLE DISTANCES

### MAJOR ARTERIES / INTERSTATES

Peachtree Industrial Boulevard	0.7 miles
Buford Highway	1.2 miles
Highway 20	3.2 miles
I-85	3.8 miles
I-985	4.8 miles
GA-316	9.3 miles
I-285	21.0 miles

### AIR

Hartsfield-Jackson Atlanta Int'l Airport	42 miles
--	----------



# BROGDON DISTRIBUTION CENTER

783 Brogdon Road | Suwanee, GA 30024



**NAI Brannen Goddard**

To arrange a tour, please contact:

**Nathan Anderson**  
404 812 4020  
nanderson@naibg.com

**Matt Bentley**  
404 812 4079  
mbentley@naibg.com

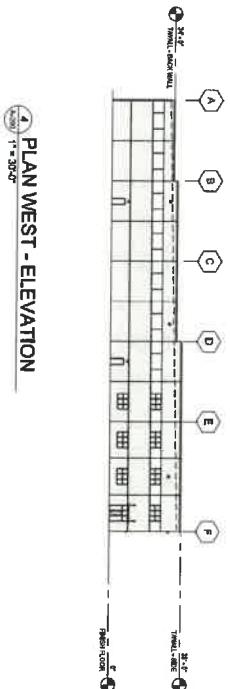
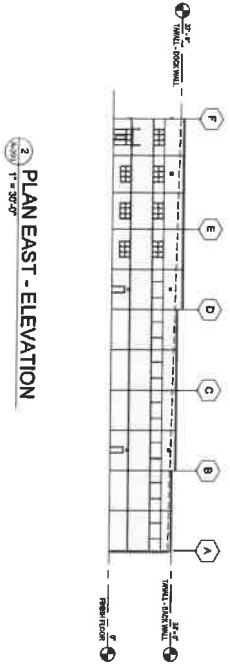
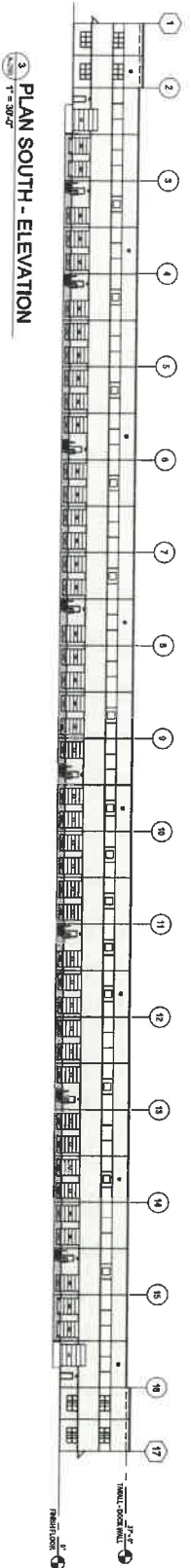
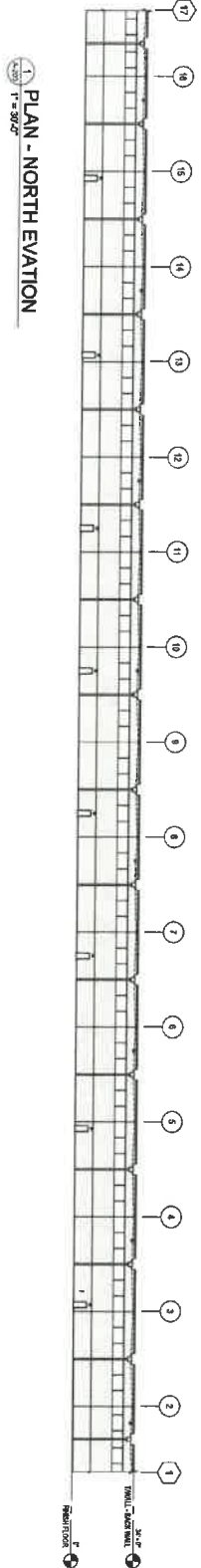
Information is deemed from reliable sources. No warranty is made as to its accuracy.



**HIGH STREET**  
LOGISTICS PROPERTIES

**Maggie Manusama**  
678 956 7155  
mmanusama@highstreetlp.com



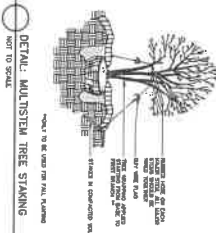


**PLANT SCHEDULE:**

[illegible]

EVOLUTIONARY PSYCHOLOGY  
EDITED BY  
DAVID M. Buss  
YALOW R. BIRDEN, CHAIRMAN

- [illegible]



DETAIL: MULTISTEM TREE STAKING

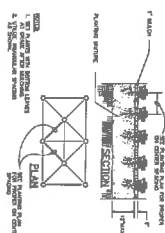
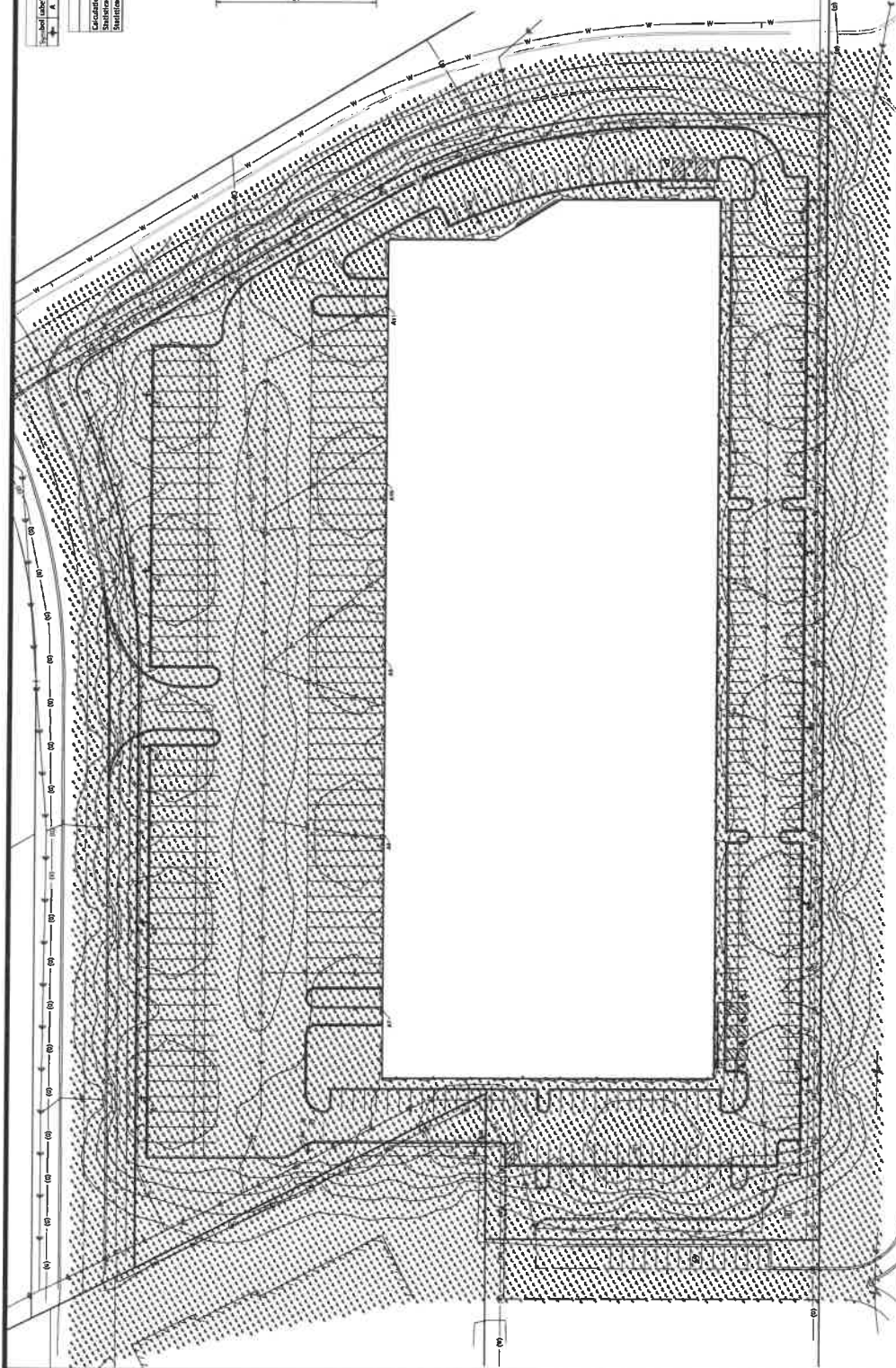


TABLE 6.1.10

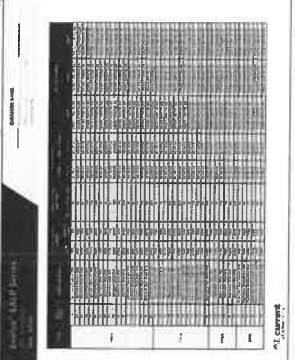
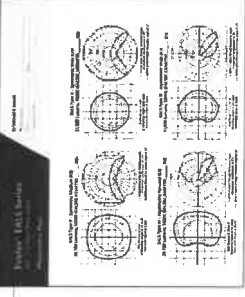
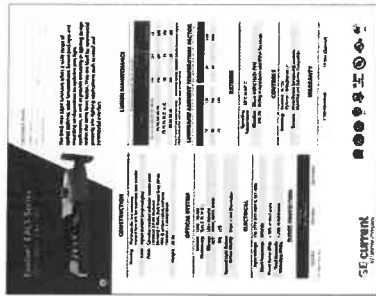
LANDSCAPE PLAN NOTES:

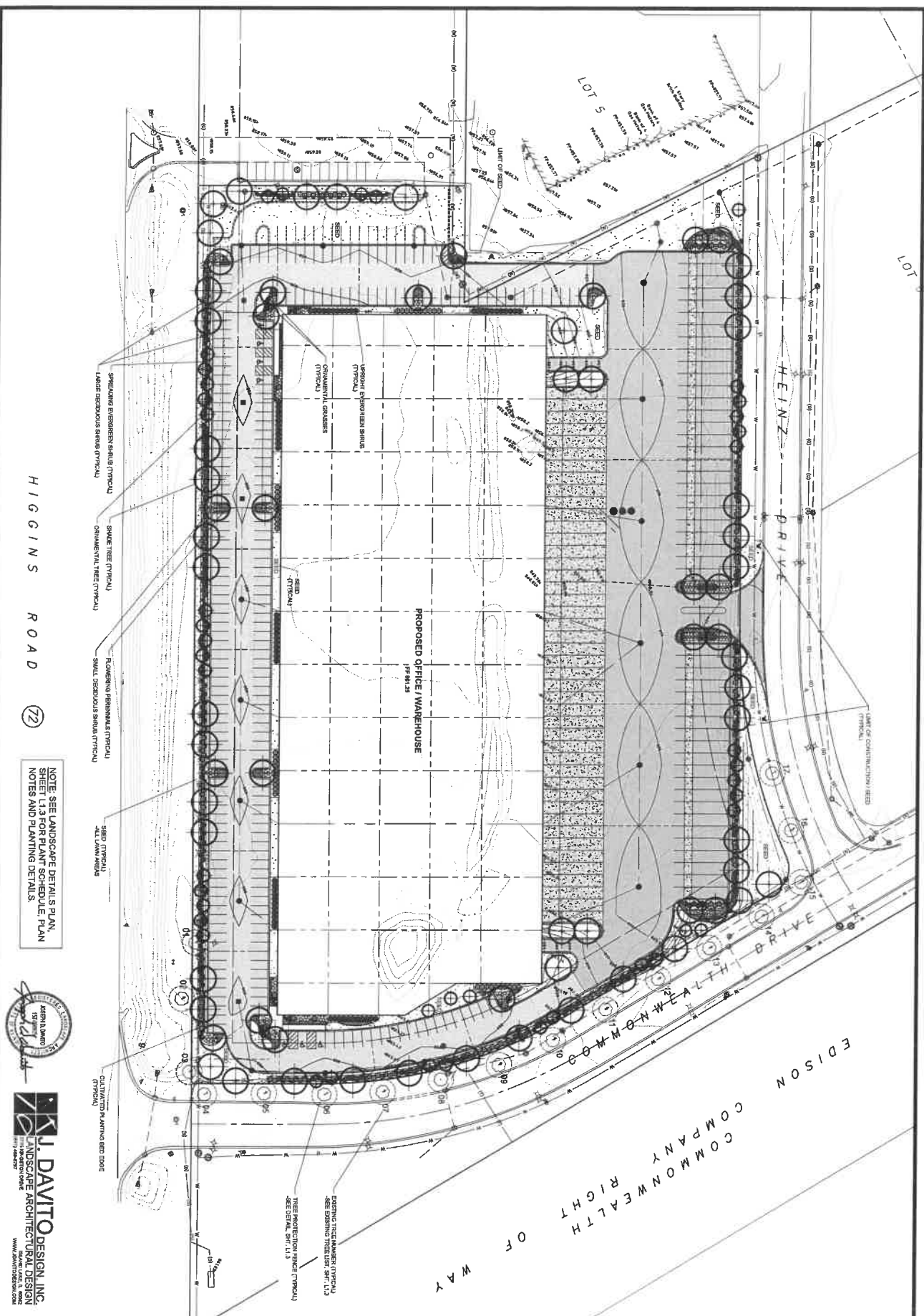
- [illegible]

**J. DAVITO DESIGN, INC.**  
LANDSCAPE ARCHITECTURAL DESIGN  
14700 DIXON DRIVE  
MAY 404-8177  
16 LAUD LANE, E. SUON  
WWW.JDAVITODSIGN.COM

[illegible]

**LIGHT POLE DETAIL**  
Not to Scale





HIGGINS ROAD 72

NOTE: SEE LANDSCAPE DETAILS PLAN, SHEET L1.3 FOR PLANT SCHEDULE, PLAN, NOTES AND PLANTING DETAILS.



**K.J. DAVITO DESIGN, INC.**  
LANDSCAPE ARCHITECTURAL DESIGN  
100 East State Parkway, Suite 200, Schaumburg, IL 60196  
www.kjdavito.com

**PRELIMINARY LANDSCAPE PLAN**  
**ROCK ROAD BUSINESS PARK**  
**PRELIMINARY ENGINEERING**  
EAST DUNDEE, ILLINOIS

**HAEGER ENGINEERING**  
consulting engineers & land surveyors  
100 East State Parkway, Suite 200, Schaumburg, IL 60196  
Bureau of Professional Design Firm License No. 154-0001157  
www.haegerengineering.com

04-14-21  
Date  
Revised Building and Parking at 180° Corner  
Revisions



Not to Scale, Not for Construction, Not for Record

HIGGINS ROAD

72

NOTE: SEE LANDSCAPE DETAILS PLAN, SHEET 11.3 FOR EXIST. TREE LIST, PLAN NOTES AND TREE FENCE DETAIL

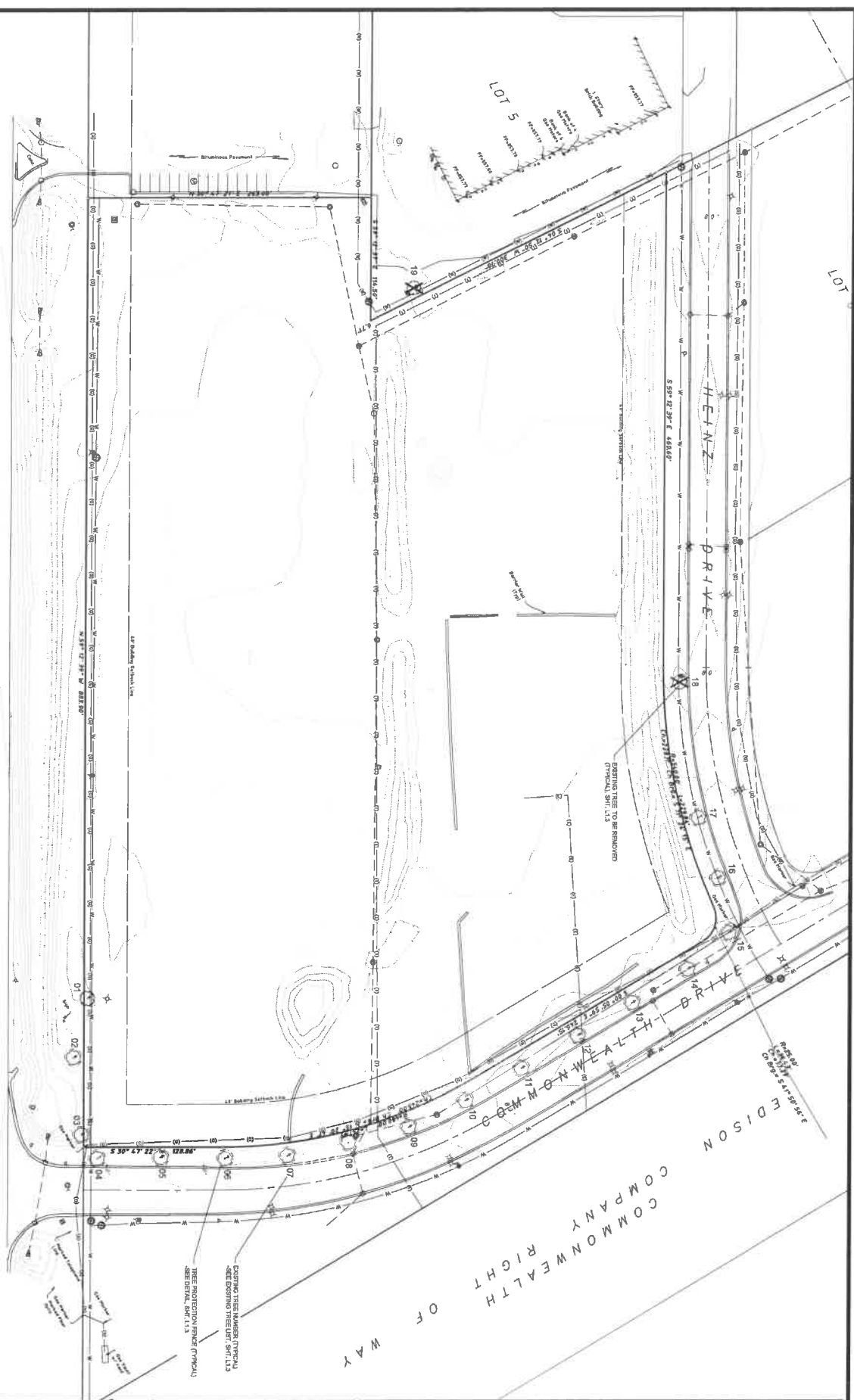


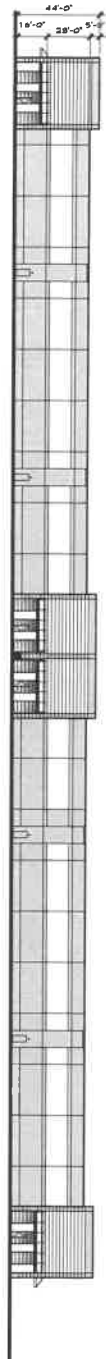
J. DAVITO DESIGN, INC.  
LANDSCAPE ARCHITECTURAL DESIGN  
100 E. State Street, Suite 200  
Chicago, IL 60601  
www.jdavito.com

**TREE SURVEY & PRESERVATION PLAN**  
**ROCK ROAD BUSINESS PARK**  
**PRELIMINARY ENGINEERING**  
EAST DUNDEE, ILLINOIS

**HAEGER ENGINEERING**  
Consulting Engineers • Land Surveyors  
100 East State Parkway, Schaumburg, IL 60196 • Tel. 815.351.6000 Fax 815.351.6008  
Brian Pulverend Design Firm License No. 154-0003157  
www.haegerengineering.com

No. 015-000000000  
Date 04-14-21  
Revised 04-14-21  
Revised 04-14-21

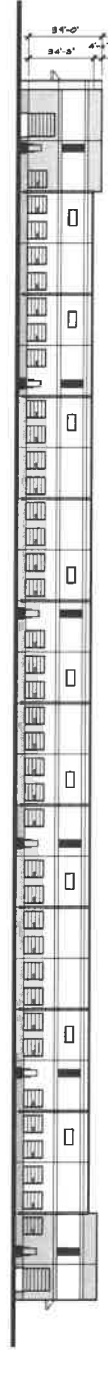




01 NORTH ELEVATION  
SCALE: 1" = 30'-0"



03 EAST ELEVATION  
SCALE: 1" = 30'-0"



03 SOUTH ELEVATION  
SCALE: 1" = 30'-0"

02 WEST ELEVATION  
SCALE: 1" = 30'-0"

BUILD TO SUIT For  
**JUBILEE LANE**

LEWISVILLE,

TEXAS





# 252,800 SF AVAILABLE FOR LEASE UNDER CONSTRUCTION

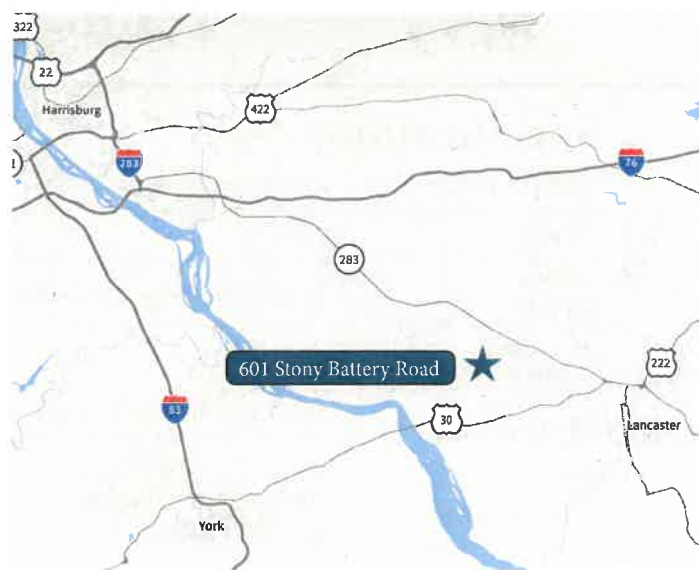


## 601 Stony Battery Road

East Hempfield Township, Lancaster, PA

### Development Highlights

- ▶ Zoned for warehouse/distribution and manufacturing
- ▶ 36' clear heights
- ▶ 4Q 2020 delivery
- ▶ Public utilities
- ▶ Corporate neighbors: QVC, Kelloggs, Graham Packaging, AmeriCold and Nissin



Leasing: \_\_\_\_\_



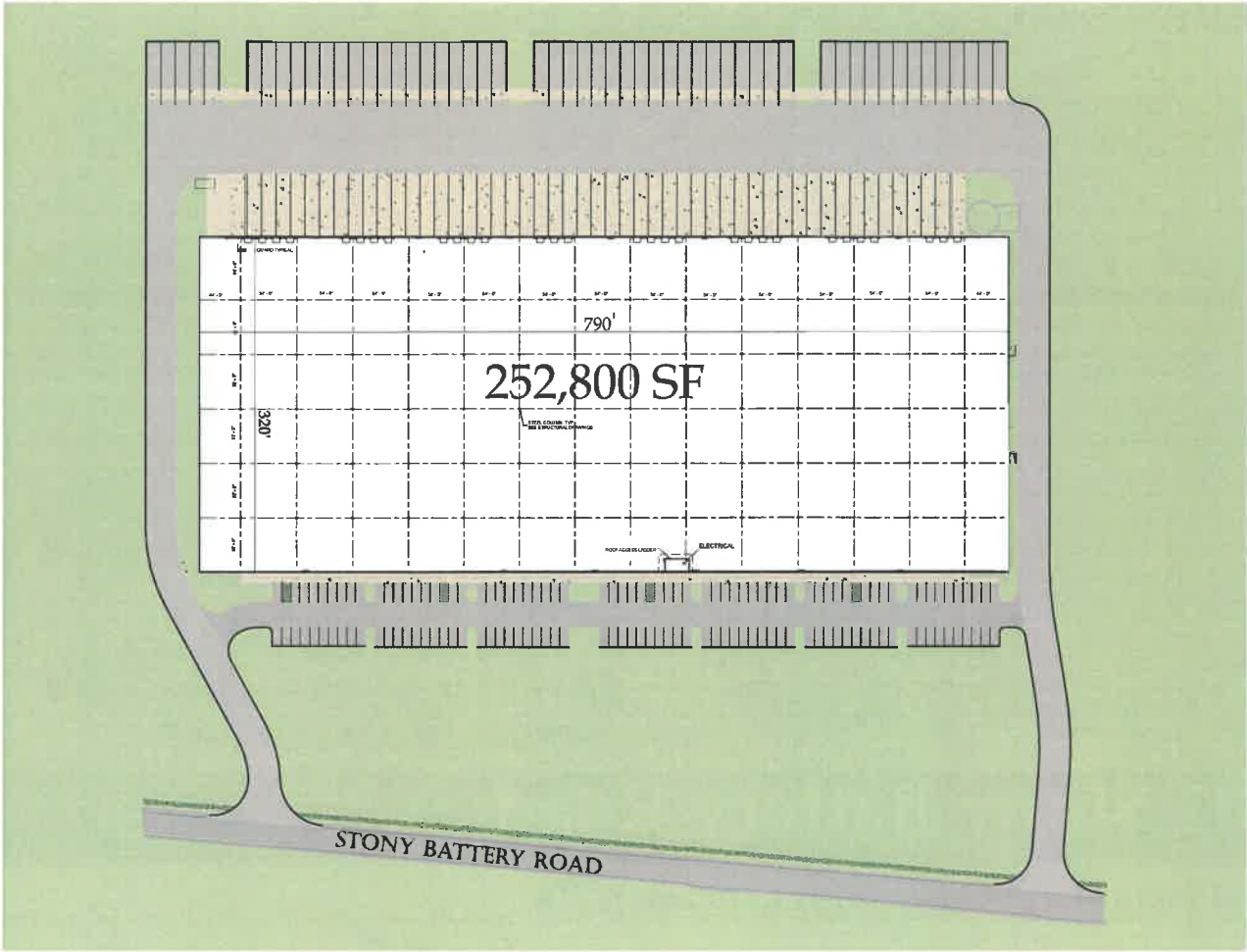
Owner: \_\_\_\_\_



# 601 Stony Battery Road

East Hempfield Township, Lancaster, PA

## Site Plan



## Specifications

BUILDING SIZE (S.F.) 252,800 SF ON 19.4 ACRES

OFFICE TO SUIT

CLEAR HEIGHT 36' (INSIDE FIRST COLUMN LINE)

BUILDING DIMENSIONS 320'D x 790'W

DOCK DOORS 30 LOADING DOORS; 2 DRIVE-INS (12' x 14'); ADDITIONAL KNOCK-OUTS AVAILABLE

CAR PARKING 107 PARKING SPACES (IN COMMON)

TRAILER PARKING 54 OPPOSABLE SPACES

TRUCK COURT FULL BUILDING CIRCULATION; 185' WITH 60' CONCRETE APRON; CAPABLE OF SECURED ACCESS

COLUMNS 52' x 54' TYPICAL 60' SPEED BAY

FIRE SYSTEM ESFR IN ACCORDANCE WITH NFPA - 2,000 GMP DIESEL FIRE PUMP WITH 120,000 GALLON STORAGE TANK

LIGHTING LED W 30FC (OPEN ARRAY WITH MOTION SENSORS)

POWER 3,000 AMP PRIMARY SERVICE; 3-PHASE 480V/277A

HVAC ROOF MOUNTED CAMBRIDGE, GAS FIRED HEATING UNITS AT 55° AT 0°F

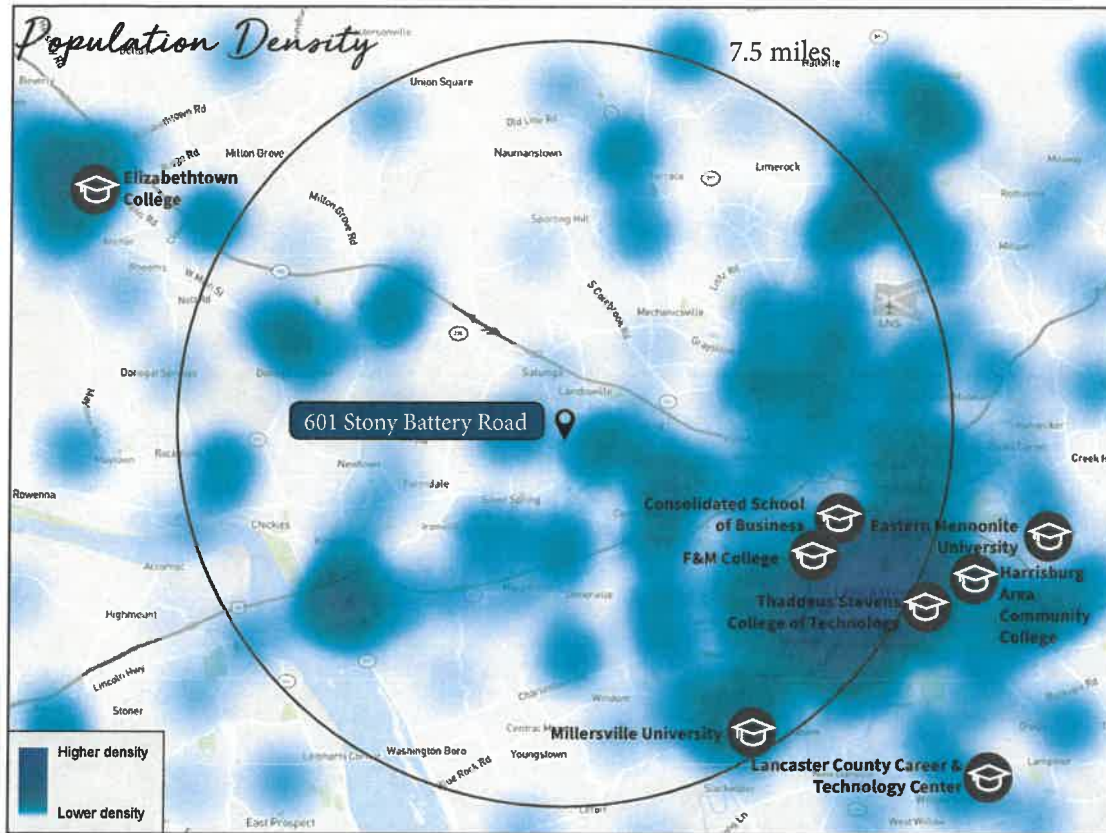
FLOOR SLAB 7" - 4,000 PSI; UNREINFORCED CONCRETE

ROOF FULLY ADHERED 60-MIL EPDM ROOF SYSTEM (R-30) WITH 20 YEAR WARRANTY

# 601 Stony Battery Road

East Hempfield Township, Lancaster, PA

## Demographics



15 miles



489,587  
Total Population



263,051  
Total Labor Force

Key Infrastructure  
Travel Times

Distance  
(mi)

Drive Time  
(hrs)

### DISTANCES TO CITIES

Harrisburg, PA	33	39 min.
Baltimore, MD	74	1 hr. 24 min.
Allentown, PA	75	1 hr. 41 min.
Philadelphia, PA	85	1 hr. 50 min.
New York, NY	169	3 hr. 2 min.

### DISTANCES TO INTERMODAL

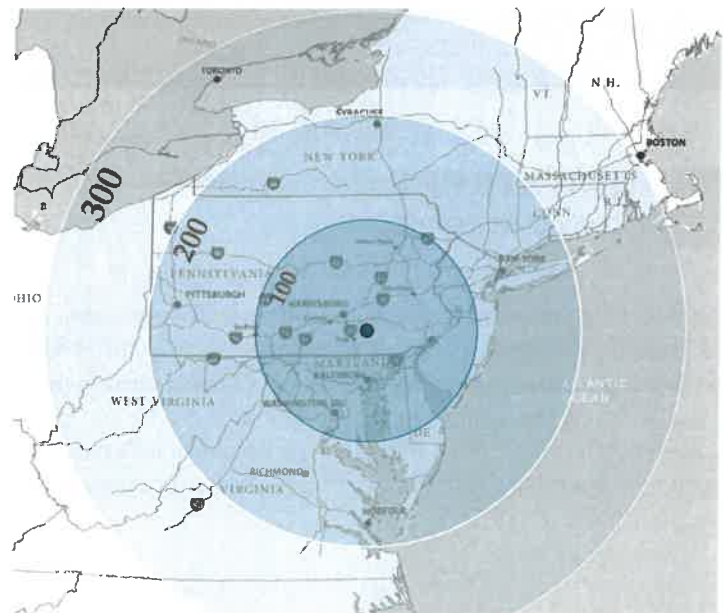
Norfolk Southern Lucknow	36	40 min.
Norfolk Southern Rutherford	29	32 min.

### DISTANCES TO PORTS

Port of Baltimore	74	1 hr. 28 min.
Ports of Philadelphia	90	2 hr. 3 min.
Port of NY/NJ	166	3 hr. 28 min.

### DISTANCES TO PARCEL

UPS Lancaster Hub	8	11 min.
UPS Harrisburg Hub	28	38 min.
FedEx Harrisburg Hub	23	25 min.
USPS Harrisburg Hub	35	41 min.





# 601 Stony Battery Road

East Hempfield Township, Lancaster, PA

## Access



High Street Logistics Properties is a recognized private equity real estate investment management company with a proven track record of performance investing exclusively in institutional quality industrial and logistics properties located in major markets across the eastern two-thirds of the United States. With a cycle-tested fund investment strategy focused on the acquisition of small box regional, local and last mile distribution properties, and characterized by income, appreciation and moderate leverage, High Street has consistently adhered to its investment discipline and commitment to generating attractive risk-adjusted investment returns for its investors. [www.hsrealtyco.com](http://www.hsrealtyco.com)



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[jason.webb@am.jll.com](mailto:jason.webb@am.jll.com)

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JLL | Jones Lang LaSalle  
4999 Louise Drive, Ste 202  
Mechanicsburg, PA 17055  
+1 717 791 2200

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 October 7, 2021 at 7:00 P.M. at the East Dundee Police Station 2<sup>nd</sup> Floor Meeting Room, 115 E. 3<sup>rd</sup> Street, East Dundee, Illinois, to consider the following requests:

1. A request to rezone the small western trapezoidal portion of the property to from B-3 Service Business District to M-1 Limited Manufacturing District.
2. A variance from Sections 157.066(A)(6)(a) & 157.148 requiring the front yard to not be less than 40 feet in depth.
3. A variance from Section 157.066(A)(6)(b) requiring side yards to be not less than 25 feet in width.
4. A variance from Section 157.066(A)(5) requiring building height to be not less than 35 feet in height.
5. A variance from Sections 157.147(B)(2) requiring no driveway across the public property shall have a width exceeding 24 feet.

**Property Legal Description:**

LOT 10 IN ROCK ROAD BUSINESS PARK , BEING A SUBDIVISION IN THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2004 AS DOCUMENT NUMBER 2004K059306, IN KANE COUNTY, ILLINOIS.

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LEGAL DESCRIPTION OF THE THAT PART OF PROPOSED LOT 11 FALLING WITHIN LOT 6 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 3 THAT PART OF LOT 6 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 25,

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LOT 11 IN ROCK ROAD BUSINESS PARK , BEING A SUBDIVISION IN THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2004 AS DOCUMENT NUMBER 2004K059306, IN KANE COUNTY, ILLINOIS.

**P.I.N 03-25-426-009 and 03-25-426-010**

**COMMONLY KNOWN AS** LOTS 10 & 11 ROCK ROAD BUSINESS PARK, EAST DUNDEE, ILLINOIS, 60118

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



## **Planning and Zoning Commission Meeting**

### **Findings of Fact – Rezoning**

Property Location:                Lots 10 & 11 Rock Road Business Park, East Dundee, IL 60118

Rezoning requested:            Rezone the small western trapezoidal portion of the property from B-3 Service Business District to M-1 Limited Manufacturing District.

Hearing date:                    October 7, 2021

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

1. Existing uses of property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.
3. The suitability of the property in question to the uses permitted under the existing zoning classification.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.
5. The extent to which property values are diminished by the particular zoning restrictions.
6. The extent to which the destruction of property values of promotes the health, safety, morals, and general welfare of the public.
7. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
8. The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property
9. The community need for the proposed use.

10. The care with which the community has undertaken to plan its land use development.

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

\_\_\_\_ ayes \_\_\_\_ nays \_\_\_\_ absent \_\_\_\_ abstain

Date: \_\_\_\_\_  
Planning and Zoning Commission Chairman





## Planning and Zoning Commission Meeting

### Findings of Fact – Variances

Property Location: Lots 10 & 11 Rock Road Business Park, East Dundee, IL 60118

Variances requested: Variance from Sections 157.066(A)(6)(a) and 157.148 requiring the front yard to not be less than 40 feet.

Variance from Section 157.066(A)(6)(b) requiring side yards to be not less than 25 feet in width.

Variance from Section 157.066(A)(5) requiring building height to be less than 35 feet in height.

Variance from Section 157.147(B)(2) requiring no driveway across the public property shall have a width exceeding 24 feet.

Hearing date: October 7, 2021

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

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

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

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

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

\_\_\_\_ ayes \_\_\_\_ nays \_\_\_\_ absent \_\_\_\_ abstain

Date: \_\_\_\_\_  
Planning and Zoning Commission Chairman

# EAST DUNDEE

## Village Board Meeting Memorandum

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

**From:** Jennifer Ramsay, Village Administrator  
Brad Mitchell, Assistant Village Administrator  
Chris Ranieri, Building Inspector  
Joseph D. Heinz, P.E.

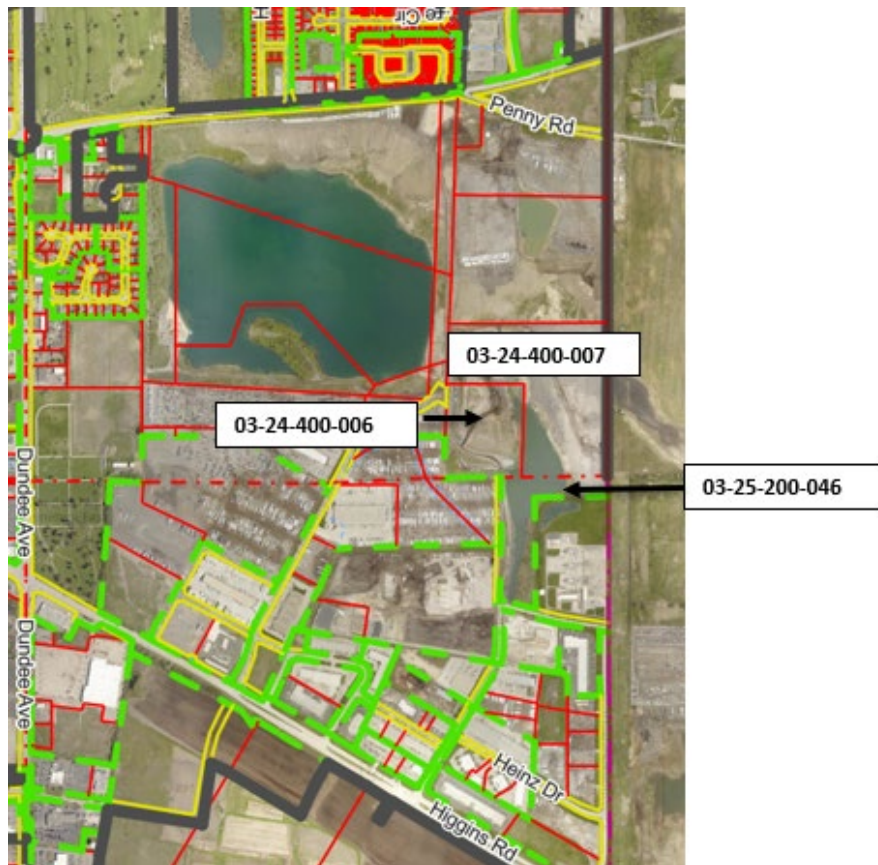
**Subject:** Relocation of Outside Storage on Plote Properties

**Date:** October 18, 2021

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### BACKGROUND

The Village received an application for a special use and variances from Rock Road Development, LLC (Plote Properties) for the relocation of vehicle and equipment parking and outside storage of materials from Lots 10 & 11 in the Rock Road Business Park to PIN's 03-25-200-046, 03-24-400-006 and 03-24-400-007 (currently vacant and owned by Plote Properties).



This property is located within the M-1 Manufacturing District and is north of Rock Road Drive and Power Driver in East Dundee. The purpose of this relocation is to supplement the proposed development from High Street Logistics on Lots 10 & 11 which is owned by Plote Properties, and currently being used for outside storage. High Street Logistics plans to erect an approximate 172,400 square foot industrial building containing approximately 8,620 square feet of office and 163,780 square feet of warehouse. Please note that the special use and variances being requested by Plote Properties is only contingent upon the approval of the proposed development by High Street Industries. As a reminder, at the September 13, 2021 Special Village Board Meeting, the Village Board approved a Development Agreement, approved by Ordinance 21-30, for the High Street Logistics Development Project.

### **SPECIAL USE REQUEST (PETITIONER)**

**Request #1: A request for a Special Use for outside vehicle and equipment parking and storage for Plote property with PINs 03-24-400-006, 03-24-400-007, and 03-25-200-046 in the M-1 Manufacturing District.**

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

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

***Applicant Response:*** *The Special Use will not be injurious. The proposed use is consistent with the use that is being relocated from Lots 10 & 11 in the Rock Road Business Park, as well as the use of surrounding properties.*

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 Special Use will not impede the orderly development of surrounding properties. The proposed site is a former mine and is currently being filled and reclaimed.*

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

***Applicant Response:*** *Access and drainage has been addressed through an approved stormwater management plan and grading plan.*

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:*** *The property is at the terminus of Rock Road. Ingress and egress into the property will not impact traffic flows or traffic congestion.*

## **VARIANCES REQUESTS (PETITIONER)**

**Request #2: A variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material.**

*The Petitioner proposes the use of crushed stone base or asphalt shavings.*

**Request #3: A variance request from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property.**

*The Petitioner proposes no landscaping around the site. However, for security purposes, the Petitioner proposes providing a chain link fence around the property.*

**Request #4: A variance request from Sections 57.140 and 157.149(D) requiring illumination of an off-site parking area.**

*The Petitioner proposes no parking lot lighting.*

**Request #5: A variance request from Section 57.101(F) requiring curb and gutter.**

*The Petitioner proposes no curb and gutter.*

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.
4. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced.
5. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.
6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
7. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.
8. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
9. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

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. In addition, the Commission may require such conditions and restrictions by a variation(s) as may be necessary to comply with the standards set forth in the Village Code or reduce or minimize the injurious effect of the variation(s) upon the other property in the neighborhood. The Planning and Zoning Commission agreed to recommend the following minimum conditions that were provided by staff:

1. The Special Use Permit and variances cannot be transferred and shall expire at such time Rock Road Development, LLC ceases outside storage at PIN's 03-25-200-046, 03-24-400-006 and 03-24-400-007.
2. That the special use permit/variances will automatically expire if the High Street Logistics Development Project approved by Ordinance 21-30 is not completed or the terms of the Development Agreement, approved by Ordinance 21-30, are not fulfilled by the Seller or the Developer.

### **PLANNING AND ZONING COMMISSION RECOMMENDATION**

At the October 7, 2021 Planning and Zoning Commission, the Commission voted to approve the special use and variances requests with a vote of 6-0 (2 members absent, 1 vacancy).

### **STAFF RECOMMENDATION**

If the Village Board decides to approve the special use permit and variances, 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 outside vehicle and equipment parking and storage for Plote properties with PINs 03-24-400-006, 03-24-400-007, and 03-25-200-046 in the M-1 Manufacturing District located in East Dundee, IL 60118.
2. Discussion and motion to approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois approving variations for off-street parking, parking area screening and landscaping, illumination of off-site parking area, and curb and gutter for Plote properties with PINs 03-24-400-006, 03-24-400-007, and 03-25-200-046 in the M-1 Manufacturing District located in East Dundee, IL 60118.

### **ATTACHMENTS**

1. Ordinances – Special Use and Variances
2. Special Use and Variances Application
3. Site Plan
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 OUTSIDE VEHICLE AND EQUIPMENT PARKING AND STORAGE FOR PLOTE PROPERTIES WITH PINS 03-24-400-006, 03-24-400-007, AND 03-25-200-046 IN THE M-1 MANUFACTURING DISTRICT LOCATED IN EAST DUNDEE, ILLINOIS, IL 60118**

**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, Plote properties with PINs 03-24-400-006, 03-24-400-007, and 03-25-200-046 located in East Dundee, Illinois ("Property"), as legally described in Section 2 below, in the M-1 Manufacturing District, in which outside vehicle and equipment parking and storage) is allowed if the Corporate Authorities first grant a special use permit; 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 outside vehicle and equipment parking and storage at the Property ("Application") from the owner of the Property, Plote ("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 October 7, 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 and related findings of fact; and

**WHEREAS**, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendations on the Application, and hereby approve the proposed special use for outside vehicle and equipment parking and storage 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:

PIN 03-25-200-046

PT OF THE E ½ NE ¼ SEC 25-42-8 AS DESC IN DOC 1999K121435 12/28/99  
EX THAT PART DESC IN DOC 2001K042571 5/8/01 RANGE CODE: 8 E  
TWSHP 42N

Part of PIN 03-25-200-046

THAT PT OF SEC 24-42-8 AS DESC IN DOC 2008K010945 EX AS DIVIDED  
PER DOC 2010K069033

Part of PIN 03-24-400-006

THAT PT OF SEC 24-42-8 AS DESC IN DOC 2008K010945 EX AS DIVIDED  
PER DOC 2010K069033 EX PT DESC IN DOC 2017K009141

Part of PIN 03-24-400-007

Commonly known as North of Rock Road Drive and Power Drive, East Dundee, IL 60118 for outside vehicle and equipment parking and storage 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 cannot be transferred and shall expire at such time Rock Road Development, LLC ceases outside storage at PIN's 03-25-200-046, 03-24-400-006, and 03-24-400-007.
2. That the Special Use will automatically expire if the High Street Logistics Development Project approved by Ordinance 21-30 is not completed or the terms of the Development Agreement, approved by Ordinance 21-30, are not fulfilled by the Seller or the Developer.

**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 18<sup>th</sup> day of October 2021 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this 18<sup>th</sup> day of October 2021.

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

**ATTEST:**

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

Published in pamphlet form this 18<sup>th</sup> day of October 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on October \_\_\_\_, 2021.

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

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

Date: October \_\_, 2021

**ORDINANCE NUMBER 21 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS APPROVING VARIATIONS FOR OFF-STREET  
PARKING, PARKING AREA SCREENING AND LANDSCAPING, ILLUMINATION OF  
OFF-SITE PARKING AREA, AND CURB AND GUTTER FOR PLOTE PROPERTIES  
WITH PINS 03-24-400-006, 03-24-400-007, AND 03-25-200-046 IN THE M-1  
MANUFACTURING DISTRICT LOCATED IN EAST DUNDEE, IL 60118**

**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**, Plote ("Applicant") is the owner of the property with PINs 03-24-400-006, 03-24-400-007, and 03-25-200-046 located in East Dundee, Illinois, legally described in Section 2 below ("Subject Property"); and

**WHEREAS**, the Applicant filed an application with the Village seeking variations from the Zoning Chapter of the East Dundee Village Code as described in the application; and

**WHEREAS**, pursuant to Section 157.207 of the Zoning Ordinance, and the Village's home rule authority, the President and Board of Trustees of the Village (collectively the "Corporate Authorities") may provide for and allow variances to the requirements of the Zoning Ordinance when there are practical difficulties or a particular hardship with the strict compliance with the Zoning Ordinance; and

**WHEREAS**, the Planning and Zoning Commission of the Village convened and held a public hearing on October 7, 2021 to consider the Application pursuant to the variances; and

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 157.207 of the Zoning Ordinance for variations and recommended approval of the Application, subject to the conditions in Section 3 below and related findings of fact; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Sections 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material as described in the application; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property; and

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Sections 57.140 and 157.149(D) requiring illumination of an off-site parking area.

**WHEREAS**, the Applicant filed an application with the Village seeking a variation from Sections 57.101(F) requiring curb and gutter.

**WHEREAS**, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission and find it to be in the best interests of the health, safety and welfare of its residents to approve the requested variations subject to the conditions contained within Section 3 of this Ordinance;

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

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

**SECTION 2: Variations.** That the Corporate Authorities hereby grant the Application for the Subject Property, legally described as:

PIN 03-25-200-046

PT OF THE E ½ NE ¼ SEC 25-42-8 AS DESC IN DOC 1999K121435 12/28/99  
EX THAT PART DESC IN DOC 2001K042571 5/8/01 RANGE CODE: 8 E  
TWSHP 42N

Part of PIN 03-25-200-046

THAT PT OF SEC 24-42-8 AS DESC IN DOC 2008K010945 EX AS DIVIDED  
PER DOC 2010K069033

Part of PIN 03-24-400-006

THAT PT OF SEC 24-42-8 AS DESC IN DOC 2008K010945 EX AS DIVIDED  
PER DOC 2010K069033 EX PT DESC IN DOC 2017K009141

Part of PIN 03-24-400-007

Commonly known as North of Rock Road Drive and Power Drive, East Dundee, IL 60118

**Variation 1**

A variation from Section 157.147(B)(2) AND 157.149(B) of the Zoning Chapter of the East Dundee Village Code requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any

other development of the Subject Property. The variation will allow use of crushed stone base or asphalt shavings.

**Variation 2**

A variation from Section 157.149(C) of the Zoning Chapter of the East Dundee Village Code requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side of adjoining or fronting any residential or institutional property, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will allow that no landscaping be required around the site.

**Variation 3**

A variation from Sections 57.140 and 157.149(D) of the East Dundee Village Code requiring illumination of off-site parking area, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will not require parking lot lighting.

**Variation 4**

A variation from Section 57.101(F) of the East Dundee Village Code requiring curb and gutter, as described in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property. The variation will waive curb and gutter requirement around the parking and storage areas and the access drive.

**SECTION 3: Conditions of Approval.** That the variances 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 Variances cannot be transferred and shall expire at such time Rock Road Development, LLC ceases outside storage at PIN's 03-25-200-046, 03-24-400-006, and 03-24-400-007.
2. That the variances will automatically expire if the High Street Logistics Development Project approved by Ordinance 21-30 is not completed or the terms of the Development Agreement, approved by Ordinance 21-30, are not fulfilled by the Seller or the Developer.

**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 18<sup>th</sup> day of October 2021 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this 18<sup>th</sup> day of October 2021.

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

**ATTEST:**

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

Published in pamphlet form this 18<sup>th</sup> day of October 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on October \_\_\_, 2021.

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

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

Applicant

Date: October \_\_\_, 2021

## VILLAGE OF EAST DUNDEE



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

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

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

1. Project/Owner Name: Rock Road Development LLC
2. Project Location: north of Rock Road Drive and Power Drive, East Dundee, IL
3. Brief Project Description:  
Relocation of Special Use Permit, for vehicle and equipment parking and the outdoor storage of materials, from Lots 10 & 11 in the Rock Road Business Park to PINs 03-25-200-046, 03-24-400-006 and 03-24-400-007
4. Project Property Legal Description:  
See attached legal descriptions
5. Project Property Size in Acres and Square Feet: 11.20 + 13.88 + 33.40 = 58.48 acres (2,547,389 sq. ft.)
6. Current Zoning Status: M1
7. Current Use Status: Vacant
8. Surrounding Land Use Zoning: M1 to the north and south; ComEd easement to the east; R1 to the west
9. Parcel Index Numbers of Property: 03-25-200-046; 03-24-400-006; 03-24-400-007

**B. Owner Information**

1. Signature: [Handwritten Signature]
2. Name: Rock Road Development LLC
3. Address: P.O. Box 957825, Hoffman Estates, IL 60195-7825
4. Phone Number: 847-428-1000 Fax: \_\_\_\_\_ Email: kseay@ploteproperties.com  
x 222

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

1. Name/Company: Rock Road Development LLC
2. Address: 1141 E. Main St., Suite 100, East Dundee, IL 60118
3. Phone Number: 847-428-1000 Fax: \_\_\_\_\_ Email: kseay@ploteproperties.com  
x 222

## Application for Special Use

### Legal Descriptions:

PIN 03-25-200-046

PT OF THE E  $\frac{1}{2}$  NE  $\frac{1}{4}$  SEC 25-42-8 AS DESC IN DOC 1999K121435 12/28/99 EX THAT PART  
DESC IN DOC 2001K042571 5/8/01 RANGE CODE: 8 E TWSHP 42N

PIN 03-24-400-006

THAT PT OF SEC 24-42-8 AS DESC IN DOC 2008K010945 EX AS DIVIDED PER DOC  
2010K069033

PIN 03-24-400-007

THAT PT OF SEC 24-42-8 AS DESC IN DOC 2008K010945 EX AS DIVIDED PER DOC  
2010K069033 EX PT DESC IN DOC 2017K009141

## PART II. APPLICATION REQUIREMENTS

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

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

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

### Official Use Only

Item # <sup>(a)</sup>	Application Material	Initial Application		Revisions		Second Set of Revisions	
		# Copies Required	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application AND a) Agreement to Pay Costs Incurred and Hold the Village Harmless b) Affidavit of Ownership & Control c) Affidavit & Disclosure d) Findings of Fact	1					
2.	Project Narrative	20					
3.	Basic Application Fee	X					
4.	Property Owners within 250 feet	X					
7.	Survey / Legal Description	5/15					
9.	Photographs of Existing Property and Area	20					
11.	Site Plan	5/15					
12.	Building Elevations	5/15					
13.	Floor Plans	5/15					
14.	Roof Plan	5/15					
15.	Color Rendering	20					
17.	Landscape Plan	20					
20.	Simple Drainage Plan	1/12					
23.	Utility Impact Report <sup>(b)</sup>	20					
24.	Utility Improvement Plan <sup>(b) (c)</sup>	5/15					
25.	Traffic Study <sup>(b)</sup>	12					

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

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

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



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

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

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

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

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

*The Special Use will not be injurious - The proposed use is consistent with the use that is being relocated from Lots 10 & 11 in the Rock Road Business Park, as well as the use of surrounding properties.*

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

*The Special Use will not impede the orderly development of surrounding properties. The proposed site is a former mine, and is currently being filled and reclaimed.*

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

*Access and drainage has been addressed through an approved stormwater management plan and grading plan.*

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

*The property is at the terminus of Rock Road. Ingress and egress into the property will not impact traffic flows or traffic congestion.*

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

*The proposed Special Use is consistent with the M1 zoning District. We are requesting to relocate a use from the Rock Road Industrial Park (which fronts Rt. 72) to a much less visible location to the north.*

# Waiver Request # 1 of 4

## IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

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

Sections 157.147 (B)(2) and 157.149 (B)

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

Paving with hot-mix asphalt or concrete

3. What is proposed?

We propose the use of a crushed stone base or asphalt shavings.

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

The site is still being remediated/filled. We have not yet determined what the long term use for the property will be. In addition, this is a relocation of use from the Rock Road Business Park, which is not paved.

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

We will provide dust control, if necessary, which will include a dust control plan. The dust control plan will address methods of dust prevention and emergency contacts.

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

*The site is currently being filled, and the proposed waiver is consistent with the parking and outside storage areas in the vicinity.*

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

*We are asking to use crushed stone and/or asphalt shavings, consistent with other parking and outside storage areas, within the M1 District, in the vicinity*

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

*We are relocating the use from a site that does not have paving*

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

*No.*

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

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

# Waiver Request # 2 of 4

## IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

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

Section 57.101(F)

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

The Code requires curb and gutter.

3. What is proposed?

We propose not providing curb and gutter around the parking/storage areas and the access drive.

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

The site is currently being filled, and we do not yet know the boundaries of the storage areas.

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

The ordinance allows for the request if storm water drainage is addressed. A site grading plan, that includes stormwater management, has been approved and permitted

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

*The site is being filled, so the topography of the site is changing as that process continues.*

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

*The site is in the process of being filled.*

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

*The site is being filled.*

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

*The site is a former quarry that was owned by Prairie. We are remediating the property*

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

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

# Waiver Request # 3 of 4

## IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

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

Sections 57.140 and 157.149(D)

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

The Code requires parking lot lighting.

3. What is proposed?

We propose no parking lot lighting.

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

We do not have electricity to the site.

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

We will stipulate to our tenants that no activities will take place at the site after dusk.

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

The site is being filled, and there is no electrical infrastructure in place to provide parking lot lighting.

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

No electrical infrastructure.

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

No electrical infrastructure.

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

No

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

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

# Waiver Request # 4 of 4

## IF YOU ARE APPLYING FOR A VARIANCE COMPLETE THE FOLLOWING:

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

Section 157.149 (c)

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

The code requires parking lot landscaping

3. What is proposed?

We propose no landscaping around the site. However, for security purposes, we propose providing a chain link fence around the property.

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

The site is being filled, so the topography is changing as that process continues. In addition, we are proposing to relocate the special use from Lots 10 & 11 in the Rock Road Business Park to this location. Lots 10 & 11 have neither landscaping or fencing.

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

Our proposal is consistent with surrounding uses.



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

*The site is being filled, and the topography is changing as that process continues.*

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

*Filling operation is in progress.*

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

*We are reclaiming the site, so the topography is changing*

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

*No.*

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

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

VILLAGE OF EAST DUNDEE



PLANNING AND ZONING & HISTORIC COMMISSION MEETING SCHEDULE

MEETING TIME 7:00PM

\*THURSDAY EVENING UNLESS DENOTED

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

Historic Commission Meetings (as needed)

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

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

VILLAGE OF EAST DUNDEE



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

Date

1141 E. Main St., Suite 100, East Dundee, IL 60118 (847) 428-1000 x222

Address

Phone Number

Project Description:

Special use permit for vehicle and equipment parking,  
and the outside storage of materials.

VILLAGE OF EAST DUNDEE



Affidavit of Ownership & Control

I (We), Daniel R. Plote 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: [Handwritten Signature]

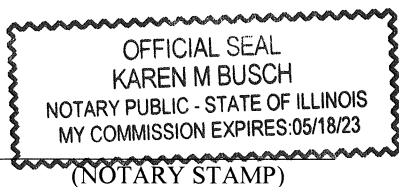
Owner: Rock Road Development LLC

Address: P.O. Box 957825  
Hoffman Estates, IL 60195

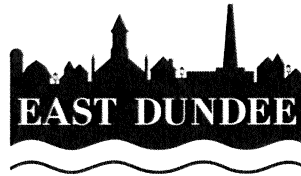
Phone: (847) 428-1000 x222

SUBSCRIBED AND SWORN TO before me this  
7<sup>th</sup> day of June, 2021.

[Handwritten Signature: Karen M Busch]  
(NOTARY SIGNATURE)



VILLAGE OF EAST DUNDEE




**Affidavit & Disclosure Agreement**

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

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

Signature: 

Print Name: Dan Plote

Project Address: 1141 E. Main St., Suite 100  
East Dundee, IL 60118







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 October 7, 2021 at 7:00 P.M. at the East Dundee Police Station 2<sup>nd</sup> Floor Meeting Room, 115 E. 3<sup>rd</sup> Street, East Dundee, Illinois, to consider the following requests:

1. A request for a Special Use for outside vehicle and equipment parking and storage for Plote property with PINS 03-24-400-006, 03-24-400-007, and 03-25-200-046 in the M-1 Manufacturing District.
2. A variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material.
3. A variance from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property.
4. A variance from Section 157.149(D) requiring illumination of an off-street parking area.

#### **Property Legal Description:**

PIN 03-25-200-046

PT OF THE E ½ NE ¼ SEC 25-42-8 AS DESC IN DOC 1999K121435 12/28/99 EX THAT PART  
DESC IN DOC 2001K042571 5/8/01 RANGE CODE: 8 E TWSHP 42N

PIN 03-24-400-006

THAT PT OF SEC 24-42-8 AS DESC IN DOC 2008K010945 EX AS DIVIDED PER DOC  
2010K069033

PIN 03-24-400-007

THAT PT OF SEC 24-42-8 AS DESC IN DOC 2008K010945 EX AS DIVIDED PER DOC  
2010K069033 EX PT DESC IN DOC 2017K009141

**COMMONLY KNOWN AS** North of Rock Road Drive and Power Drive, EAST DUNDEE, ILLINOIS,  
60118

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

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

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

Property Location: PINs 03-24-400-006, 03-24-400-007 and 03-25-200-046

Special Use requested: A Special Use for outside vehicle and equipment parking and storage for Plote properties with PINs 03-24-400-006, 03-24-400,007 and 03-25-200-046 in the M-1 Manufacturing District with the recommended conditions.

Hearing date: October 7, 2021

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

- 1. The use is not injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; Circle one; Yes/No/Not Applicable(N.A.), Explain:**

*The Special Use will not be injurious. The proposed use is consistent with the use that is being relocated from Lots 10 & 11 in the Rock Road Business Park, as well as the use of surrounding properties*

- 2. The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; Yes/No/N.A.**

*The Special Use will not impede the orderly development of surrounding properties. The proposed site is a former mine and is currently being filled and reclaimed.*

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

*Access and drainage has been addressed through an approved stormwater management plan and grading plan.*

- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; Yes/No/N.A.**

*The property is at the terminus of Rock Road. Ingress and egress into the property will not impact traffic flows or traffic congestion.*



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

\_\_\_\_ayes \_\_\_\_nays \_\_\_\_absent\_\_\_\_abstain

Date: \_\_\_\_\_  
Chairman Planning and Zoning Commission



## Planning and Zoning Commission Meeting

### Findings of Fact – Variances

Property Location: PINs 03-24-400-006, 03-24-400-007 and 03-25-200-046

Variances requested: Variance from Sections 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material with recommended conditions.

Variance from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property with the recommended conditions.

Variance from Section 157.149(D) requiring illumination of an off-street parking area with the recommended conditions.

Hearing date: October 7, 2021

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

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district; Circle one; Yes/No/Not Applicable(N.A.), Explain:**

Yes

- 2. The plight of the owner is due to unique circumstances; Yes/No/N.A. and**

Yes

- 3. The variation, if granted, will not alter the essential character of the locality. Yes/No/N.A.**

Yes

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

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

Yes

- 2. The conditions upon which the petition for variation is based would be applicable generally to other property within the same zoning classification; Yes/No/N.A.**

Yes

- 3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property; Yes/No/N.A.**

No

- 4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Yes/No/N.A.**

No

- 5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; Yes/No/N.A.**

No

- 6. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. Yes/No/N.A.**

No

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

\_\_\_\_ ayes \_\_\_\_ nays \_\_\_\_ absent \_\_\_\_ abstain

Date: \_\_\_\_\_  
Planning and Zoning Commission Chairman



## Village Board Meeting Memorandum

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

**From:** Jennifer Ramsay, Village Administrator  
Brad Mitchell, Assistant Village Administrator  
Chris Ranieri, Building Inspector  
Joseph D. Heinz, P.E.

**Subject:** Text Amendment – Chapter 157.087 Permitted Obstructions; Yards

**Date:** October 18, 2021

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At the recommendation of Village staff, at the October 7, 2021 Planning and Zoning Commission meeting, the Commission considered an amendment to Chapter 157.087 of the Village Code regulating fences. Village staff recognized that a portion of the Zoning Code regulates fences in regards to permitted obstructions in yards. The purpose of this text amendment is to provide a reference between the Fence Code (Chapter 151.006) and the Zoning Code (Chapter 157.087). As background, the Village received a building permit request from the Dundee Township Cemetery to erect a six-foot decorative fence on their property adjacent to Routes 25 and 72. With this recommended text amendment, the requested building permit for a fence will be approved because Chapter 151.006 exempts governmental bodies from fence regulations. Therefore, the Planning and Zoning Commission is recommending that the following Village Code text amendment be made:

### 157.087 Permitted Obstructions; Yards

(A) For the purpose of this chapter, the following shall not be considered as obstructions when located in the yards indicated **or as permitted in Section 151.006, Fences.**

### PLANNING AND ZONING COMMISSION RECOMMENDATION

At the October 7, 2021 Planning and Zoning Commission, the Commission voted to recommend approval of the amendment to Village Code Section 157.087 with a vote of 6-0 (2 members absent, 1 vacancy).

### ACTION REQUESTED

1. Discussion and motion to recommend to approve/ an amendment to Chapter 157.087 Permitted Obstructions; Yards regulating fences as permitted obstructions in yards and permitting regulations in Section 151.006 Fences.

### ATTACHMENT

1. Ordinance
2. Public Notice

**ORDINANCE NUMBER 21-\_\_\_\_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS AMENDING CHAPTER 157.087 PERMITTED  
OBSTRUCTIONS; YARDS REGULATING FENCES AS PERMITTED  
OBSTRUCTIONS IN YARDS, AND PERMITTING REGULATIONS IN SECTION  
151.005 FENCES OF THE EAST DUNDEE VILLAGE CODE**

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

**WHEREAS**, the Village has recognized that a portion of the Zoning Code regulates fences in regards to permitted obstructions in yards; and

**WHEREAS**, the Village desires to provide a reference between the Fence Code (Chapter 151.006) and the Zoning Code (Chapter 157.087); and

**WHEREAS**, notice of a public hearing before the Village's Planning and Zoning Commission was duly given and a public hearing was held on October 7, 2021; and

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 157.223 of the Zoning Ordinance and recommended approval of the amendment to Section 157.087 of the Village Code; and

**WHEREAS**, the Corporate Authorities have reviewed the Planning and Zoning Commission's recommendation, and hereby approve the amendment to Section 157.087 of the Village Code.

**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:** That Section 157.087 of the East Dundee Zoning Code be and is hereby amended as follows:

**157.087 Permitted Obstructions; Yards**

- (A) For the purpose of this chapter, the following shall not be considered as obstructions when located in the yards indicated or as permitted in Section 151.006, Fences.

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

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

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

**PASSED** this 18<sup>th</sup> day of October 2021 pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this 18<sup>th</sup> day of October 2021.

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

**ATTEST:**

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

Published in pamphlet form this 18<sup>th</sup> day of October 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on October \_\_\_\_, 2021.

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 October 7, 2021 at 7:00 P.M. at the East Dundee Police Station 2<sup>nd</sup> Floor Meeting Room, 115 E. 3<sup>rd</sup> Street, East Dundee, Illinois, to consider the request for a text amendment to Chapter 157.087 of the East Dundee Village Code regulating fences as permitted obstructions in yards.

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





# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

[www.eastdundee.net](http://www.eastdundee.net)

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**To:** Village President and Board of Trustees  
**From:** Jennifer Johnsen, Village Administrator  
**Subject:** BDD Façade Grant Award  
**Date:** October 18, 2021

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## Background

The FY 2022 Budget includes \$100,000 for a 50/50 façade grant program to be paid from the Dundee Crossings BDD. Commercial property owners and businesses within the Village's Dundee Crossings BDD were afforded the opportunity to submit a completed application from March 19, 2021 through May 14, 2021 for this competitive grant process. To date, \$65,430 in grant funding has been awarded by the Village Board to the following businesses:

- |                                |                                       |
|--------------------------------|---------------------------------------|
| 1. Mockingbird Bar and Garden: | \$ 25,000 or 50% of eligible expenses |
| 2. Lifeline Plumbing:          | \$ 23,730 or 50% of eligible expenses |
| 3. The Distance Social:        | \$ 11,700 or 50% of eligible expenses |
| 4. Zeller Marketing:           | \$ 5,000 or 50% of eligible expenses  |

As such, \$34,570 remains available for distribution. The Village received the attached grant application from Black and Gray. The application can be summarized as follows:

### ***Black and Gray***

Address:	311 Barrington Avenue
Scope of Work:	Awnings for Business Expansion
Grant Request:	\$2,082.50
Minimum Bid Received:	\$4,165.00
Timeline:	To be completed before the Spring of 2022
Goal Fulfilled:	Goal 1: Attract, retain, or expand businesses. Goal 3: Enhance façade along Dundee Crossing Corridor Goal 7: Encourage projects that enhance the streetscape and pedestrian (fulfills portion of Goal 7).



# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

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## Façade Grant Purpose and Goals

Below, please find the program purpose and goals established for the façade grant.

### ***Program Purpose***

The purpose of the Dundee Crossings Commercial Façade Improvement Program (DCCFIP) is to encourage property owners to improve the overall exterior appearance of their businesses and assist in transforming the Village into one of well cared for and vibrant neighborhoods. DCCFIP seeks to accomplish the following:

- To improve the overall viability and property values of commercial properties to strengthen the economy, EAV, and quality of life in the Village.
- To remove and alleviate adverse conditions by encouraging private investment in the rehabilitation and maintenance of owner-occupied properties.

### ***Program Goals (Must meet two of these goals to qualify)***

DCCFIP seeks to ensure that all eligible commercial property owners and businesses have an equal opportunity to access support while also allowing for public funds to be invested for the public good. The program goals are as follows:

1. Attract, retain, or expand businesses.
2. Attract or retain jobs.
3. Enhance the façade along the Dundee Crossings Corridor.
4. Increase the Village's tax base by facilitating development of underutilized properties.
5. Support Village planning initiatives by advancing catalytic projects identified in Village plans.
6. Provide for the development of public amenities or infrastructure.
7. Encourage development projects that enhance the streetscape and pedestrian experience and improve the vitality of commercial districts by adding interest and activity on the first floor of mixed-use buildings and parking facilities.

## Village Administrator Recommendation

Award \$2,082.50 in BDD Façade Grant funding to Black and Gray per their request for awning funding.

**Action Requested:** Discussion and consideration of a façade grant application received from Black and Gray and approval of a motion awarding a FY 2022 Dundee Crossings BDD Façade Grant for Black and Gray in an amount not to exceed \$2,082.50.

**Attachments:** Black and Gray Application

# Village of East Dundee

## Dundee Crossings Commercial Façade Improvement Program (DCCFIP) Application

Submit completed application by 4:00 p.m. on Friday, May 14

Property Owner: Black & Gray Brewing Co.

Address: 311 Barrington Ave East Dundee IL 60118  
 Street City State Zip

Historic District: Yes No (Circle One)

Phone Number: 8478404217 Email: t.kennedy@blackandgraybrewing.com

Proposed Project: Awnings in front of Unit A

Project Budget: \$4,400 Revised to \$4,165 Reimbursement Request: \$2,200 Revised to \$2,082.50

Proposed Contractor(s): TAB Construction Mgmt Co

Required Attachments (Check all attached documents):

- ☐ Complete DCCFIP Application
- ☐ Proof of ownership
- ☐ Proof of property taxes paid
- ☐ Historic District Certificate of Appropriateness (if applicable)
- ☐ Photos of residential structure to be improved
- ☐ Detailed description and sketch/rendering of the work to be performed (including building materials and color scheme)
- ☐ Working architectural drawings, if requested
- ☒ Copies of a minimum of a 3 qualified bids for each portion of the project in which funding is being requested
- ☐ Schedule of work to be completed

Applicant Signature: Teresa Kennedy

Date: 10/1/21

### Village Official Use

Date Received: 10/1/2021 Application Complete: ☒ Yes ☐ No (Circle One)

Official Signature: J.F.R.

**PROPOSAL 18389**

Date 8/12/21

Proposal submitted

**TAB CONST MGT Co.**

Street

212 Lincoln Av.

City, State, Zip

West Dundee, IL 60118

Job Name

Black &amp; Grey

Job location

Suite 311 A, East Dundee

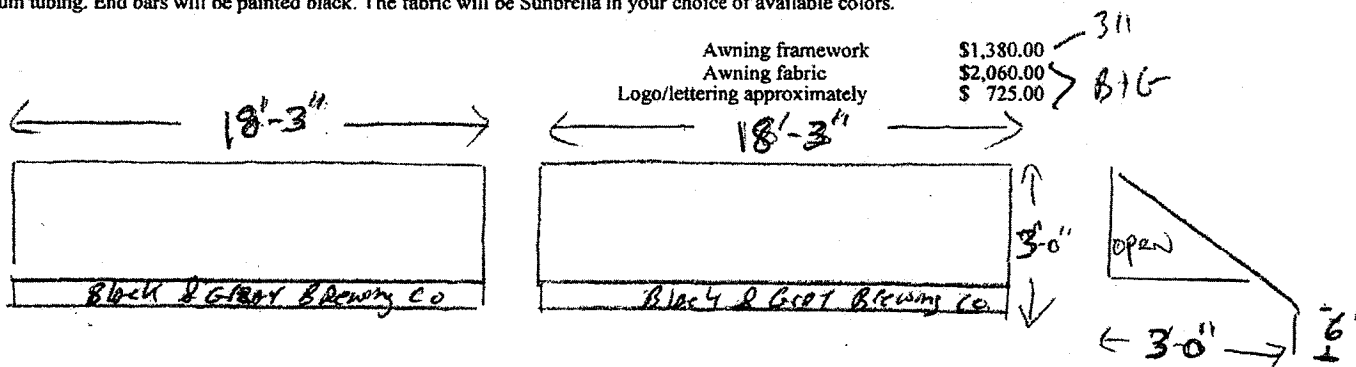
Phone(s)

847-697-9222

email

tracy@turnkeybrokers.biz

We propose to manufacture and install (2) slant style awnings with open end wings and fixed valances. The frames will be welded construction using 1" aluminum tubing. End bars will be painted black. The fabric will be Sunbrella in your choice of available colors.



All taxes included. All permits required must be obtained by you at no cost to us. Assistance will be provided. Delivery in approximately 6-8 weeks from date signed proposal is received, fabric/color has been selected and 50% deposit is received. Please call us if you have any questions or would like to discuss this proposal. Your salesman is Lee Ford

TERMS: 50% deposit with signed proposal. The balance will be due on installation/delivery.

1. Purchaser shall have no right of recession on special order or custom-made goods and shall forfeit all down payments and be fully responsible to pay the entire balance due under all circumstances.
2. When goods are not installed by Seller, Purchaser acknowledges that he has inspected said goods and accepts them as conforming to the specifications herein and they are free of any/all defects.
3. If customer requests total installation or any part of installation to be delayed for whatever reason, full payment will be due for entire contract at time of original scheduled installation.
4. Awnings purchased hereunder shall be manufactured and installed pursuant to the specifications stated herein and in accordance with industry standards.
5. Purchaser shall be solely responsible for obtaining all necessary permits and the approval of any and all government entities at purchaser's cost.
6. Any plans, drawings (weather to scale or free hand) requested by Purchaser after contract has been accepted due to changes in the design or specifications hereof, or for any reason shall be an additional charge to Purchaser based on the detail and time expended by Seller.
7. All fabrics used in the construction of awnings are water repellent but not waterproof. Wrinkles or small flaws are generally anticipated for normal fabrication and will not affect the warranty. Distortions in metal framework or minor variations in dimensions shall not affect the validity of this contract.
8. The product sold is designed to attach to building based on visible representations or information as to the construction of said building at the time of sale. In the event the product sold cannot be supported by said building due to incorrect or incomplete information, modifications to support structure will be made as necessary with the consent of Purchaser at additional cost to Purchaser.
9. ELECTRIC WORK - All electric work, parts, labor and components are by owner or a registered electrician. Costs are not included unless specifically noted on contract.
10. All agreements contingent upon strikes, fire, accidents, natural disaster, act of God or delays beyond our control to obtain necessary materials. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

NOTE: This proposal may be withdrawn if not accepted within 60 days.

**Acceptance of Proposal** - The above prices, specifications & conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Late payment charges of 1.5% per month and collection charges, including reasonable legal fees and costs to be paid by customer accepting this proposal for all balances not paid within 45 days of invoice date. The signatory to this contract on behalf of Purchaser states that he has authority of the Purchaser to bind purchaser and Purchaser agrees upon acceptance of the subject goods. Customer authorizes access to and material remains the property of Hunzinger Williams, Inc. until payment is made in full.

Signature \_\_\_\_\_

date \_\_\_\_\_

Please print name \_\_\_\_\_

VISA, Mastercard, American Express or Discover (circle one) Charges in excess of \$2500 will incur a 3% fee Amount to charge \$ \_\_\_\_\_

Bank Card # \_\_\_\_\_

Expiration Date \_\_\_\_\_ / \_\_\_\_\_

CID# \_\_\_\_\_

# **THATCHER OAKS**

## **AWNINGS**

718 INDUSTRIAL DRIVE

ELMHURST, IL 60126

(630) 833-5700 • Fax (630) 833-5795

CHICAGOLAND'S FULL SERVICE AWNING COMPANY

COMMERCIAL • INDUSTRIAL

CUSTOM DESIGNED AWNINGS & SIGNS

CLEANING AND MAINTENANCE

### CUSTOM QUOTE FOR:

Black And Gray Brewing Company

311 Barrington Ave.

EAST DUNDEE, IL 60118

DATE: 9/10/2021

QUOTE #: 33664

DELIVERY:

TERMS: 50% DEPOSIT, BALANCE DUE ON COMPLETION

DESCRIPTION	AMOUNT
<p>Quote is to manufacture and install two (2) traditional shed style awning for Black and Grey Brewing Company located at 311 Barrington Ave., East Dundee. The size of the awnings to be approximately 18' 3" wide, 3' high and 3' projection. The awning will have open wings and a 6" box.</p> <p>All frames to be made of aluminum and will be completely welded. All welds will be ground smooth and primed silver. Frame color to be silver. The frames are covered by our LIFETIME Tiger Frame Warranty.</p> <p>Fabric to be Sunbrella 100% Solution Dyed Acrylic with color TBD. This material carries a ten (10) year warranty.</p> <p>Graphics to include the business name on the box area of each awning. Graphics are applied with the Sunbrella Graphic System which heat seals premium quality 3M vinyl to the fabric.</p> <p>Price includes tax and installation. Any permit requirement will include an additional fee.</p> <p>Thank you for your interest in Thatcher Oaks Awning Company.</p> <p>Allison Holmes (630) 452-1800 allison@thatcheroaks.com</p>	<p><b>TOTAL:</b> \$4,400.00</p>

It is the intent of the Seller to deliver to Buyer the products so stated in this contract, within the time frame so stated, subject to our ability to produce materials, and is subject to labor disputes, acts of God, and other delays beyond our control.

CUSTOMER DEPOSIT IS NONREFUNDABLE 5 DAYS AFTER ACCEPTANCE OF CONTRACT.

For the purpose of securing payment and performance of the obligation hereunder, Seller shall have, and Buyer hereby grants to Seller, a purchase money security interest in said property. The property and all of the apparatus, appliances, supplies, accessories and parts remain the property and security of Seller for said indebtedness until this contract is paid in full. In the event Seller has to remove property due to nonpayment, any monies paid on account shall remain the property of Seller as liquidated damages, and any reinstallation shall be subject to renegotiation.

ALL NEW INSTALLATIONS ARE GUARANTEED AGAINST DEFECTS IN MATERIAL OR WORKMANSHIP FOR THREE YEARS AFTER INSTALLATION.

ACCEPTED: \_\_\_\_\_ DATED: \_\_\_\_\_ BY: \_\_\_\_\_  
(BUYER) (SELLER)

DEPOSIT: \_\_\_\_\_ WE MAY WITHDRAW THIS PROPOSAL IF NOT ACCEPTED WITHIN \_\_\_\_ DAYS.

Payment Terms: Cash Customer

Created Date: 9/23/2021

**DESCRIPTION: Awnings****Bill To:** Black & Gray Brewing  
311 Barrington Ave  
East Dundee, IL 60118  
US**Pickup At:** Signarama  
946 N. Neltnor Blvd., Unit 114  
West Chicago, IL 60185  
US**Requested By:** Teresa Kennedy  
Email: t.kennedy@blackandgraybrewing.com**Salesperson:** House West Chicago

NO	Product Summary	QTY	UNIT PRICE	AMOUNT
1	<b>Awning</b>	2	\$2,370.00	\$4,740.00
1.1	Custom Awning -			
1.2	Installation -			

All quotes include 2 graphics changes, any additional changes will be charged at the present hourly rate of \$75/hr. All artwork and/or graphics remain the property of Signarama West Chicago.

ONCE APPROVED YOUR LAYOUT IS FINAL!

Please carefully inspect all aspects of your layout. If any part of the layout is incorrect, let us know in your reply. Please verify that the spelling and content are correct and you are satisfied with the document layout. YOU UNDERSTAND THAT YOUR ORDER WILL PRINT AS IT APPEARS IN YOUR PROOF, and that you cannot make any changes once your order placed and that you assume all responsibility for typographical errors. Sign-A-Rama West Chicago is not responsible for any errors once you have approved your order. If you have any changes, questions or concerns with your layout, please address them before approving your order. Thank you

Quotes do not include shipping, permits or installation unless otherwise specified.

Payment is due upon delivery of goods, unless previous arrangements have been made with Sign-A-Rama West Chicago.

All invoices past due 90 days will be forwarded to collection service and will be accessed a 25% fee.

<b>Subtotal:</b>	\$4,740.00
<b>Taxes:</b>	\$240.00
<b>Grand Total:</b>	\$4,980.00
<b>Deposit Required:</b>	\$2,490.00

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**From:** [Bill Zelsdorf](#)  
**To:** [Jennifer Ramsay](#)  
**Cc:** [Brad Mitchell](#)  
**Subject:** Depot  
**Date:** Tuesday, September 28, 2021 1:24:33 PM

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Hello Jennifer,

Just wanted to follow up after our conversation the other day at the Depot. Our season ends with the last day of the Depot Market on October 30. We do not open the Visitor Center again until May, 2022. That is when our funding begins again with the start of the Depot Market. The one exception being the weekend of Dickens In Dundee. The Depot stays open that Friday, Saturday and Sunday. Our staff is willing to keep the Depot open November 1st, until the start of the Depot Market in May, 2022, with the help of the Village of East Dundee. Days would be Wednesday thru Sunday. Hours would be 10 a.m. - 2 p.m. For a total of 20 hours per week at \$10 per hour. Please let us know if the Village is willing to help keep this Depot open until the start of our 2022 season. And I might add, it's looking as though we will be in good shape for funding our entire 2022 season on our own, with the funds from this last year and those from next year's Depot Market.

Thanks, Bill Zelsdorf



# Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

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**To:** Village President and Board of Trustees  
**CC:** Jennifer Ramsay, Village Administrator  
**From:** Brandiss Martin, Finance Director  
**Subject:** Water and Sewer Penalty and Shut Off Waiver - Repeal  
**Date:** October 15, 2021

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## Background

On March 24, 2020, former 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. On May 17, 2021, staff requested that the Village Board approve an Ordinance extending the relief through the duration of the COVID-19 Pandemic.

Staff is requesting the Village Board approve the attached Ordinance to repeal the relief as majority of water and sewer customers have been paying their utility bills throughout the course of the pandemic without issue. The Village has provided information to resources such as the Red Cross and Kane County financial assistance programs to residents who have experienced difficulties. The Finance Department has and will continue to enter into payment arrangements with customers who request them. The Village has received several requests from property owners with tenant occupied buildings to shut off utility services for nonpayment, as ultimately, the property owner is responsible for any outstanding bills on the property.

**Action Requested:** Discussion and consideration and an Ordinance Repealing Ordinance Numbers 20-30, 21-04 and 21-19, Regarding 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.

**Attachment:** An Ordinance Repealing Ordinance Numbers 20-30, 21-04 and 21-19, Regarding 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.



**ORDINANCE NUMBER 21 - \_\_**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS, REPEALING ORDINANCE NUMBERS 20-30, 21-  
04 AND 21-19, REGARDING 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**

**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**, on May 17, 2021, the Village President and Board of Trustees adopted Ordinance Number 21-19, entitled "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," which amended the Original Ordinance, as amended by the Amending Ordinance, to extend the waivers of certain Village water and sewer late fees and shutoff requirements through the earlier of (a) the repeal of the Original Ordinance and the Amending Ordinance, or (b) the end of the Governor of the State of Illinois' disaster proclamation regarding COVID-19 (together with the Original Ordinance and the Amending Ordinance, the "Shutoff Relief Ordinances"); 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 repeal the Shutoff Relief Ordinances at this time;

**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: Repeal.** That the Shutoff Relief Ordinances, being Ordinance Numbers 20-30, 21-04 and 21-19, are hereby repealed and are of no further force or effect.

**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 with this Ordinance shall be and the same are hereby repealed.

**SECTION 5: 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 18th day October, 2021, pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this 18th day October, 2021.

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

**ATTEST:**

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

Published in pamphlet form this 18th day October, 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on October \_\_, 2021.

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>A.C. PAVEMENT STRIPING CO</b>					
22502	PAVEMENT STRIPING	10/06/2021	3,569.80		15-01-5950
Total A.C. PAVEMENT STRIPING CO:			3,569.80		
<b>ACTIVE EXCAVATING AND WRECKING, INC.</b>					
11462	WATER MAIN LEAK REPAIR	09/24/2021	1,940.00		60-33-5140
11463	PUBLIC WATER SERVICE REPAIR	09/24/2021	2,422.50		60-33-5140
11511	EMERG WATER MAIN REPAIR	10/04/2021	2,857.50		60-33-5140
Total ACTIVE EXCAVATING AND WRECKING, INC.:			7,220.00		
<b>ADVANCED AUTOMATION &amp; CONTROLS INC</b>					
21-3758	WWTP COMMUNICATION REPAIR	09/30/2021	230.00		60-33-5291
Total ADVANCED AUTOMATION & CONTROLS INC:			230.00		
<b>AFLAC</b>					
518812	AFLAC	09/26/2021	406.56		27-01-2215
Total AFLAC:			406.56		
<b>ALARM DETECTION SYSTEMS</b>					
176664-1025	ELEV ALARM	10/10/2021	81.78		01-31-5197
Total ALARM DETECTION SYSTEMS:			81.78		
<b>ALARM SYSTEMS INC</b>					
203744	ALARM SYSTEM AGREEMENT	09/15/2021	1,366.00		01-21-5121
Total ALARM SYSTEMS INC:			1,366.00		
<b>ALTORFER INDUSTRIES INC.</b>					
TM560000975	BACKHOE REPAIRS	09/28/2021	2,031.76		01-31-5120
TM560000975	BACKHOE REPAIRS	09/28/2021	2,031.76		60-33-5120
Total ALTORFER INDUSTRIES INC.:			4,063.52		
<b>AMALGAMATED BANK OF CHICAGO</b>					
4834 101821	SERIES 2012B	12/01/2021	188,992.00		38-01-5810
5829 120121	SERIES 2015 GO BOND	12/01/2021	840,900.00		39-01-5810
6161 101821	SERIES 2016 GO BONDS	12/01/2021	42,975.00		39-01-5810
100721	REVENUE BONDS 2012	10/07/2021	753,348.06		46-01-5810
4833 101821	SERIES 2012A GO BONDS	12/01/2021	451,453.13		48-01-5810
Total AMALGAMATED BANK OF CHICAGO:			2,277,668.19		
<b>AMERICAN MOBILE STAGING, INC</b>					
11572	STAGE RENTAL TT	10/04/2021	2,075.00		01-37-5330
Total AMERICAN MOBILE STAGING, INC:			2,075.00		
<b>AT&amp;T</b>					
092521	ADMIN PHONE	09/25/2021	219.35		01-12-5320
092521	SEWER PHONE	09/25/2021	422.09		60-33-5320

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total AT&T:			641.44		
<b>BATEMAN LAW OFFICES, LTD</b>					
100521	LEGAL SERVICES	10/05/2021	561.25		01-21-5230
100521	LEGAL SERVICES	10/05/2021	80.00		01-25-5230
Total BATEMAN LAW OFFICES, LTD:			641.25		
<b>BERRY TIRE</b>					
384182	4 TIRES SQUAD	10/01/2021	562.96		01-21-5120
Total BERRY TIRE:			562.96		
<b>BILLITTERI, JOE</b>					
100421	TIF PAYMENT FOR 201 PENNY	10/04/2021	8,515.30		56-01-5876
Total BILLITTERI, JOE:			8,515.30		
<b>BLUE STONE PRODUCTS</b>					
1282	VEST	09/28/2021	1,044.55		01-21-5080
Total BLUE STONE PRODUCTS:			1,044.55		
<b>C&amp;L RENTALS SALES &amp; SERVICE INC</b>					
109422	OKT FEST RENTAL	09/26/2021	2,569.70		01-37-5330
Total C&L RENTALS SALES & SERVICE INC:			2,569.70		
<b>CENTURY SPRINGS</b>					
2750004	WATER VH	09/03/2021	37.00		01-12-5630
2757236	WATER VH	09/17/2021	13.00		01-12-5630
2750003	WATER - PD	09/03/2021	54.14		01-21-5630
2757235	WATER - PD	09/17/2021	37.76		01-21-5630
Total CENTURY SPRINGS:			141.90		
<b>CHICAGO COMMUNICATIONS LLC</b>					
330581	RADIO MAINTENANCE	10/11/2021	839.40		01-21-5130
Total CHICAGO COMMUNICATIONS LLC:			839.40		
<b>CINTAS FIRST AID &amp; SAFETY</b>					
4098611658	MATS - VH	10/13/2021	26.59		01-12-5110
7097337532	VH FLOOR MATS	09/29/2021	26.59		01-12-5110
Total CINTAS FIRST AID & SAFETY:			53.18		
<b>COM ED</b>					
101121	COM ED VH	10/11/2021	19.03		01-31-5510
101121	COM ED STREETS	10/11/2021	34.79		28-01-5510
Total COM ED:			53.82		
<b>COMCAST BUSINESS</b>					
101821	COMCAST SUMMIT SCHOOL	10/18/2021	86.60		01-31-5197
101821	COMCAST W/S	10/18/2021	376.60		60-33-5320

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total COMCAST BUSINESS:			463.20		
<b>COMED</b>					
100621	SIGNALS & STREET LIGHTS	10/06/2021	2,295.93		28-01-5510
Total COMED:			2,295.93		
<b>CONSTELLATION NEW ENERGY</b>					
60619279501	CONSTELLATION W/S	09/30/2021	802.35		01-31-5510
60619279501	CONSTELLATION PW	09/30/2021	12,233.56		60-33-5510
Total CONSTELLATION NEW ENERGY:			13,035.91		
<b>COON CREEK SOD FARM LLC</b>					
12180	VH & DOWNTOWN - SOD	10/04/2021	208.40		01-31-5110
Total COON CREEK SOD FARM LLC:			208.40		
<b>COVERALL NORTH AMERICA DBA</b>					
1010685679	CLEANING VH	10/01/2021	299.00		01-12-5110
1010685679	CLEANING POLICE	10/01/2021	595.00		01-21-5121
1010685679	CLEANING DEPOT	10/01/2021	95.00		01-31-5110
1010685679	CLEANING PW PRAIRIE LAKE	10/01/2021	236.00		01-31-5110
1010685679	CLEANING PW 401 ELGIN AVE	10/01/2021	236.00		60-33-5111
1010685679	CLEANING PW 446 ELGIN AVE	10/01/2021	95.00		60-33-5111
Total COVERALL NORTH AMERICA DBA:			1,556.00		
<b>DOWN TO EARTH LANDSCAPING</b>					
67388	TOP SOIL	10/06/2021	224.00		01-31-5150
Total DOWN TO EARTH LANDSCAPING:			224.00		
<b>DUNDEE FORD</b>					
841420	SQUAD 35	09/01/2021	158.96		01-21-5120
841691	SQUAD 39	09/10/2021	102.96		01-21-5120
841692	SQUAD 35	09/10/2021	102.95		01-21-5120
842091	SQUAD 37	09/22/2021	26.98		01-21-5120
842095	SQUAD 38	09/22/2021	24.98		01-21-5120
Total DUNDEE FORD:			416.83		
<b>DUNDEE NAPA AUTO PARTS</b>					
389322	ZERO TURN MOWER	09/08/2021	5.14		01-31-5130
Total DUNDEE NAPA AUTO PARTS:			5.14		
<b>DW-SERVANT FUND (EAST DUNDEE) LLC</b>					
1 082721	BDD REVENUE GATEW	08/27/2021	4,166.67		33-01-5876
1 092721	BDD REVENUE GATEW	09/27/2021	4,166.67		33-01-5876
Total DW-SERVANT FUND (EAST DUNDEE) LLC:			8,333.34		
<b>EAST DUNDEE POLICE PENSION FUND</b>					
100821	2ND POLICE PENSION PAYME	10/08/2021	318,596.36		01-21-5055

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total EAST DUNDEE POLICE PENSION FUND:			318,596.36		
<b>EAST DUNDEE, PETTY CASH - VH</b>					
101321	BZ STAND UP DESK	10/13/2021	50.00		01-25-5610
101321	VH FRIDGE HANDLE	10/13/2021	39.26		01-31-5110
101321	CDL RENEWAL - HANSON	10/13/2021	66.46		01-31-5630
101321	SCARECROW SUPPLIES	10/13/2021	40.32		01-37-5130
101321	STAGE SKIRTS	10/13/2021	18.00		01-37-5630
101321	PRIORITY POSTAGE	10/13/2021	7.95		60-33-5680
101321	FED EX WTR TOWER PROJ	10/13/2021	25.75		60-33-5680
Total EAST DUNDEE, PETTY CASH - VH:			247.74		
<b>FAST MRO SUPPLIES, INC</b>					
6033	MISC SUPPLIES	09/29/2021	163.84		01-31-5630
6033	SUPPLIES	09/29/2021	163.85		60-33-5630
Total FAST MRO SUPPLIES, INC:			327.69		
<b>FEHR GRAHAM</b>					
103032	SPEEDWAY, HIGGINS	09/30/2021	10,207.20		85-01-2381
Total FEHR GRAHAM:			10,207.20		
<b>FIRST COMMUNICATIONS</b>					
122464549	FAX HR	10/06/2021	9.86		01-12-5320
122464549	FAX PD	10/06/2021	9.86		01-21-5320
Total FIRST COMMUNICATIONS:			19.72		
<b>FLOOD BROTHERS</b>					
100821	REFUSE COLLECTION	10/08/2021	21,389.24		01-33-5180
Total FLOOD BROTHERS:			21,389.24		
<b>GALLS AN ARAMARK COMPANY</b>					
19355869	UNIFORM ALLOW. MILES	09/23/2021	61.14		01-21-5080
19437833	UNIFORM ALLOW JH	10/04/2021	392.05		01-21-5080
19445560	UNIFORM ALLOW. - KM	10/05/2021	271.18		01-21-5080
Total GALLS AN ARAMARK COMPANY:			724.37		
<b>GARDINER KOCH WEISBERG &amp; WRONA</b>					
5355	PROF LEGAL SERVIC	10/11/2021	286.00		01-12-5230
Total GARDINER KOCH WEISBERG & WRONA:			286.00		
<b>GRAINGER, INC.</b>					
9061022761	PUMP FOR OIL DRUM	09/21/2021	82.38		01-31-5630
Total GRAINGER, INC.:			82.38		
<b>HAWKINS, INC.</b>					
603977	W CHEMICALS	10/07/2021	1,397.96		60-33-5650
6039116	WW CHEMICALS	10/07/2021	2,046.62		60-33-5651

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total HAWKINS, INC.:			3,444.58		
<b>HEINZ, GERALD &amp; ASSOC.</b>					
19937	ENGINEERING SERVICE	10/07/2021	697.50		01-12-5290
19950	WENDT DRAINAGE DESIGN	10/07/2021	232.50		01-25-5290
19946	4TH ST PROJECT DESIGN	10/07/2021	1,395.00		01-31-5220
19948	MADISON-WENDT	10/07/2021	387.50		01-31-5220
19947	2021 STREET PROGRAM	10/07/2021	4,534.43		28-01-5950
19939	GRANT NATIONAL TOOL	10/07/2021	1,976.50		32-38-5940
19949	PALUMBO STORM SEWER IMP	10/07/2021	1,937.50		85-01-2378
19941	855 E MAIN STREET	10/07/2021	412.50		85-01-2380
19938	TERRA BUS PARK	10/07/2021	232.50		85-01-2382
19912	SANTAS VILLAGE	08/31/2021	155.00		85-01-2389
19942	250 PATRICIA LANE	10/07/2021	542.50		85-01-2393
19943	ALT CAT	10/07/2021	1,240.00		85-01-2394
19944	MID AMERICA	10/07/2021	563.00		85-01-2399
19940	HIGHSTREET DEV	10/07/2021	542.50		85-01-2401
19945	PARKING LOT	10/07/2021	2,281.50		85-01-2402
Total HEINZ, GERALD & ASSOC.:			17,130.43		
<b>HELPING HAND IT</b>					
21-38533	IT SERVICES	09/30/2021	406.25		01-12-5286
21-38626	IT SERVICES LICENSING	10/01/2021	2,488.26		01-12-5286
Total HELPING HAND IT:			2,894.51		
<b>ILLINOIS ASSOC OF CHIEFS OF POLICE</b>					
9041	MEMBERSHIP SS	10/01/2021	115.00		01-21-5410
Total ILLINOIS ASSOC OF CHIEFS OF POLICE:			115.00		
<b>J.G. UNIFORMS, INC</b>					
89769	UNIFORM	10/05/2021	32.00		01-21-5080
89770	UNIFORM	10/05/2021	90.75		01-21-5080
Total J.G. UNIFORMS, INC:			122.75		
<b>JOSEPH D. FOREMAN &amp; CO.</b>					
329850	B BOX EXTENSIONS	09/29/2021	90.00		60-33-5140
Total JOSEPH D. FOREMAN & CO.:			90.00		
<b>KIM DIGIOVANNI</b>					
100321	LOCAL PROSECUTION	10/03/2021	1,543.52		01-21-5230
Total KIM DIGIOVANNI:			1,543.52		
<b>KLEIN, THORPE AND JENKINS, LTD</b>					
092321	PROF SERV GEN	09/23/2021	8,624.00		01-12-5230
092321	POLICE LEGAL SERV	09/23/2021	2,256.00		01-21-5230
092321	PAL LAND	09/23/2021	198.00		01-25-5290
092321	590 HEALY RD	09/23/2021	110.00		85-01-2395
092321	HIGHSTREET DEV	09/23/2021	506.00		85-01-2401

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total KLEIN, THORPE AND JENKINS, LTD:			11,694.00		
<b>LAI LTD.</b>					
21-18642	SLUDGE CENTRIFUGE 902 GRI	10/06/2021	1,536.44		60-33-5131
Total LAI LTD.:			1,536.44		
<b>LAKE JULIAN CONTRACTING INC</b>					
959	STORM SEWER CLEANING	07/13/2021	2,975.00		01-31-5140
978	STORM SEWER CLEAN	09/21/2021	700.00		01-31-5140
978	B-BOX REPAIR	09/21/2021	1,400.00		60-33-5140
Total LAKE JULIAN CONTRACTING INC:			5,075.00		
<b>MCGINTY BROS., INC</b>					
229416	TREE TRIMMING/REMOVAL	10/05/2021	2,900.00		01-31-5190
Total MCGINTY BROS., INC:			2,900.00		
<b>MEYER SIGNS</b>					
9000	SIGNS	09/01/2021	1,208.50		01-31-5120
9000	SIGN	09/01/2021	1,208.50		60-33-5120
Total MEYER SIGNS:			2,417.00		
<b>MIDWEST MATERIAL MANAGEMENT</b>					
MM-83534	MIXED C&D	09/30/2021	369.60		01-31-5570
Total MIDWEST MATERIAL MANAGEMENT:			369.60		
<b>MIDWEST SALT</b>					
459355	WATER SOFT SALT	10/05/2021	2,608.20		60-33-5650
Total MIDWEST SALT:			2,608.20		
<b>MUNICIPAL COLLECTION SERVICES</b>					
20136	COLLECTION TICKETS OVERPA	09/30/2021	294.00		01-21-5290
Total MUNICIPAL COLLECTION SERVICES:			294.00		
<b>MUNICIPAL RESEARCH SERVICE INC</b>					
101121	AUDIT	10/11/2021	1,825.00		01-14-5210
Total MUNICIPAL RESEARCH SERVICE INC:			1,825.00		
<b>NICOR GAS</b>					
092821	NICOR S/W	09/28/2021	321.78		60-33-5510
Total NICOR GAS:			321.78		
<b>NORTHERN KANE COUNTY CHAMBER OF COMMERCE</b>					
4239-13618	AWARDS DINNER	09/28/2021	255.00		01-12-5410
Total NORTHERN KANE COUNTY CHAMBER OF COMMERCE:			255.00		



Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
<b>ORANGE CRUSH</b>					
91874	ASPHALT	09/30/2021	40.56		15-01-5950
Total ORANGE CRUSH:			40.56		
<b>OTTOSEN DINOLFO HASENBALG &amp; CASTALDO</b>					
138921	POL COMM SERVICES	09/30/2021	225.00		01-21-5230
Total OTTOSEN DINOLFO HASENBALG & CASTALDO:			225.00		
<b>PADDOCK PUBLICATIONS, INC</b>					
192666	FENCE TEXT AMENDMENT	09/26/2021	34.50		01-12-5330
192666	ANNUAL FIN STATEMENT	09/26/2021	700.35		01-14-5330
192666	PLOTE VARIANCE	09/26/2021	94.30		85-01-2066
192666	HIGH STREET POSTING	09/26/2021	209.30		85-01-2401
Total PADDOCK PUBLICATIONS, INC:			1,038.45		
<b>PDC LABORATORIES, INC</b>					
9483382	W TESTING	09/30/2021	613.00		60-33-5290
9483383	WW TESTING	09/30/2021	2,430.00		60-33-5291
Total PDC LABORATORIES, INC:			3,043.00		
<b>PLATT HILL NURSERY, INC.</b>					
T1-1963994	MUMS FOR DOWNTOWN	09/21/2021	316.61		01-31-5110
Total PLATT HILL NURSERY, INC.:			316.61		
<b>QUAD COM 9-1-1</b>					
21-EDPD-10	DISPATCH SERV	10/01/2021	13,454.39		01-21-5360
Total QUAD COM 9-1-1:			13,454.39		
<b>QUADIENT LEASING USA, INC</b>					
N9065666	POST LEASE ADMIN	09/27/2021	64.01		01-12-5680
N9065666	POST LEASE FIN	09/27/2021	64.01		01-14-5680
N9065666	POST LEASE PD	09/27/2021	64.01		01-21-5680
N9065666	POST LEASE BZ	09/27/2021	64.01		01-25-5680
N9065666	POST LEASE EVENTS	09/27/2021	64.01		01-37-5680
N9065666	POST LEASE WS	09/27/2021	128.03		60-33-5680
Total QUADIENT LEASING USA, INC:			448.08		
<b>RALPH HELM, INC</b>					
349391	CHAIN SAW MAINT	09/27/2021	164.54		01-31-5130
349962	CHAIN SAW PART	10/11/2021	77.56		01-31-5130
Total RALPH HELM, INC:			242.10		
<b>SHARP EXPRESS</b>					
100521	TRUCK 35 SERV	10/05/2021	514.10		01-31-5120
Total SHARP EXPRESS:			514.10		
<b>STAN'S LPS MIDWEST</b>					
362884	C4503 BLK - PD COPIER	10/04/2021	36.95		01-21-5130

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
362884	C4503 CLR - PD COPIER	10/04/2021	218.96		01-21-5130
362858	C2003SP BLK - DEPOT COPIER	10/04/2021	15.47		01-37-5340
362858	C2003SP CLR - DEPOT COPIER	10/04/2021	45.41		01-37-5340
326803	RICOH 2554SP	10/04/2021	15.16		60-33-5340
Total STAN'S LPS MIDWEST:			331.95		
<b>STAPLES ADVANTAGE</b>					
3485912827	MISC OFFICE SUPPLIES	08/25/2021	19.99		01-12-5610
8053704954	MISC OFFICE SUPPLIES REIMB	09/25/2021	24.45-		01-12-5610
8053704954	MISC OFFICE SUPPLIES	09/25/2021	35.06		01-14-5610
8053704954	MISC OFFICE SUPPLIES	09/25/2021	114.95		01-21-5610
8053704954	MISC OFFICE SUPPLIES	09/25/2021	178.57		01-21-5610
8053704954	MISC OFFICE SUPPLIES	09/25/2021	44.99		01-21-5610
8063797672	OFFICE SUPPLIES PD	10/02/2021	84.95		01-21-5610
3485912827	MISC OFFICE SUPPLIES	08/25/2021	48.99		01-31-5630
8053704954	MISC OFFICE SUPPLIES	09/25/2021	2.32		01-31-5630
8053704954	MISC OFFICE SUPPLIES	09/25/2021	3.99		01-37-5610
3485912827	MISC OFFICE SUPPLIES	08/25/2021	26.30		60-33-5610
Total STAPLES ADVANTAGE:			535.66		
<b>STEPHEN D. TOUSEY LAW OFFICES</b>					
100121	LOCAL PROSECUTION	10/01/2021	750.00		01-21-5230
Total STEPHEN D. TOUSEY LAW OFFICES:			750.00		
<b>SYNAGRO TECHNOLOGIES</b>					
24938	CAKE LAND APP	10/01/2021	3,608.40		60-33-5287
Total SYNAGRO TECHNOLOGIES:			3,608.40		
<b>THIRD MILLENNIUM ASSOCIATES</b>					
26825	UB REFUSE	09/30/2021	24.89		01-33-5340
26825	UTILITY BILLING	09/30/2021	224.10		60-33-5340
Total THIRD MILLENNIUM ASSOCIATES:			248.99		
<b>THOMPSON ELEVATOR SERVICE</b>					
21-2684	ELEVATOR INSP - 555 BARRING	10/05/2021	50.00		01-01-1112
21-2684	ELEVATOR INSP 970 DUNDEE	10/05/2021	93.00		01-01-1112
21-2684	ELEVATOR INSP 543 E MAIN	10/05/2021	43.00		01-01-1112
21-2684	ELEVATOR INSP 220 RIVER ST	10/05/2021	43.00		01-01-1112
21-2684	ELEVATOR INSP 311 BARRINGT	10/05/2021	43.00		01-31-5130
21-2684	ELEVATOR INSP 611 E MAIN	10/05/2021	86.00		01-31-5197
21-2630	ELEVATOR PLAN REVIEW	10/01/2021	100.00		85-01-2399
Total THOMPSON ELEVATOR SERVICE:			458.00		
<b>TLO LLC</b>					
259283-20210	TLO DUES	10/01/2021	75.00		01-21-5410
Total TLO LLC:			75.00		
<b>TRUE BLUE CAR WASH LLC</b>					
3749	PD CAR WASH	09/30/2021	3.00		01-21-5120

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total TRUE BLUE CAR WASH LLC:			3.00		
<b>ULTRA STROBE COMMUNICATIONS INC.</b>					
79775	EQUIP FOR 2 NEW SQUADS	09/30/2021	9,092.71		32-21-5942
79776	SQUAD 31	09/30/2021	9,092.71		32-21-5942
Total ULTRA STROBE COMMUNICATIONS INC.:			18,185.42		
<b>UNITED SYSTEMS AND SOFTWARE INC</b>					
86792	ERT RADIO READ UNITS	10/05/2021	2,340.00		60-33-5935
86792	ERT BACKPLATES	10/05/2021	90.00		60-33-5935
86792	SHIPPING	10/05/2021	28.99		60-33-5935
Total UNITED SYSTEMS AND SOFTWARE INC:			2,458.99		
<b>US BANK</b>					
5486 092721 B	ADOBE	09/27/2021	252.73		01-12-5286
5486 092721 B	ZOOM	09/27/2021	14.99		01-12-5286
0113 092721 B	SIRIUS XM	09/27/2021	15.77		01-12-5410
0113 092721 B	AMAZON PRIME	09/27/2021	12.99		01-12-5410
5486 092721 B	TRIBUNE	09/27/2021	32.67		01-12-5410
5486 092721 B	TRIBUNE	09/27/2021	27.72		01-12-5410
5486 092721 B	FIN DIR TRAINING	09/27/2021	199.99		01-14-5430
5082 092721 A	UNIFORM RM	09/27/2021	60.51		01-21-5080
5082 092721 A	TRAINING JR	09/27/2021	299.00		01-21-5430
5082 092721 A	TRAINING JR	09/27/2021	199.00		01-21-5430
5082 092721 A	CANX TRAINING	09/27/2021	129.00-		01-21-5430
0113 092721 B	AMAZON PD	09/27/2021	444.53		01-21-5610
5082 092721 A	STRAP	09/27/2021	12.94		01-21-5630
5082 092721 A	CHARGE PAK	09/27/2021	130.00		01-21-5630
5824 092721 G	FALL DECORATIONS	09/27/2021	725.00		01-31-5110
3999 092721 P	APPLE ICLOUD	09/27/2021	.99		01-31-5320
5824 092721 G	GRAPPLE RENTAL	09/27/2021	1,168.13		01-31-5530
5486 092721 B	MAILCHIMP	09/27/2021	35.99		01-37-5410
0113 092721 B	BURLAP BAGS	09/27/2021	61.98		01-37-5630
0113 092721 B	FUNNY LITTLE PEOPLE	09/27/2021	1,500.00		01-37-5630
0113 092721 B	GERMAN HATS	09/27/2021	591.70		01-37-5630
0113 092721 B	BASEBALL CAPS	09/27/2021	1,061.96		01-37-5630
0113 092721 B	ALPHA MEDIA	09/27/2021	750.00		01-37-5630
0113 092721 B	MICHAELS OKT FEST DECRO	09/27/2021	76.79		01-37-5630
0113 092721 B	OKT FEST PRIZES	09/27/2021	50.00		01-37-5630
0113 092721 B	TARGET POP AND WATER	09/27/2021	11.77		01-37-5630
5824 092721 G	APPLE ICLOUD	09/27/2021	.99		60-33-5320
Total US BANK:			7,609.14		
<b>VCNA PRAIRIE LLC</b>					
890225335	CONCRETE FOR SIDEWALK	09/29/2021	450.50		15-01-5950
890228640	CONCRETE - SIDEWALK	09/30/2021	561.88		15-01-5950
Total VCNA PRAIRIE LLC:			1,012.38		
<b>WEED MAN LAWN CARE</b>					
5545901	PAVERS WEED CONTROL	10/04/2021	375.00		01-31-5110

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total WEED MAN LAWN CARE:			375.00		
<b>WINZER FRANCHISE COMPANY</b>					
6990205	SHOP SUPPLIES	10/01/2021	136.78		01-31-5630
Total WINZER FRANCHISE COMPANY:			136.78		
Grand Totals:			2,799,911.61		

## Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.