

ORDINANCE NUMBER 20 - 25

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS APPROVING VARIATIONS FOR CUL-DE-SAC, SANITARY SEWER, PAVING STORAGE YARD, STORAGE YARD SCREENING, PARKING ISLANDS, AND GARAGE DOOR SCREENING FOR THE ALTORFER CAT DEVELOPMENT PROJECT (1030 E. MAIN STREET, 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, Altorfer CAT ("Applicant") is the contract purchaser of the property located at 855 E. Main Street, East Dundee, Illinois, legally described in Section 2 below ("Subject Property"); and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 155.045(G)(1) and Section 155.045(G)(4) of the Village of East Dundee Subdivision Chapter that requires the maximum length of a cul-de-sac shall be 500 feet measured along the center line from the intersection at origin through center of circle to end right-of-way and requiring the use of cul-de-sac streets shall be prohibited in multi-family, business or industrial districts with regard to the Subject Property to allow for the redevelopment of the Subject Property as depicted and described in the Application; and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 155.054 and Section 155.096(A)(1)(c) of the Village of East Dundee Subdivision Chapter that requires the sanitary sewer to be extended through the development parcel with regard to the Subject Property to allow for the redevelopment of the Subject Property as depicted and described in the Application; and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 157.065(A)(2)(e)(3) of the Village of East Dundee Zoning Chapter that requires areas utilized for accessory commercial operations yards to be provided with a permanent durable and dustless surface with regard to the Subject Property to allow for the redevelopment of the Subject Property as depicted and described in the Application; and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 157.065(A)(2)(e)(4) of the Village of East Dundee Zoning Chapter that requires storage yards to be completely enclosed and screened with a solid wall or fence of not more than 12 feet in height and/or a berm or evergreen plants of any height with regard to the Subject Property as depicted and 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) of the Village of East Dundee Village Code Landscape Chapter that prohibits more than ten (10) parking spaces in a row without a landscape island with regard to the Subject Property to allow for the redevelopment of the Subject Property, as depicted and described in the Application; and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 158.04(E)(1)(c) of the Village of East Dundee Village Code Landscape Chapter that requires garage doors to not be visible from adjoining rights-of-way with regard to the Subject Property to allow for the redevelopment of the Subject Property, as depicted and 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 June 4, 2020 to consider the Application pursuant to variances for cul-de-sac, sanitary sewer, paving storage yard and storage yard screening; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.207 of the Zoning Ordinance and made a recommendation to approve 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 Application and to allow the requested variations relative to the Project;

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

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:

That part of section 25, township 42 north, range 8 east of the third principal meridian, described as follows; Commencing at the southeast corner of gateway subdivision per document No. 1972329; thence north 08 degrees 30 minutes 18 seconds east, along the east line of said gateway subdivision, 924.83 feet the southeast corner of lot 2 in Saturn resubdivision per document No. 93K77117 being the point of beginning;

Thence north 08 degrees 30 minutes 18 seconds east continuing along said east line, 1368.46 feet to the southwesterly line of parcel 0002 acquired by the Illinois Department of Transportation in condemnation case ED 92 0015 by order dated April 22, 1993; thence south 61 degrees 53 minutes 04 seconds east along said southerly line, 491.34 feet; thence southeasterly along said southerly line being a curve concave to the southwest having a radius of 22,704.25 feet, an arc distance of 480.76 Feet, the chord of said arc has a length of 480.75 feet and a bearing of south 61 degrees 16 minutes 40 seconds east; thence south 30 degrees 12 minutes 09 seconds west, 113.56 feet; thence along a curve concave to the southeast having a radius of 1033.00 feet, an arc distance of 384.01 feet, the chord of said arc has a length of 381.80 feet and bearing of south 19 degrees 33 minutes 10 seconds west; Thence south 08 degrees 54 minutes 12 seconds west, 562.72 feet; thence north 81 degrees 05 minutes 48 seconds west, 794.93 feet to the point of beginning, in Kane County, Illinois.

Together with that part of section 25, township 42 north, range 8 east of the third principal meridian, described as follows:

Commencing at the southeast corner of gateway subdivision per document No. 1972329; thence north 08 degrees 30 minutes 18 seconds east, along the east line of said gateway subdivision, 924.83 feet the southeast corner of lot 2 in saturn resubdivision per document No. 93K77117; thence north 08 degrees 30 minutes 18 seconds east continuing along said east line, 1368.46 feet to the southwesterly line of parcel 0002 acquired by the Illinois Department of Transportation in Condemnation case ED 92 0015 by order dated April 22, 1993; thence south 61 degrees 53 minutes 04 seconds east along said southerly line, 491.34 feet, an arc distance of 480.76 feet, the chord of said arc has a length of 480.75 feet and a bearing of south 61 degrees 16 minutes 40 seconds east to the point of beginning;

Thence south 30 degrees 12 minutes 09 seconds west, 113.56 feet; thence along a curve concave to the southeast having a radius of 1033.00 feet, an arc distance of 384.01, the chord of said arc has a length of 381.80 feet and bearing of south 19 degrees 33 minutes 10 seconds west; thence south 08 degrees 54 minutes 12 seconds west, 562.72 feet; thence south 81 degrees 05 minutes 48 seconds east, 80.00 feet; thence north 08 degrees 54 minutes 12 seconds east, 562.72 feet; thence northerly along a curve concave to the southeast having a radius of 953.00 feet, an arc distance of 352.27 feet, the chord of said arc has a length of 352.23 feet and bearing of north 19 degrees 33 minutes 10 seconds east; thence north 30 degrees 12 minutes 09 seconds east, 114.64 feet to said line of parcel 0002; Thence northwesterly long said southerly line being a curve concave to the southwest having a radius of 22,704.25 feet, an arc distance of 80.01 feet, the chord of said arc has a length of 80.01 feet and a bearing of

north 60 degrees 34 minutes 13 seconds west to the point of beginning, in Kane County, Illinois.

Part of PIN 03-25-300-012

Commonly known as 1030 E. Main Street, East Dundee, IL 60118

Variation 1

A variation from Section 155.045(G)(1) and Section 155.045(G)(4) of the Subdivision Chapter is approved for the Project on the Subject Property with a condition that an access easement be platted on the plat of subdivision to allow for the turnaround maneuver, as depicted 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.

Variation 2

A variation from Section 155.054 and Section 155.096(A)(1)(c) of the Subdivision Chapter is approved for the Project on the Subject Property with a condition that a Village utility easement be platted on the plat of subdivision and a sanitary sewer sleeve be placed under Christina Drive for the future sanitary sewer extension, as depicted 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.

Variation 3

A variation from Section 157.065(A)(2)(e)(3) of the Zoning Ordinance is approved for the Project on the Subject Property with the condition that the proposed gravel area be topped with coarse aggregate without fine material and that the size of the gravel area is to remain under 1.15 acres, as depicted 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.

Variation 4

A variation from Section 157.065(A)(2)(e)(4) of the Zoning Ordinance is approved for the Project on the Subject Property with the condition that the proposed fence be black vinyl chain link fencing with black pvc slats along the side yard, Piemonte Drive, and Christina Drive and the faux stone fencing be installed where facing Illinois Route 7as approved by the Village Administrator, as depicted 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.

Variation 5

A variation from Section 158.04(D)(2)(d)(2) of the Landscape Chapter is approved for the Project on the Subject Property, as depicted 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.

Variation 6

A variation from Section 158.04(E)(1)(c) of the Landscape Chapter is approved for the Project on the Subject Property with the condition that the proposed fence be black vinyl chain link fencing with black pvc slats along the side yard, Piemonte Drive, and Christina Drive and the faux stone fencing be installed where facing Illinois Route 72. 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.

SECTION 3: Conditions. The variances are herein granted with the following conditions:

1. Variation 1 - An access easement be platted on the plat of subdivision to allow for the turnaround maneuver.
2. Variation 2 - A Village utility easement along Illinois Route 72 be platted on the plat of subdivision and that a sanitary sewer sleeve be placed under Christina Drive for the future sanitary sewer extension.
3. Variation 3 - The proposed gravel area be topped with coarse aggregate without fine material and that the size of the gravel area is to remain under 1.15 acres.
4. Variations 4 and 6 - The proposed fence be black vinyl chain link fencing with black pvc slats along the side yard, Piemonte Drive, and Christina Drive and the faux stone fencing be installed where facing Illinois Route 72 as approved by the Village Administrator.
5. Attached landscaping plan or as otherwise approved by the Village Engineer.
6. Variances apply only if constructed as shown on the attached site plan and with the materials submitted and as described in the Development Agreement.
7. The developer is not in breach of Development Agreement.

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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED by vote of the Board of Trustees this 15th day of June, 2020 pursuant to a roll call vote as follows:

AYES: Trustees Lynam, Selep, Mahony, Andresen and Kunze

NAYES: None

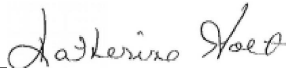
ABSENT: Trustee Wood

APPROVED by me this 15th day of June, 2020.



Lael Miller, Village President

ATTEST:



Katherine Holt, Village Clerk

Published in pamphlet form this 16th day of June, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on June 16, 2020.

May 21, 2020

Jennifer Johnsen
Village Administrator
Village of East Dundee
120 Barrington ave
East Dundee, IL 60018

Regarding: Altorfer Cat amended Variance Request

Dear Jennifer:

Per our group discussion yesterday I have revised the Variance request for the Altorfer Cat project. Item #2 has been amended as discussed and item #9 has been added.

VARIANCES REQUESTED

1. Request relief for the cul-de-sac requirement on the proposed end to Christina Drive. Altorfer proposes to engineer an extend Christina Drive past the proposed driveway. The entrance gate to the property will be located in the property to allow for a more than adequate area to allow for a three point turn around should any vehicle mistakenly entering the area.
2. Request relief to the solid fence requirement surrounding the property. The linear feet required to encase the 23 acres with a solid structure would be unreasonably expensive. Altorfer agrees to install high grade solid fencing at the North facing Rt. 72. Altorfer proposes to install black vinyl chain link fence with privacy slats at the East and South borders. Last Altorfer proposes black vinyl chain link fence to the West behind the old Walmart.
3. Request relief to the landscaping height requirement to screen anything outside of the building. Some of the equipment serviced at this location will be in excess of 12' high. This requirement is not achievable.
4. Request relief to Village Ordinance requiring hard surfaces in the Storage Yard. Altorfer request a variance to allow the use of aggregate on the far south side of the property to allow temporary seasonal overflow display of Caterpillar equipment.
5. Request relief to the ordinance requiring all overhead doors be screened from sight. The overhead door heights will be 22', and not possible to conceal.
6. Request relief to the ordinance that prohibits customer or employee parking in the front of our retail building. This project is considered to have three front yard. Examples of the allowance of frontal parking are present all along Rte.72 businesses nearby.
7. Request relief to the requirement of sidewalks along Christina Drive. Christina Drive will only be a short extension off of Rte. 72, to an industrial facility with no other neighboring businesses or residents.
8. Request relief for the request of approximately 1120 LF of 10" sanitary sewer line along the frontage of Rte.72 extending past Christina Drive, to facilitate possible

NORTHERN BUILDERS, INC.

5060 River Road
Schiller Park • Illinois • 60176-1076
847/678-5060 • FAX: 847/678-7670
www.northernbuilders.com

SINCE 1927

DEVELOPMENT
CONSTRUCTION
LEASING & MANAGEMENT

- future development. This requirement is of no benefit to our project. Altorfer however, agrees to install a sleeve under the proposed Christina Drive at no cost to the Village for future installation by others.
9. Request relief for eleven parking stalls between islands in the car parking lot.

Thank You for you consideration

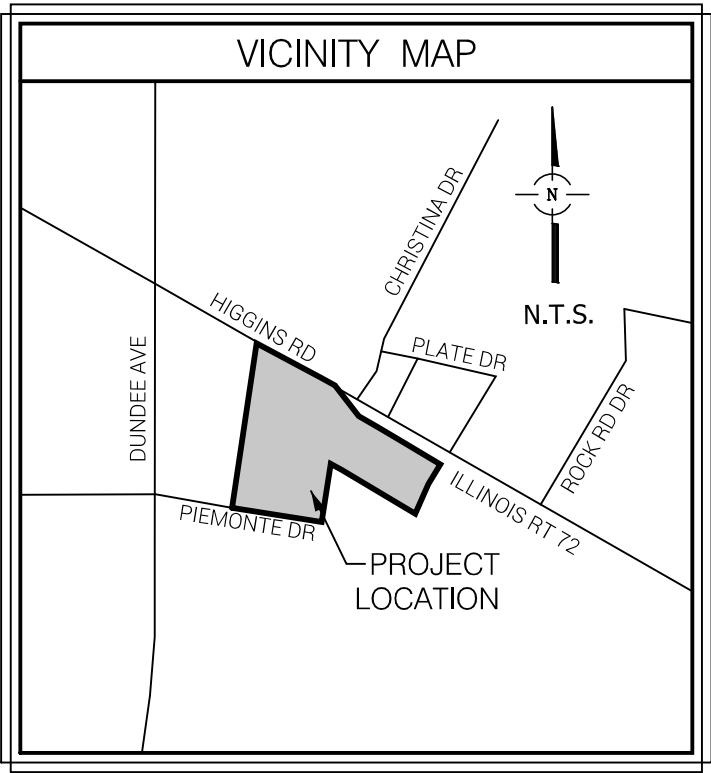
In closure please consider granting relief and incorporating the Variances requested in the upcoming June 4, 2020 Planning and Zoning meeting agenda.

Please fell free to contact me if you have any question.

Thank You for you consideration

Very truly yours

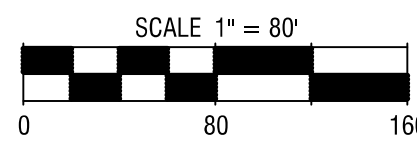
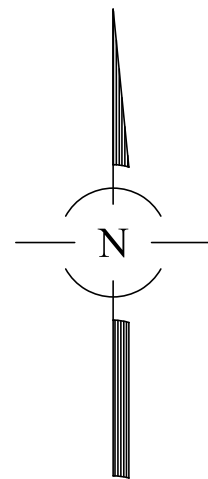
Kenneth L. Nyenhuis
Vice President
Northern Builders, Inc.
Office 847-678-5060
Cell 847-208-8768
Email knyenhuis@northernbuilders.com



MAP OF TERRITORY ANNEXED TO THE VILLAGE OF EAST DUNDEE, ILLINOIS

ORDINANCE NO. _____ AND PASSED ON: _____

P.I.N.:
03-25-300-011
03-25-300-012



ASSUMED BEARING SYSTEM

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

IR = IRON ROD
IP = IRON PIPE
L = LEGAL
M = MEASURED
R = RECORD

HEREBY ANNEXED TO THE VILLAGE OF EAST DUNDEE

PROPERTY DESCRIPTION:

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS DOCUMENT NO. 197329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT 89008987 AS ILLINOIS ROUTE 72, HIGGINS ROAD;

THENCE SOUTH 61 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 491.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 654.45 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 61 DEGREES 03 MINUTES 54 SECONDS EAST 654.43 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.08 FEET ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 59 DEGREES 31 MINUTES 40 SECONDS EAST 280.06 FEET TO A BEND POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, 490.70 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 06 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.87 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 20 SECONDS WEST 122.51 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 49 SECONDS WEST 565.95 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 11 SECONDS WEST 874.66 FEET TO A POINT ON SAID EAST LINE OF SAID GATEWAY SUBDIVISION; THENCE NORTH 08 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE LAST DESCRIBED LINE 1448.17 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PART OF ILLINOIS ROUTE 72 (HIGGINS ROAD) LYING NORTH OF AND ADJACENT TO ABOVE DESCRIBED PROPERTIES, NOT PREVIOUSLY ANNEXED TO THE VILLAGE OF EAST DUNDEE, ALL IN KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ A.D. 20____

SIGNED: _____

PRINTED NAME AND TITLE _____

ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

TITLE _____
WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME, THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ A.D. 20____

SIGNED: _____

PRINTED NAME AND TITLE _____

ADDRESS: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

TITLE _____
WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME, THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC _____

PREPARED FOR:
NORTHERN BUILDERS, INC.
5080 RIVER ROAD
SCHILLER PARK, IL 60176

EXISTING LIMITS OF VILLAGE OF EAST DUNDEE

HEREBY ANNEXED TO THE VILLAGE OF EAST DUNDEE
AREA = 1,828,417 SQUARE FEET OR 41.975 ACRES MORE OR LESS

EXISTING LIMITS OF VILLAGE OF EAST DUNDEE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT THIS ACCURATE MAP OF TERRITORY ANNEXED IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE PART OF THE VILLAGE OF EAST DUNDEE ORDINANCE NO. _____ ADOPTED BY THE VILLAGE BOARD ON THE _____ DAY OF _____ 20____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

THIS PLAT IS BEING RECORDED BY: _____

NAME _____

ADDRESS _____

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT ABOVE IS AN ACCURATE MAP OF TERRITORY TO BE ANNEXED TO THE VILLAGE OF EAST DUNDEE.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

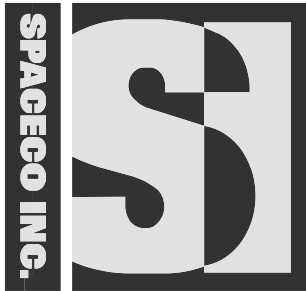
GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____ 20____ IN ROSEMONT, ILLINOIS.

GABRIELA PTASINSKA, I.P.L.S. NO. 035-3893
LICENSE EXPIRES: 11-30-2020
gptasinska@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

REVISIONS:

04/30/2020
05/12/2020



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

DATE: 04/02/2020

JOB NO: 10774

FILENAME: 10774ANNEX-01

SHEET 1 OF 1

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018

Phone: (847) 696-4060 Fax: (847) 696-4065

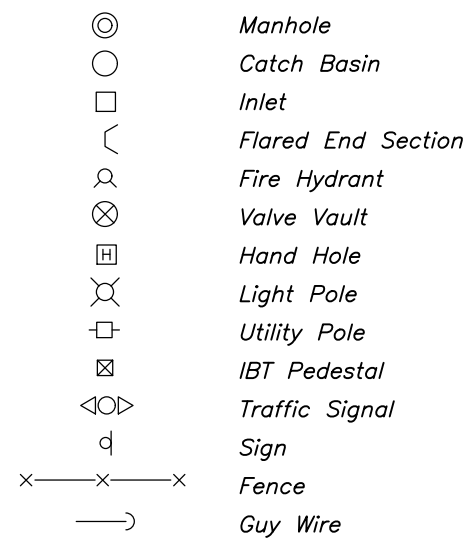
ALTA / NSPS LAND TITLE SURVEY

OF

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF GATEWAY SUBDIVISION PER DOCUMENT NO. 1972329; THENCE NORTH 08 DEGREES 30 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID GATEWAY SUBDIVISION, 924.83 FEET THE SOUTH EAST CORNER OF LOT 2 IN SATURN RESUBDIVISION PER DOCUMENT NO. 93K7717 BEING THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 30 MINUTES 18 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 1368.46 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993; THENCE SOUTH 61 DEGREES 53 MINUTES 04 SECONDS EAST ALONG SAID SOUTHERLY LINE, 491.34 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 22,704.25 FEET, AN ARC DISTANCE OF 480.76 FEET, THE CHORD OF SAID ARC HAS A LENGTH OF 480.75 FEET AND A BEARING OF SOUTH 61 DEGREES 16 MINUTES 40 SECONDS EAST; THENCE SOUTH 30 DEGREES 12 MINUTES 09 SECONDS WEST, 113.56 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1033.00 FEET, AN ARC DISTANCE OF 384.01 FEET, THE CHORD OF SAID ARC HAS A LENGTH OF 381.80 FEET AND BEARING OF SOUTH 19 DEGREES 33 MINUTES 10 SECONDS WEST; THENCE SOUTH 08 DEGREES 54 MINUTES 12 SECONDS WEST, 562.72 FEET; THENCE NORTH 81 DEGREES 05 MINUTES 48 SECONDS WEST, 794.93 FEET TO THE POINT OF BEGINNING.

LEGEND



100 50 0 100
SCALE: 1" = 100'

UNSUBDIVIDED

DETAIL

Area = 1,001,882 S.F.
= 23.0000 Ac.

LOCATION MAP
NOT TO SCALE

Surveyor's notes:

- The basis of bearing shown hereon is assumed.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings. J.U.L.I.E. Design Stage Ticket No.X2620307 was ordered for this project.
 - Comed - no reply
 - NICOR - no reply
 - COMCAST - no reply
 - ATT Distribution - no reply
 - East Dundee - no reply
 - MCI - no reply
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 170890C0159H dated August 3, 2009 produced by the Federal Emergency Management Agency (FEMA) for Kane County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
- In regards to Table A Item 6 - A Zoning Report has not been provided.
- In regards to Table A Item 16 - No Observed evidence of current earth moving work, building construction was observed in the process of conducting the survey.
- In regard to Table A Item 17 - No observed evidence of recent street or sidewalk construction was observed in the process of conducting the survey.
- In regard to Table A Item 18 - The location of flagging delineating wetlands shown hereon was located in 2017.
- In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 19015294NS with an Effective Date of August 28, 2019.

With respect to **Schedule B** of said commitment:

Exception H - Road Dedication - Doc. No. 206550 - The land therein described is not located on the subject property.
Exception I - Permanent Easement - Case No. 92EDKA15 - The land therein described is not located on the subject property but is immediately contiguous and adjacent to the north line of the subject property.

State of Illinois)
County of Cook) SS:

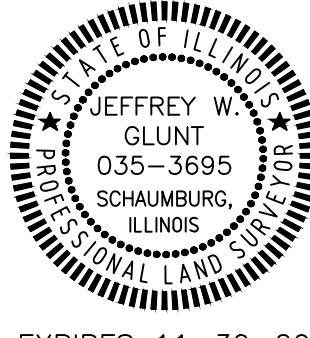
To: Chicago Title Land Trust Company as Trustee under Trust Agreement dated February 1, 2009 known as Trust Number 8002350432; and
Chicago Title Insurance Company, its successors and/or assigns,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b) 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on September 20, 2019.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois September 23, 2019

By: Illinois Professional Land Surveyor No. 3695



HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

EXPIRES 11-30-20

ALTORFER

EAST DUNDEE, ILLINOIS

PROJECT NO:10774

NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176
PHONE: (847) 678-5060
FAX: (847) 678-7670

**CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:**

COUNTY KANE
CITY, TOWNSHIP EAST DUNDEE, DUNDEE TOWNSHIP
SEC. & ¼ SEC. NO. S25, T42N. R8E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK

ELEVATION:

DESCRIPTION:

NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

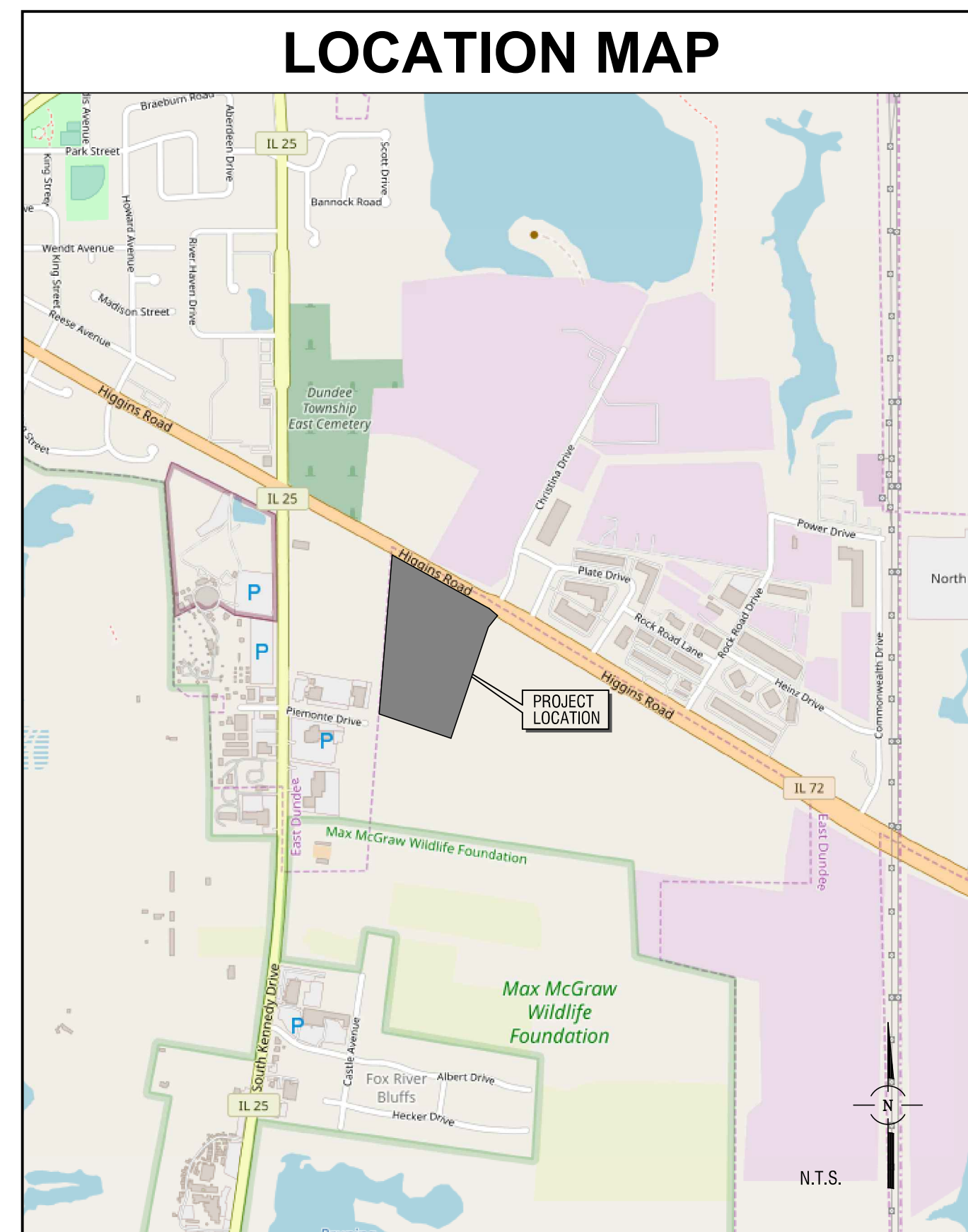
ORIGINAL PLAN DATE: FEBRUARY 21, 2020

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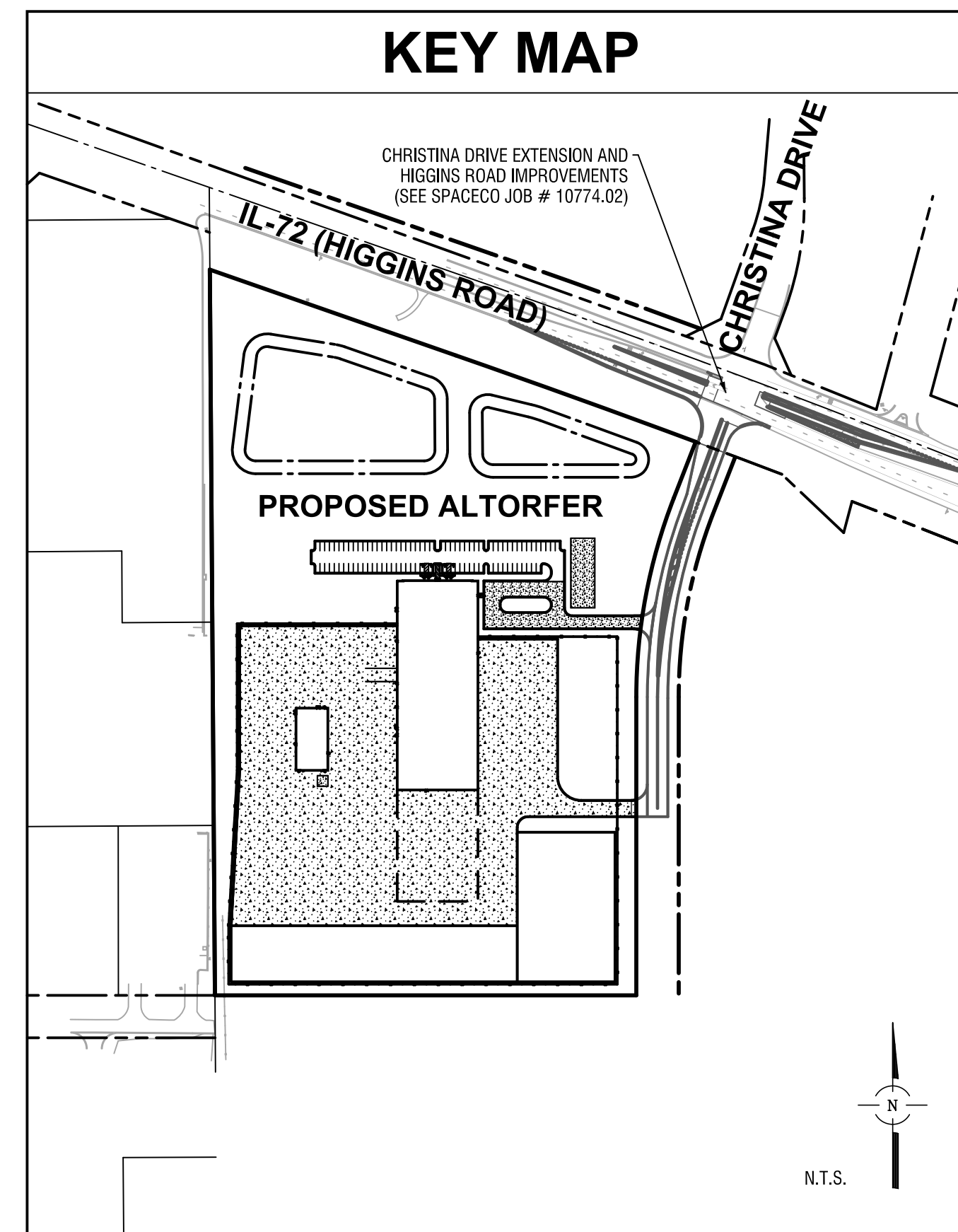
INDEX

[illegible]

LOCATION MAP



KEY MAP



ALTOFER EAST DUNDEE, IL



9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
10774P-TITLE

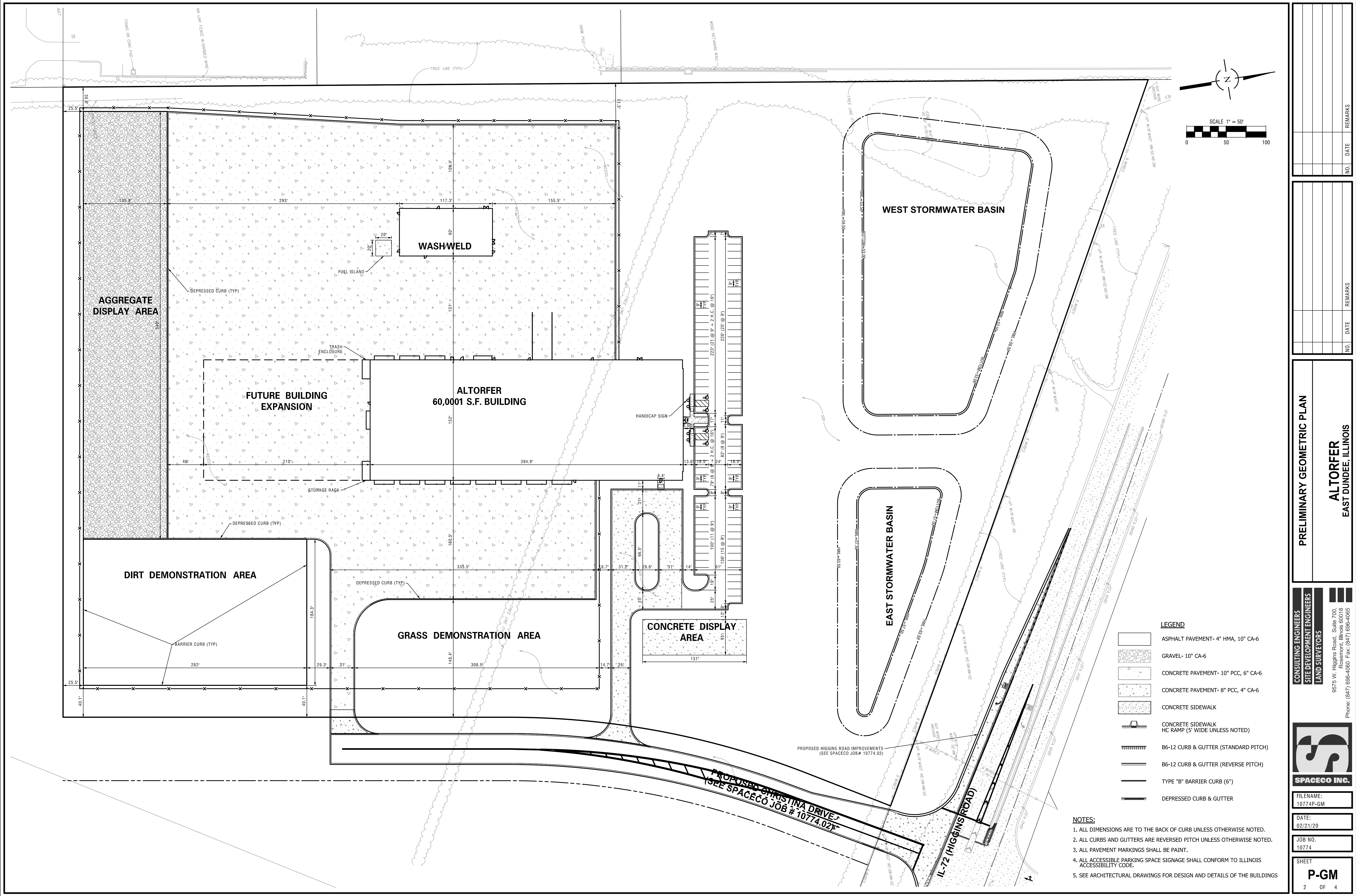
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02/21/20

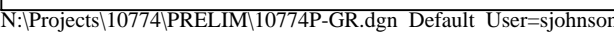
JOB NO.
10774

SHEET 01

C1

1 OF 4



3 OF 4



FILENAME:
10774P-UT
DATE:
02/21/20
JOB NO.
10774
SHEET
P-UT
4 OF 4

DRY PLANTINGS SEED MIX

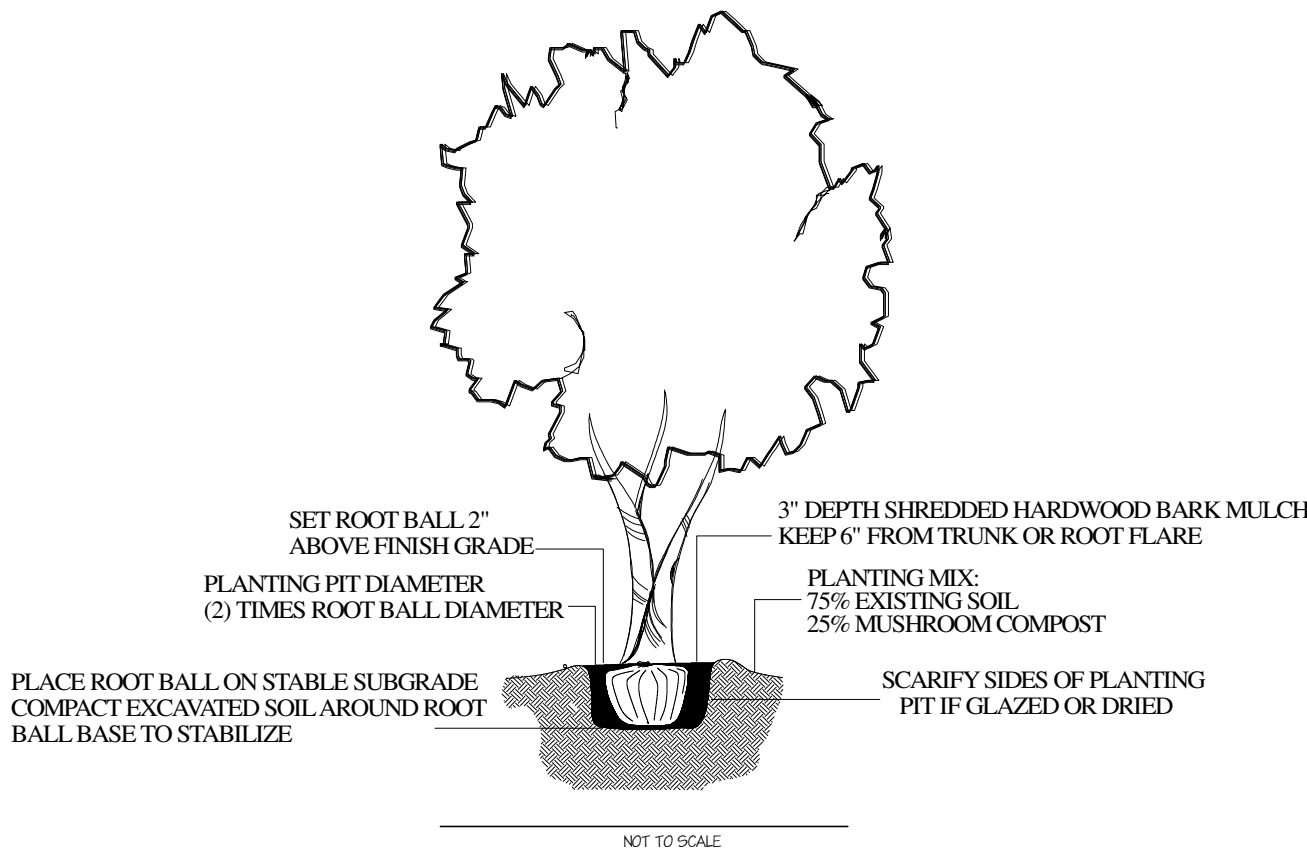
<i>Common Name</i>	<i>Botanical Name</i>	<i>PLS Oz/Acre</i>
Lead Plant	Amorpha canescens	0.50
Common Milkweed	Asclepias syriaca	2.00
Butterfly Weed	Asclepias tuberosa	1.50
White Wild Indigo	Baptisia alba	0.50
Side Oats Grama	Bouteloua curtipendula	16.00
Plains Oval Sedge	Carex brevior	3.00
Sand Coreopsis	Coreopsis lanceolata	6.00
Prairie Coreopsis	Coreopsis palmata	1.50
Purple Prairie Clover	Dalea purpurea	2.00
Broad-Leaved Purple Coneflower	Echinacea purpurea	8.00
Virginia Wild Rye	Elymus virginicus	24.00
Rattlesnake Master	Eryngium yuccifolium	1.00
June Grass	Koeleria macrantha	3.00
Rough Blazing Star	Liatris aspera	1.00
Wild Lupine	Lupinus perennial v. occidentalis	2.00
Wild Bergamont	Monarda fistulosa	1.00
Stiff Goldenrod	Oligoneuron rigidum	1.00
Switch Grass	Panicum virgatum	2.50
Foxglove Beard Tongue	Penstemon digitalis	1.00
Common Mountain Mint	Pycnanthemum virginianum	0.50
Black Eyed Susan	Rudbeckia hirta	6.00
Little Bluestem	Schizachyrium scoparium	32.00
Prairie Dock	Silphium terebinthinaceum	1.00
Showy Goldenrod	Solidago speciose	0.50
Heath Aster	Symphotrichum ericoides	0.50
Common Ironweed	Veronica fasciculata	2.00
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
Total:		580.00

MESIC PLANTINGS SEED MIX

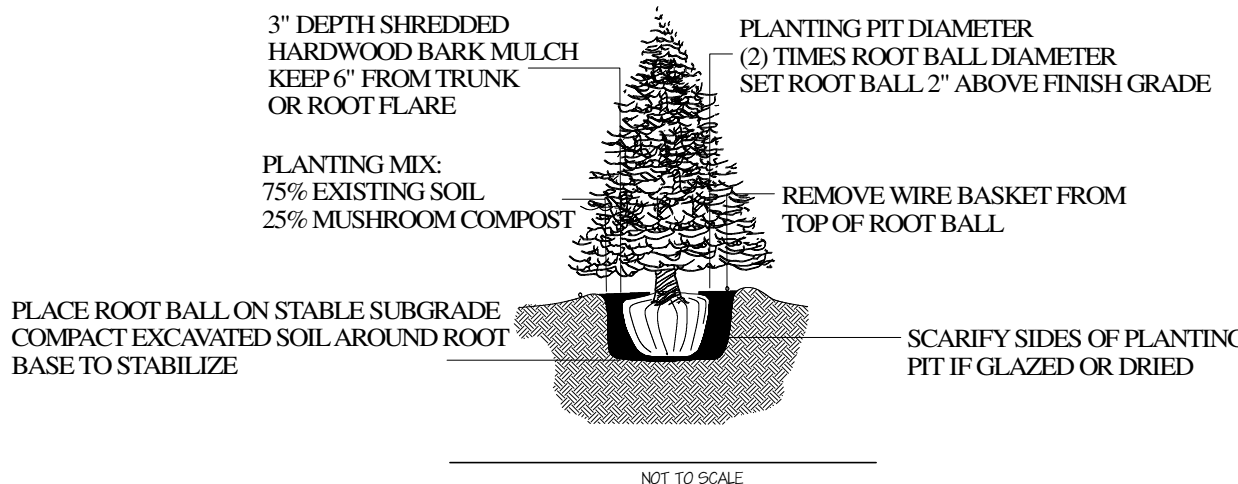
<i>Common Name</i>	<i>Botanical Name</i>	<i>PLS Oz/Acre</i>
Big Bluestem Grass	Andropogon gerardii	18.00
Common Milkweed	Asclepias syriaca	2.00
Butterfly Weed	Asclepias tuberosa	1.00
Cream Wild Indigo	Baptisia bracteata	0.50
Side Oats Grama	Bouteloua curtipendula	8.00
Field Oval Sedge	Carex molesta	4.00
Prairie Cinquefoil	Drymocallis arguta	1.00
Broad Leaved Purple Coneflower	Echinacea purpurea	8.00
Virginia Wild Rye	Elymus virginicus	24.00
Rattlesnake Master	Eryngium yuccifolium	2.00
Round Headed Bush Clover	Lespedeza capitata	2.00
Prairie Blazing Star	Liatris pycnostachya	2.00
Switch Grass	Panicum virgatum	4.00
Little Bluestem	Schizachyrium scoparium	28.00
Compass Plant	Silphium laciniatum	2.00
Old Field Goldenrod	Solidago nemoralis	0.25
Indian Grass	Sorghastrum nutans	12.00
New England Aster	Symphotrichum novae-angliae	0.50
Common Oat	Avena sativa	360.00
Annual Rye	Lolium multiflorum	100.00
Total:		579.25

NOTES:

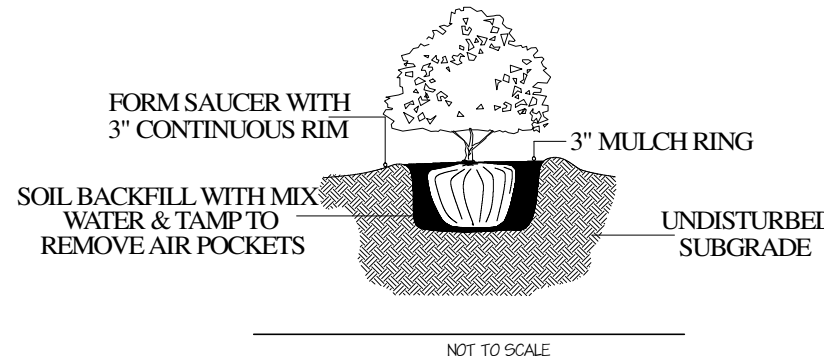
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE PLANTING AS SHOWN ON THE DRAWING. ALL PLANTS SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANTS SHALL MEET SIZE, GENUS, SPECIES AND VARIETY AND BE IN GOOD HEALTH, FREE OF INSECTS, DISEASES, OR DEFECTS. NO "PARK GRADE" MATERIAL SHALL BE ACCEPTED. TREES NOT EXHIBITING A CENTRAL (OR SINGLE) LEADER WILL BE REJECTED UNLESS CALLED IN THE PLANT LIST AS MULTI-STEM. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND, IN CASE OF DISCREPANCY, THE PLAN SHALL PREVAIL. NO PLANTS ARE TO BE CHANGED OR SUBSTITUTED WITHOUT APPROVAL FROM A REPRESENTATIVE OF JAMES DOWDEN & ASSOCIATES, INC.
- ALL PLANTS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD FOLLOWING INSTALLATION. A WATERING SCHEDULE MUST BE AGREED UPON WITH THE OWNER (BEFORE PLANTINGS ARE INSTALLED) OF WHICH, WHEN AND HOW PLANT MATERIALS ARE TO BE PROPERLY WATERED. THE LANDSCAPE CONTRACTOR SHALL VERIFY PROPER WATERING IS BEING DONE FOR THE ESTABLISHMENT AND HEALTH OF ALL PLANT MATERIALS. THE LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIALS FOR ONE YEAR FROM THE TIME OF INSTALLATION AND PROJECT ACCEPTANCE.
- PLANTS SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. NO ROOT BOUND MATERIAL SHALL BE ACCEPTED AND ALL WRAPPING MATERIALS MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. IT IS THE OPTION OF THE LANDSCAPE CONTRACTOR TO ROLL BACK BURLAP FROM THE TOP OF THE ROOT BALL.
- RECOMMENDED MULCH DEPTH IS THREE INCHES (3") OF SHREDDED HARDWOOD BARK. THE LANDSCAPE CONTRACTOR SHALL AVOID OVERMULCHING AND THE CREATION OF "MULCH VOLCANOES". MULCH BEDS SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE CENTER OF A TREE OR SHRUB. MULCH MUST BE PULLED BACK AT LEAST TWO INCHES (2") FROM THE BASE OF A TREE SO THE BASE OF THE TRUNK AND ROOT CROWN ARE EXPOSED.
- PREPARE ALL PERENNIAL BEDS WITH ONE CUBIC YARD OF GARDEN COMPOST PER 10' Ø SF AND THE COMPOST SHALL BE ROTOTILLED TO AN 8" DEPTH.
- ALL PLANTS SHALL BE SET PLUMB. IT IS THE OPTION OF THE LANDSCAPE CONTRACTOR TO STAKE DECIDUOUS TREES BUT IT IS ALSO THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO GUARANTEE THE PLANTS REMAIN PLUMB UNTIL THE END OF THE GUARANTEE PERIOD.
- TREES SHALL BE INSTALLED A MINIMUM OF FIVE FEET (5') HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, AND VALVE BOXES. SHADE TREES SHALL BE A MINIMUM OF TEN FEET (10') FROM ALL LIGHT POLES AND ALL SHRUBS SHALL BE A MINIMUM OF THREE TO FIVE FEET (3'-5') FROM ALL FIRE HYDRANTS.
- THE LANDSCAPE CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. THE LANDSCAPE CONTRACTOR MUST ALSO KEEP THE PAVEMENT AND WORK AREAS IN NEAT AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. THE LANDSCAPE CONTRACTOR SHALL ACQUAINT HIMSELF WITH AND VERIFY WORKING CONDITIONS IN ADVANCE OF SUBMITTING A PROPOSAL. FAILURE TO RECOGNIZE INHERENT RESPONSIBILITIES DOES NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS DUE TO MISCALCULATIONS.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING SHOWN ON THE APPROVED PLANS THROUGHOUT THE LIFE OF THE DEVELOPMENT.
- ALL TURF SHALL BE PREMIUM BLUEGRASS MIX (4-5 LBS/1,000 SF) WITH NORTH AMERICAN GREEN DS75, OR EQUIVALENT, EROSION CONTROL BLANKET IN ALL DISTURBED AREAS.



DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PLANT LIST

<i>Qty.</i>	<i>Common Name</i>	<i>Botanical Name</i>	<i>Size</i>	<i>Remarks</i>	<i>Key</i>
11	Marmo Maple	Acer freemanii 'Marmo'	2.5"	B&B	AFM
9	State Street Miyabe Maple	Acer miyabei 'Morton'	2.5"	B&B	AMM
13	Chicagoland Hackberry	Celtis occidentalis 'Chicagoland'	2.5"	B&B	COC
10	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.5"	B&B	GTS
7	Emerald City Tulip Tree	Liriodendron tulipifera	2.5"	B&B	LTEC
11	Exclamation London Planetree	Platanus acerifolia 'Morton Circle'	2.5"	B&B	PAMC
6	Swamp White Oak	Quercus bicolor	2.5"	B&B	QB
14	Shingle Oak	Quercus imbricaria	2.5"	B&B	QI
13	Northern Red Oak	Quercus rubra	2.5"	B&B	QR
3	Redmond Linden	Tilia americana 'Redmond'	2.5"	B&B	TAR
11	Shawnee Brave Bald Cypress	Taxodium distichum	2.5"	B&B	TDSB
5	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B	UMG
15	Eastern Red Cedar	Juniperus virginiana	6'	B&B	JV
12	Norway Spruce	Picea abies	6'	B&B	PA
10	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	PGD
2	Techny Arborvitae	Thuja occidentalis 'Techny'	6'	B&B	TOT
7	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6'	B&B	AGAB
8	Clump River Birch	Betula nigra	10'	B&B	BN
8	Golden Glory Cornelian Cherry	Cornus mas 'Golden Glory'	6'	B&B	CMGG
37	Sunrise Forsythia	Forsythia ovata 'Sunrise'	30"	Cont.	FOS
24	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	18"-24"	Cont.	HPJ
16	Dense Yew	Taxus media 'Densiformis'	18"-24"	Cont.	TMD
17	Summer Beauty Allium	Allium 'Summer Beauty'	#1	Pots	ASB
19	Rozanne Gerwat Geranium	Geranium 'Rozanne Gerwat'	#1	Pots	GRG
10	Blue Angel Hosta	Hosta 'Blue Angel'	#1	Pots	HBA
47	Happy Returns Daylily	Heemerocallis 'Happy Returns'	#1	Pots	HHR
115	Dwarf Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH

PLANT LIST – CHRISTINA DRIVE

<i>Qty.</i>	<i>Common Name</i>	<i>Botanical Name</i>	<i>Size</i>	<i>Remarks</i>	<i>Key</i>
5	State Street Miyabe Maple	Acer miyabei 'Morton'	2.5"	B&B	AMM
5	Chicagoland Hackberry	Celtis occidentalis 'Chicagoland'	2.5"	B&B	COC
8	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.5"	B&B	GTS
8	Shawnee Brave Bald Cypress	Taxodium distichum	2.5"	B&B	TDSB
6	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B	UMG

DATE: 04.03.20

SCALE:

DRAWN: CJD

SHEET: L102

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 June 4, 2020 at 7:00 P.M. via teleconference call by authorization of Gov. Pritzker waiving a portion of the Illinois Open Meetings act to allow local governments to hold "remote" meetings to help control the spread of COVID-19

1. A request to rezone the following described property from R-1 Single Family to the M-1 Limited Manufacturing.
2. A request for a variance from Section 155.045(G)(1) and Section 155.045(G)(4) of the Subdivision Chapter of the East Dundee Village Code requiring the maximum length of a cul-de-sac shall be 500 feet measured along the center line from the intersection at origin through center of circle to end of right-of-way and requiring the use of cul-de-sac streets shall be prohibited in multi-family, business or industrial districts.
3. A request for a variance from Section 155.054 and Section 155.096(A)(1)(c) of the Subdivision Chapter of the East Dundee Village Code requiring the sanitary sewer to be extended through the development parcel.
4. A request for a variance from Section 157.065(A)(2)(e)(3) of the Zoning Chapter of the East Dundee Village Code requiring areas utilized for accessory commercial operations yards shall be provided with a permanent durable and dustless surface.
5. A request for a variance from Section 157.065(A)(2)(e)(4) of the Zoning Chapter of the East Dundee Village Code and Section 158.04 of the Landscape Chapter of the East Dundee Village Code requiring storage yards to be completely enclosed and screened with a solid wall or fence of not more than 12 feet in height and/or a berm or evergreen plants of any height.

Property Legal Description:

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 8, 1989 AS DOCUMENT NO. 1972329 WITH THE SOUTHWESTERLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993 AND AS SHOWN ON DOCUMENT 96K009367 AS ILLINOIS ROUTE 72, HIGGINS ROAD;

THENCE SOUTH 61 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 491.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 654.45 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 61 DEGREES 03 MINUTES 54 SECONDS EAST 654.43 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE SOUTH 37 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID ILLINOIS ROUTE 72 A DISTANCE OF 160.60 FEET TO A BEND POINT IN SAID SOUTHWESTERLY LINE; THENCE NORTH 23 DEGREES 44 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 61.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 280.08 FEET ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED COURSE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 22,706.63 FEET AND WHOSE CHORD BEARS OF SOUTH 59 DEGREES 31 MINUTES 40 SECONDS EAST 280.08 FEET TO A BEND POINT; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, NON TANGENT TO THE LAST DESCRIBED CURVE, 490.70 FEET; THENCE SOUTH 30 DEGREES 50 MINUTES 06 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY LINE 223.12 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 52 SECONDS WEST 311.97 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 53 SECONDS WEST 822.05 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 20 SECONDS WEST 122.51 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 49 SECONDS WEST 565.95 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 11 SECONDS WEST 874.66 FEET TO A POINT ON SAID EAST LINE OF SAID GATEWAY SUBDIVISION; THENCE NORTH 08 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE LAST DESCRIBED LINE 1448.17 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH ALL THAT PART OF ILLINOIS ROUTE 72 (HIGGINS ROAD) LYING NORTH OF AND ADJACENT TO ABOVE DESCRIBED PROPERTIES, NOT PREVIOUSLY ANNEXED TO THE VILLAGE OF EAST DUNDEE, ALL IN KANE COUNTY, ILLINOIS.

PINS: 03-25-300-011, 03-25-300-012

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

VILLAGE OF EAST DUNDEE, ILLINOIS

Findings of Fact – Rezoning

Property Location: Altorfer CAT Development Project

Rezoning requested: Rezone the property from R-1 – Single Family District to the M-1-Limited Manufacturing District

Hearing date: June 4, 2020

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

1. Existing uses of property within the general area of the property in question.

Uses within the general area include manufacturing, retail, restaurant, amusement, automotive, and residential.

2. The zoning classification of property within the general area of the property in question.

All incorporated adjacent property is zoned M1 – Limited Manufacturing, B3 – Service Business District, and B4 – Automotive Service Business District.

3. The suitability of the property in question to the uses permitted under the existing zoning classification.

The property is designed for uses permitted within the M1 – Limited Manufacturing District.

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.

If the property stayed R1 – Single Family District, there is not demand for development.

5. The extent to which property values are diminished by the particular zoning restrictions.

If the property stayed R1 – Single Family District, there is not demand for development.

6. The extent to which the destruction of property values of promotes the health, safety, morals, and general welfare of the public.

N/A

7. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

The public will gain an increase in the property tax base and sales tax revenue for the Village.

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.

The property has always been unincorporated and vacant.

9. The community need for the proposed use.

The Village's Comprehensive Plan acknowledges future land use to be developed for general business / industrial.

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

The Village updated its Comprehensive Plan in 2002.

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 OF EAST DUNDEE, ILLINOIS

Findings of Fact – Variances

Property Location: Altorfer CAT Development Project

Variance(s) requested: A variance from Section 155.045(G)(1) and Section 155.045(G)(4) of the Subdivision Chapter of the East Dundee Village Code requiring the maximum length of a cul-de-sac shall be 500 feet measured along the center line from the intersection at origin through center of circle to end of right-of-way and requiring the use of cul-de-sac streets shall be prohibited in multi-family, business or industrial districts.

A variance from Section 155.054 and Section 155.096(A)(1)(c) of the Subdivision Chapter of the East Dundee Village Code requiring the sanitary sewer to be extended through the development parcel.

A variance from Section 157.065(A)(2)(e)(3) of the Zoning Chapter of the East Dundee Village Code requiring areas utilized for accessory commercial operations yards shall be provided with a permanent durable and dustless surface.

A variance from Section 157.065(A)(2)(e)(4) of the Zoning Chapter of the East Dundee Village Code requiring storage yards to be completely enclosed and screened with a solid wall or fence of not more than 12 feet in height and/or a berm or evergreen plants of any height.

Hearing date: June 4, 2020

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:**

Without the variances, the property would not allow for the development as proposed.

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

Yes, the property's unique circumstances limits the ability to develop the property.

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

The character of the locality would not be affected and would be enhanced due with the development instead of a vacant property.

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.**

If the regulations are strictly enforced, the development could not be built as proposed and, therefore, the project would not be completed.

- 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.**

Should these conditions reoccur on a development with the same zoning classification, the basis for the variation would be applicable.

- 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.**

Without the variations, the overall use of the property would be affected and remain vacant.

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

Yes.

- 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.**

The granting of the variances would not be detrimental or injurious to the surrounding properties.

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.**

The proposed variation would not have any of the above negative effects.

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