

ORDINANCE NUMBER 20 - 43

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS APPROVING THE REZONING TO THE
M-1 LIMITED MANUFACTURING DISTRICT FOR LOT 6 IN THE GATEWAY
CROSSING**

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, Tramlaw, LLC (“Applicant”) is the property owner of Lot 6 of the Gateway Crossing located near the southeast quadrant of Route 25 and Route 72, East Dundee, Illinois, 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 Subject Property from the B-3 Service Business District to the M-1 Limited Manufacturing District (“Application”); and

WHEREAS, the Planning and Zoning Commission of the Village convened and held a public hearing on November 5, 2020 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 157.223 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 Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission and the attached Findings of Fact (attached hereto as Exhibit A) 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 6 OF THE RESUBDIVISION OF LOT 3 IN GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1989 AS DOCUMENT NUMBER 1972329, IN THE VILLAGE OF EAST DUNDEE, SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.

with Property Index Number 03-25-151-007 from the B-3- Service Business District to the M-1 Limited Manufacturing District.

Commonly known as Lot 6 in the Gateway Crossing, 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 16th day of November, 2020 pursuant to a roll call vote as follows:

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

NAYES: None

ABSENT: None

APPROVED by me this 16th day of November, 2020.



Lael Miller, Village President

ATTEST:



Katherine Diehl, Village Clerk

Published in pamphlet form this 17th day of November, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on November 17, 2020.

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: Tramlaw LLC
2. Project Location: Rt. 25, East Dundee, IL (Lot 6, Gateway Crossing)
3. Brief Project Description: Rezone the Property from B3 (Service Business) to M1 (Limited Manufacturing). The Project Narrative, attached, provides additional details
4. Project Property Legal Description: Lot 6 of the resubdivision of Lot 3 in Gateway Subdivision, being a subdivision of part of Section 25, Township 42 North, Range 8, East of the Third Principal Meridian according to the Plat thereof recorded May 8, 1989 as Document Number 1972329, in the Village of East Dundee, Kane County, Illinois.
5. Project Property Size in Acres and Square Feet: 6.5402 acres (284,889 square feet)
6. Current Zoning Status: B3
7. Current Use Status: vacant land
8. Surrounding Land Use Zoning: M1 to the north & east; B4 to the south; B3 to the west
9. Parcel Index Numbers of Property: 03-25-151-007

B. Owner Information

1. Signature: 
2. Name: David R. Plote, Manager - Tramlaw LLC
3. Address: 1141 E. Main St., Suite 100, East Dundee, IL 60118
4. Phone Number: 847-428-1000 Fax: 847-428-1062 Email: kseay@ploteproperties.com

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

1. Name/Company: Kevin Seay c/o Tramlaw LLC
2. Address: 1141 E. Main St., Suite 100, East Dundee, IL 60118
3. Phone Number: 847-428-1000 Fax: 847-428-1062 Email: kseay@ploteproperties.com

PROJECT NARRATIVE

LOT 6 – GATEWAY CROSSING

The subject property is located near the southeast quadrant of RT-25 and RT-72. It consists of approximately 6.5 acres of vacant land, and is currently zoned B3 (Service Business). The parcel is screened from RT-25 by the Wendy's, from RT-72 by the former Walmart building, and from the east by the new Altorfer facility. The businesses to the south, along RT-25, are predominantly automobile dealerships. The property has been marketed for retail purposes for many years. However, being set back from RT-25 with such poor visibility, the market has spoken – the site is unfit for retail purposes. Included as Exhibit A to this narrative, is a retail report for the area from Gruen Gruen + Associates, dated March 2017. This report was utilized when the former Walmart was rezoned to M1, and while somewhat dated, it reinforces the notion that there are no real opportunities for retail development on the site.

Our proposal is to re-zone the property to M-1 (Limited Manufacturing). A concept plan is attached to this submittal, which illustrates a trucking facility with outdoor storage. The concept plan is for illustrative purposes only, as the property is not under contract to a user, nor do we have a written proposal from a potential user. However, we get numerous calls per month inquiring about this type of use for this site. It seems to be what the market is demanding for this site, as opposed to a retail use. Without the proper zoning, the potential users have chosen to look elsewhere.

The property would use the existing full-access entry point onto RT-25 that is utilized by the other occupants in Gateway Center, including Wendy's and L.W. Mountain, Inc. (in the former Walmart building) In addition to the building, our illustration shows 45 car parking spaces, 79 truck/trailer parking spaces, a dock area, and drive aisles to facilitate maneuvering within the site. Fences would screen the property, per Village code.

The above would be our preference as to the build-out of the property. Ultimately, however, the project will be redeveloped based upon market demand, and the design/needs of an actual user. At this point we are only seeking to rezone the property.

The property has been sitting as vacant and fallow land for many years. We are excited to present a proposal for rezoning that we believe will lead to the site being developed, which will create jobs, bring new businesses to the area, and increase the real estate tax base. We look forward to addressing any questions, or comments, that you may have.



Property Photographs

Looking Toward The East:



Looking Toward The South:



Property Photographs

Looking Toward The West:



Looking Toward The North:



Exhibit A

ASSESSMENT OF USE OF THE VACANT FORMER WAL-MART STORE PROPERTY AT 620 DUNDEE AVENUE IN EAST DUNDEE

A Report to

PLOTE PROPERTY MANAGEMENT, LLC

from

GRUEN GRUEN + ASSOCIATES

*Urban Economists, Market Strategists & Land Use/Public Analysts
Pre-Development Services*

March 2017

C1475



Gruen Gruen + Associates

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GRUEN GRUEN + ASSOCIATES
MEMORANDUM

Date: March 1, 2017
To: Mr. Ryan T. Trottier, Vice President of Land Development
From: Gruen Gruen + Associates
Subject: **Assessment of Use of the Vacant Former Wal-Mart Store
Property at 620 Dundee Avenue in East Dundee**
cc: David Plote, President

I. INTRODUCTION AND PURPOSE

Plote Property Management, LLC (“Plote”) commissioned Gruen Gruen + Associates (“GG+A”) to complete an independent assessment of the retail potential for a vacant former Wal-Mart store at 620 Dundee Avenue in East Dundee. Plote also asked GG+A to evaluate the potential benefits that the adaptive reuse and expansion of the vacant building and creation of additional buildings for light industrial uses would generate for the Village of East Dundee.

This memorandum presents the findings and conclusions drawn from our field research, interviews, and analysis of secondary data to complete the use assessment of the vacant former Wal-Mart store property.

**II. RETAIL TRADE AREA SUPPLY AND DEMAND CONDITIONS
INDICATE LACK OF DEMAND FOR ADDITIONAL RETAIL SPACE
AT THE SITE/BUILDING.**

CONCLUSION 1: The site is located “betwixt and between”- or close but not close enough- to dominant preferred retail clusters in a trade area that cannot support additional retail space.

Trade Area Constrained by Nearby Retail Supply and Physical Barriers

A trade area is the geographic area from which a shopping center’s customers are drawn. The actual size of a shopping center’s trade area is predicated on its tenancies and size and accessibility. Trade areas are dynamic and tend to change as a function of the type and supply of competing shopping locations. The travel time people are willing to endure also varies as a function of both the size of the shopping area and the relative uniqueness of the tenancies and environment. The relative accessibility to the shopping area and ease of getting in-, about-, and out- of the shopping area also influence the trade area. Uniqueness, attraction and accessibility are not measured in the abstract, but are relative to the competition in the area.



The trade area served by retail and commercial properties at and near the site is likely to be severely circumscribed. The trade area served is impacted by the large dominant retail supply located along Randall Road, (Algonquin Commons, for example, is located about eight miles west of the site). The Randall Road corridor contains more than three million square feet of big box and power center, community, and neighborhood shopping center space.

The Spring Hill Mall in West Dundee, located within about two miles west of the site has itself been impacted by supply competition and consumer preference shifts. A J.C. Penny store was closed and demolished and a Target store and Best Buy store around the Mall have also closed. The municipally subsidized redevelopment of the 1.2 million-square-foot mall began in 2015 and includes a new Cinemark Theater, space for food uses, and anchor tenancies of Macy's, Kohl's, Sears, and Carson Pirie Scott, all of which are being pressured by demographic and income shifts, including the shrinking of the middle class, and on-the-ground retail supply competition and Internet shopping more attuned to customer preferences.

The Arboretum open-air retail center in South Barrington contains at least 450,000 square feet of shops, restaurants, and entertainment venues including iPic Theaters, L.L.Bean's first Midwest outdoor gear and apparel store, and Pinstripes Bowling/Bocce/Bistro. Located less than one mile from the four-way interchange at I-90 at the intersection of Illinois Routes 59 and 72, this center is about four miles east from the site of the vacant former Wal-Mart store in East Dundee.

Located at Interstate 90 and Route 59 in Hoffman Estates near Sears' corporate headquarters and across the street from The Arboretum, the Poplar-Prairie Stone Crossing community shopping center contains approximately 312,000 square feet of space. Built in 2006 anchor tenancies include Target, TJ Maxx, Ross Dress for Less, Cost Plus World Market, and PetSmart. In addition, the 185,000-square-foot Cabela's store is located nearby these centers.

The Site Has Significant Disadvantages for Retail Uses

The area in which the vacant former Wal-Mart store is located includes a weak agglomeration of commercial uses and activities, obsolescence of much of the retail space, low rents, and high vacancy rates. For example, the approximately 125,000-square-foot River Valley Square neighborhood shopping center has a 62,392-square-foot former Dominick's grocery store available along with vacant shop space. Built in 1984, this center located at the northwest corner of Route 72 Main Street (Higgins Road) at Route 25 (Kennedy Drive) across from the site of the former Wal-Mart store has experienced persistent high vacancy rates. A Walgreen's store previously relocated from the River Valley Square center to a nearby free-standing location at the intersection of Routes 31 and 72.



Obsolete unanchored retail centers in the vicinity of the former Wal-Mart store by their very nature serve limited trade areas, do not encourage multi-purpose trips, do not generate significant sales spillover for adjoining tenancies, and are not positioned to accommodate or create dynamic shopping and dining environments through size, tenant mix, and physical improvements.

Underlying these factors is a shift in locational growth and development to include Randall Road, and the location of newer residential subdivisions away from the site and the Arboretum and Poplar-Prairie Stone Crossing shopping center retail node. The area in which the former Wal-Mart property is located also lacks a concentration of major office space users, which would create worker-based demands for goods and services. Unlike Randall Road in Algonquin, the area around the site is not known for having unique strengths or magnetic appeal for retail or entertainment uses that would serve to attract customers from a relatively wide trade area. National retail chains prefer the Randall Road location and the Arboretum/Poplar-Prairie Stone Crossing community shopping center location.

The location of the former Wal-Mart property is less accessible and visible to either Interstate 90 or Randall Road relative to competing retail locations (such as The Arboretum and Poplar-Prairie Stone Crossing community shopping center).

The Fox River (to the west) and Interstate 90 (to the south) of the former Wal-Mart property serve as a psychological barrier to attracting shoppers and customers from the west and south of the property.

As illustrated in the aerial map below, the site is also surrounded by other land uses which do not hold residents and office workers and do not appeal to retail shoppers and also represent barriers including:

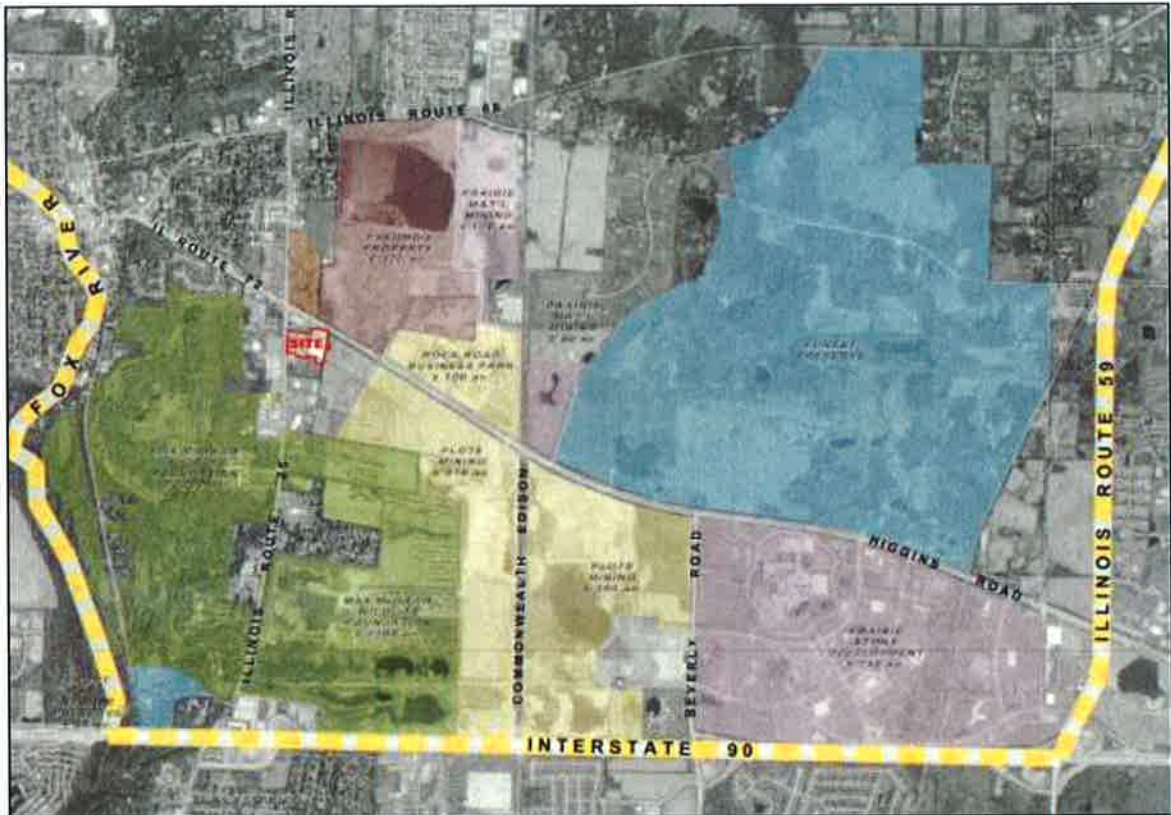
- The Dundee Township Cemetery on Route 72 immediately north of the site;
- Gravel pits/mining immediately to the north and east of the site;
- The 1,250-acre wildlife preserve of the Max McGraw Wildlife Foundation to the south and west of the site; and
- The Santa's Village Azoosment Park which is significantly underutilized many days of the year and was planned to be redeveloped into other uses but those plans have been stalled.

As described in Appendix A, the population, number of households, and total available household income around the site to which the Wal-Mart store moved is far higher than the



population, number of households, and total available household income around the site of the former Wal-Mart store.

MAP 1: Site Vicinity Map



Trade Area Definition

Given the disadvantages summarized above and surrounding major sources of retail supply alternatives, the primary trade area estimate/definition for the former Wal-Mart store property is illustrated on Map 2. Delineated by two Census Block Groups the trade area boundaries include the Fox River on the west; Interstate 90 on the south; the Kane County border and ComEd power lines to the east; and Barrington Avenue (Route 68) on the north.



MAP 2: Primary Trade Area Relative to Supply Competition



EXISTING SUPPLY SUMMARY

Groceries

- A Discount Grocery Outlet
- B Walmart
- C Village Fresh Market
- D Aldi
- E Jewel-Osco
- F Woodman's Food Market
- G Butera Market
- H Aldi
- I Elgin Fresh Market
- J Jewel-Osco

Other Major Retail

- 1 Prairie Stone Crossing
- 2 Arboretum of South Barrington
- 3 Spring Hill Mall
- 4 Menards area on Randall Rd.



As shown on Table 1, the primary trade area contains 900 households with total available household income of nearly \$67 million.

TABLE 1: 2015 Demographic Estimates for Primary Trade Area Census Block Groups	
	Census Block Groups 8505.2 and 8504.1
Primary Trade Area Population	2,108
Primary Trade Area Households	900
Primary Trade Area Average Household Income	\$74,312
Primary Trade Area Total Available Income	\$66,881,000
Sources: U.S. Census Bureau, 2015 American Community Survey; Gruen Gruen + Associates.	

Table 2 summarizes the amount of retail space the estimated purchasing power of primary trade area households can potentially support.

TABLE 2: Estimate of Amount of Retail Space Supported Within Primary Trade Area¹	
Total Available Household Income	\$66,881,000
Income Households Expend on Retail Goods and Services Found in Neighborhood & Community Centers Assuming 15% Expenditure Rate	\$10,032,000
Supportable Amount of Retail Space Assuming Required Sales of \$350 Per Square Foot ²	28,700
¹ Figures are rounded.	
² To put the estimate into perspective, according to Form 10K annual reports, Wal-Mart stores average sales of \$416 per square feet. CVS Drug stores average sales of \$917 per square foot. Walgreen's drug stores average sales of \$712 per square foot.	
Sources: U.S. Census Bureau, 2015 American Community Survey; Consumer Expenditure Survey, U.S. Bureau of Labor Statistics, August, 2016; Form 10K Annual Reports for Wal-Mart, CVS, and Walgreen's; Gruen Gruen + Associates.	

Assuming optimistically that households potentially expend 15 percent of household income on retail goods and services found in neighborhood and community retail space within the trade area, the purchasing power would support approximately \$10.0 million in sales. Assuming sales of \$350 per square foot are required to support the viable development and operation of high-quality grocery- and drug-store anchored neighborhood retail center space, the estimated sales would only support nearly 29,000 square feet of space.



Primary Trade Area Supply

The primary trade area contains the 125,000-square-foot River Valley Square shopping center in addition to the vacant Wal-Mart store property and adjoining space including a thrift store.

Within a five- to 10-minute drive of the site surrounding the primary trade area is an additional two million square feet of retail space. These regional serving nodes in close proximity to the site overlap the trade served by the site.

Relationship Between Primary Retail Demand and Supply

The lower rental rates, higher vacancy rates, greater tenant turnover and signs of deferred maintenance in retail centers at or in the vicinity of the site of the former Wal-Mart store reflect the following:

- a consumer shopping pattern shift away from the area;
- the growth in the supply of retail space close but not close enough to be integrated and linked with retail space at the site; and
- insufficient purchasing power relative to retail space supply within the constrained trade area to support the amount of existing retail space.

A retail broker attempting to recruit users to the former Wal-Mart store property indicated that he contacted quick serve restaurants, gasoline stations, and big-box retailers and none had any interest in the location. Jones Lang LaSalle, the listing broker for the property, also attempted to attract retail users to the property without success. The factors described above explain the lack of success.

III. THE REUSE AND OCCUPANCY OF THE FORMER WAL-MART PROPERTY FOR LIGHT INDUSTRIAL USES WILL CREATE APPROXIMATELY 217 WORKERS AT THE SITE THAT WILL SPEND SOME OF THEIR EARNINGS ON LOCAL CONVENIENCE AND NECESSITY RETAIL GOODS AND SERVICES.

CONCLUSION 2: The site is attractive for light industrial and commercial uses. The numbers of workers estimated to occupy building space in the proposed development are estimated to support approximately \$564,200 in additional annual local sales and \$16,900 in annual local sales tax.

While retail uses have struggled at and in the vicinity of the site, light industrial and



commercial uses have been developed and are well occupied near the site at Rock Road Industrial Park and Prairie Lake Industrial Park in East Dundee. The Rock Road Industrial Park consisting of approximately 510,000 square feet of light industrial, commercial, and office building space is approximately 97 percent leased and estimated to include 550 jobs (about one job for every 927 square feet of building space).

The proposed adaptive reuse and expansion of the existing former Wal-Mart store of approximately 115,000 square feet into a three building complex of approximately 201,000 square feet of building space is estimated to accommodate an additional 217 workers, assuming the same worker to building space density applies. If on average, such workers spend \$10 per day (assuming 260 work days per year on commercial goods and services available or which become available in East Dundee such as eating and drinking establishments, grocery and drug stores or other convenience and necessity goods and services, worker spending would generate \$564,200 in annual sales. With a three percent local sales tax rate (not including special business district sales taxes), the worker spending potential would support about \$16,900 in annual local sales tax.

IV. THE REUSE AND OCCUPANCY OF THE FORMER WAL-MART PROPERTY FOR LIGHT INDUSTRIAL USES WILL GENERATE MORE PROPERTY TAX THAN CURRENTLY GENERATED.

CONCLUSION 3: The adaptive reuse and expansion of the existing building into light industrial space and creation of two additional buildings will serve to generate more property tax than the property currently generates. At build-out of the proposed 201,000 square feet of building space, annual property tax revenue is estimated to total \$301,500. Property taxes generated by the development and occupancy of the proposed project are estimated to be 171 percent higher than the current amount of property taxes associated with the property.

Based on the 2016 property tax bills from the Kane County Treasurer, the current former Wal-Mart property including approximately 13.52 acres of land and 115,000 square feet of vacant building space is assessed at nearly \$1.4 million. The annual property taxes total \$176,482.70 or \$1.53 per square foot of building space.

Given the building is vacant, the property owner will probably contest the assessed valuation of the property. Under the status quo the assessed value of the building will decline as it continues to age. A review of light industrial buildings at the Rock Road Industrial Park as well as industrial buildings similar to what is proposed for the site at 1605 Dundee Avenue to 1625 Dundee Avenue in Elgin suggest the adaptive reuse and expansion of the existing building into light industrial space and the creation of two additional buildings would generate property tax of at least \$1.50 per square foot. At build-out of the proposed 201,000 square feet of building space, the total annual property tax revenue is estimated at \$301,500.



This equates to an approximately 171 percent increase over the current property taxes associated with the property.

V. THE REUSE AND OCCUPANCY OF THE FORMER WAL-MART PROPERTY FOR LIGHT INDUSTRIAL USES WILL GENERATE DIRECT ON SITE AND INDIRECT ADDED JOBS AND INCOMES IN EAST DUNDEE AND INCREASE THE STRENGTH OF THE EMPLOYMENT CLUSTER IN EAST DUNDEE.

CONCLUSION 4: The adaptive reuse and expansion of the existing building into light industrial space and creation of two additional buildings will generate direct on site employment of approximately 217 jobs and associated labor income of an estimated \$15.1 million. The development of the project will help keep companies and their workers from leaving East Dundee when they outgrow or need different space than currently occupied.

In addition to the direct jobs estimated at 217 and associated labor income estimated at \$15.1 million¹ the development and occupancy of the project will generate added jobs and associated labor income. This is because businesses buy products from each other some of these transactions will occur within the local economy. In addition, a portion of the wages paid to workers (direct employment) and a portion of the wages paid to employees of firms providing goods or services to businesses at the project (indirect employment) will then be spent by these workers locally to purchase goods and services (such as for food, gasoline, etc.) in the local economy.

In addition, the addition of the building space and businesses will help create a critical mass that increases the strength of the employment cluster around the site. This will help keep businesses from moving out of East Dundee when they need more or different space than currently occupied as well as increase the potential for attracting businesses to East Dundee which may not otherwise come because of a limited supply of available light industrial space. Workers and visitors to these businesses will also support additional sales to retailers, restaurants, and service providers in East Dundee.

Some businesses, especially those located along the proposed building with Route 25 frontage and visibility will generate retail sales in connection with accessory retail components to their businesses (e.g., the kitchen and bathroom cabinet manufacturer and installer which also sales directly to retail customers).

¹ According to the Bureau of Economic Analysis, employees in four primary industrial sectors of Kane County's economy (Construction, Manufacturing, Wholesale Trade, and Transportation & Warehousing) were compensated an average of \$67,894 per employee as of 2015.



APPENDIX A

COMPARISON OF DEMOGRAPHICS SURROUNDING NEW WAL-MART STORE IN CARPENTSEVILLE AND FORMER WAL-MART STORE IN EAST DUNDEE

Table A-1 shows the area to which the Wal-Mart store moved has nearly eight times larger population, nearly five times larger number of households, and over four times the amount of total income relative the one mile radius around the former Wal-Mart store property.

TABLE A-1: Demographic Comparison Between New and Previous Wal-Mart Locations		
2015 Estimates	1-Mile Radius from Kennedy Drive and Lake Marian Road (Carpentersville)	1-Mile Radius from Dundee Avenue and Higgins Road (East Dundee)
Population	17,669	2,309
Households	4,841	988
Average Household Income	\$64,070	\$74,231
Total Available Income	\$310,162,870	\$73,340,228
Sources: Loopnet.com, MapInfo; Gruen Gruen + Associates.		

Gruen Gruen + Associates (GG+A) is a firm of economists, sociologists, statisticians and market, financial and fiscal analysts. Developers, public agencies, attorneys and others involved in real estate asset management utilize GG+A research and consulting to make and implement investment, marketing, product, pricing and legal support decisions. The firm's staff has extensive experience and special training in the use of demographic analysis, survey research, econometrics, psychometrics and financial analysis to describe and forecast markets for a wide variety of real estate projects and economic activities.

Since its founding in 1970, GG+A has pioneered the integration of behavioral research and econometric analysis to provide a sound foundation for successful land use policy and economic development actions. GG+A has also pioneered the use of economic, social and fiscal impact analysis. GG+A impact studies accurately and comprehensively portray the effects of public and private real estate developments, land use plans, regulations, annexations and assessments on the affected treasuries, taxpayers, consumers, other residents and property owners.

Examples of past public sector clients of Gruen Gruen + Associates in the Chicago metropolitan area include the following:

Algonquin, Antioch, Aurora, Buffalo Grove, Clarendon Hills, Downers Grove, Flossmoor, Glendale Heights, Glen Ellyn, Gurnee, Hanover Park, Harvard, Highland Park, Hinsdale, Huntley, Monee, Montgomery, Morton Grove, Oak Lawn, Oak Park, Northbrook, Northfield, Prospect Heights, Romeoville, Schiller Park, South Elgin, West Chicago, Wheaton, Wilmette, Kane County, Metra, CTA, and the RTA.

CHICAGO:
(847) 317-0634

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(415) 433-7598

www.ggassoc.com

PART II. APPLICATION REQUIREMENTS

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

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

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

Official Use Only

Item # ^(a)	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 ^(b)	20					
24.	Utility Improvement Plan ^{(b)(c)}	5/15					
25.	Traffic Study ^(b)	12					

^(a) Please see *Village of East Dundee Instruction Manual* for complete description of item.

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

^(c) 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 - See project narrative, attached.

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?~~

~~_____~~
~~_____~~
~~_____~~
~~_____~~

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?~~

~~_____~~
~~_____~~
~~_____~~
~~_____~~

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

~~_____~~
~~_____~~
~~_____~~
~~_____~~

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

~~_____~~
~~_____~~
~~_____~~
~~_____~~

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?~~

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

~~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)?

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

3. What is proposed?

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

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)

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?

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)

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

9. Has the alleged difficulty been created by any person presently having an interest in 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 NO
- b. Injurious to surround properties? (Circle) YES NO
- c. Impair an adequate supply of light and air to adjacent property? (Circle) YES NO
- d. Endanger public health and safety? (Circle) YES NO
- e. Substantially diminish property values within the neighborhood? (Circle) YES 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**

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.

10/19/2020

Individually and for the Applicant

Date

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

847-428-1000 x 222

Address

Phone Number

Project Description:

Rezone PIN 03-25-151-007 from B3 to M1.

VILLAGE OF EAST DUNDEE



Affidavit of Ownership & Control

I (We), David R. Plote, Manager of Tramlaw LLC do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: 

Owner: Tramlaw LLC

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

Phone: 847-428-1000

SUBSCRIBED AND SWORN TO before me this
_____ day of _____, _____.

(NOTARY SIGNATURE)

(NOTARY STAMP)

VILLAGE OF EAST DUNDEE



Affidavit & Disclosure Agreement

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

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

Signature: 

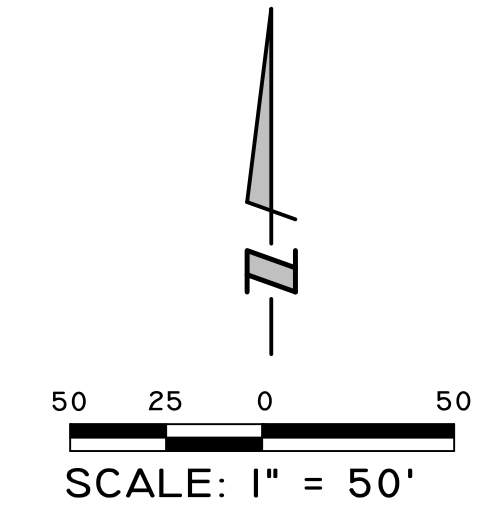
Print Name: David R. Plote

Project Address: PIN 03-25-151-007
Rt. 25 (Lot 6, Gateway Crossing)
East Dundee, IL 60118

ALTA / NSPS LAND TITLE SURVEY

OF

LOT 6 OF THE RESUBDIVISION OF LOT 3 IN GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1989 AS DOCUMENT NUMBER 1972329, IN THE VILLAGE OF EAST DUNDEE, SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.



LEGEND

- Manhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Vault
- Light Pole
- Pipe Bollard
- Sign
- Fence
- Overhead Utility Line
- Utility Pole
- Telephone Pedestal
- Downspout
- Handicapped Parking Stall
- Number of Parking Stalls
- Record



LINE TABLE			
Line	Direction	Measured Length	Record Length
L1	N 00° 09' 00" W	70.68'	70.70'
L2	S 40° 36' 36" E	15.21'	15.18'
L3	N 08° 30' 53" E	64.82'	65.00'

- 1 Storm Sewer Easement Per Doc. No. 2003482
- 2 Sanitary Sewer Easement Per Doc. No. 2003482
- 3 Water Main Easement Per Doc. No. 2003482

Surveyor's notes:

1. The basis of bearing shown hereon is assumed.
2. 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.
3. Due to heavy overgrowth on the property we were not able to locate those structures noted hereon however utility plans suggest that they were to be installed.
4. Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17089C0159H 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".
5. In regard to Table A Item 16 - No Observed evidence of current earth moving work, building construction was observed in the process of conducting the survey.
6. 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.
7. In the preparation of this survey reference was made to Fidelity National Title Insurance Company for Title Insurance Order No. 9030017 with an Effective Date of July 26, 2017.

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

- Exception 10** -Covenants, conditions and restrictions - Doc No. 2003482 - Watermain, Storm Sewer, and Sanitary Sewer Easements are shown and plotted hereon.
- Exception 11** - Development Agreement - Doc. No. 2003904 - The subject property is the property described in Exhibit D as Tract 2 therein.
- Exception 12** - Agreement Concerning Easements, Covenants and Restrictions - Doc. No. 2003905 - The subject property is the property described in Exhibit D as Tract 2 therein. Various easements shown in document no. 2003482 (see exception 10) are schematically shown and referenced therein. See document for details.
- Exception 13** - Joint Declaration of Restrictions Concerning Outlots - Doc. No. 2003906 - The subject property is the property described in Exhibit D as Tract 2 therein.

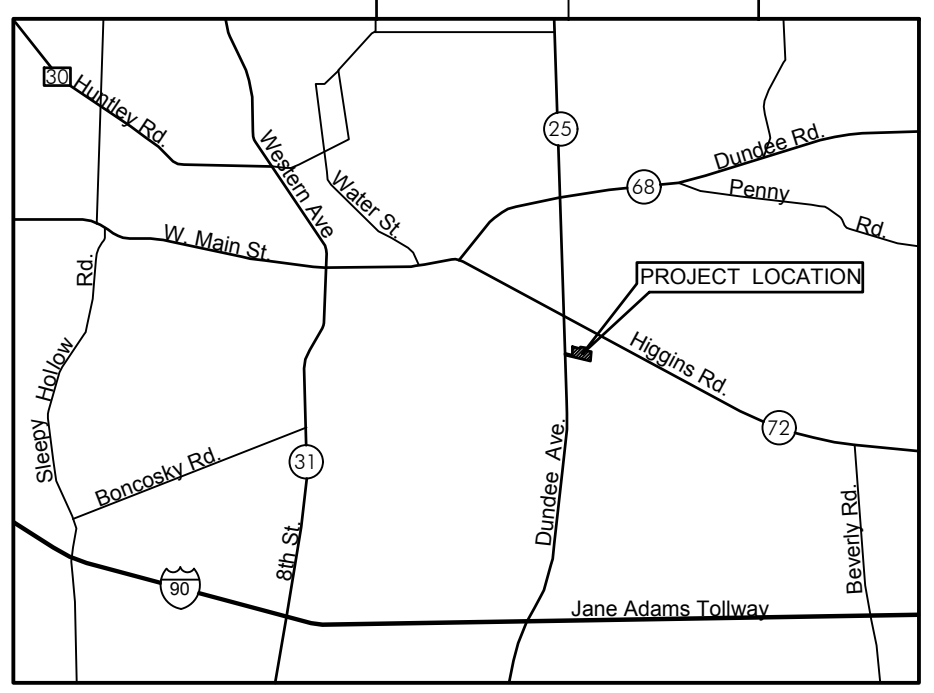
To: Tramlaw, LLC,
Fidelity National Title Insurance Company its successors and/or assigns.

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, 8, 11, 16, and 17 of Table A thereof. The field work was completed on August 23, 2017.

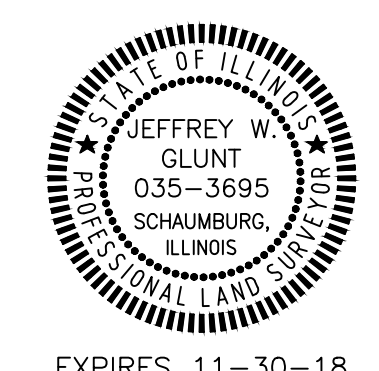
This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois, October 11, 2017

By:
Illinois Professional Land Surveyor No. 3695



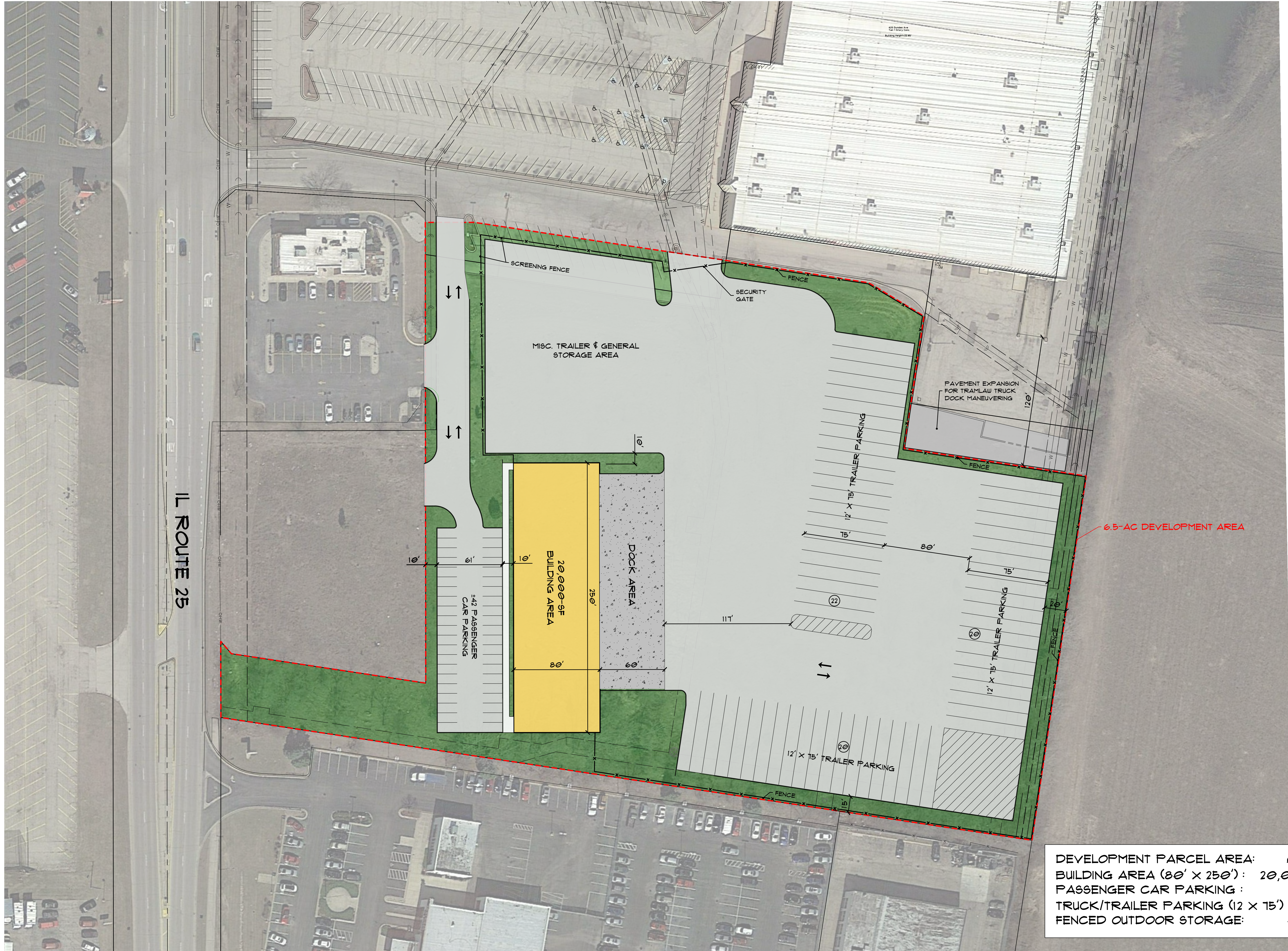
LOCATION MAP
NOT TO SCALE



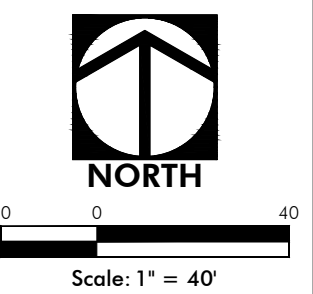
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

EXPIRES 11-30-18

Ordered By: Statewide Properties Inc.
Order No.: 15-145



DEVELOPMENT PARCEL AREA:	6.5 AC.
BUILDING AREA (80' X 250'):	20,000 SF
PASSENGER CAR PARKING :	40
TRUCK/TRAILER PARKING (12' X 15'):	62+
FENCED OUTDOOR STORAGE:	4.5 AC.



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

CONCEPT SITE PLAN F
LOT 6 - GATEWAY CROSSING
EAST DUNDEE
 PLOTE PROPERTIES

Project Manager: MLA
 Engineer: MLA
 Date: 10.19.2020
 Project No. 16-070
 Sheet 1



Property Photographs

Looking Toward The East:



Looking Toward The South:



Property Photographs

Looking Toward The West:



Looking Toward The North:



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 November 5, 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 B-3 Service Business District to the M-1 Limited Manufacturing District.

Property Legal Description:

LOT 6 OF THE RESUBDIVISION OF LOT 3 IN GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1989 AS DOCUMENT NUMBER 1972329, IN THE VILLAGE OF EAST DUNDEE, SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.

PIN: 03-25-151-007

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

VILLAGE OF EAST DUNDEE, ILLINOIS

Findings of Fact – Rezoning

Property Location: Lot 6 in the Gateway Crossing

Rezoning requested: Rezone the property from B-3 – Service Business District to the M-1- Limited Manufacturing District

Hearing date: November 5, 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.

Village Response: 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.

Village Response: 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.

Village Response: The market has indicated that the property is unfit for retail purposes. 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.

Village Response: If the property stayed B-3 – Service Business District, there is not demand for development.

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

Village Response: If the property stayed B-3 – Service Business 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.

Village Response: N/A

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

Village Response: The public will gain an increase in the property tax base and sales tax revenue for the Village if the property can be developed.

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

Village Response: The property has been marketed for retail purposes for many years but has remained vacant due to such poor visibility and being unfit for retail.

9. The community need for the proposed use.

Village Response: 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.

Village Response: 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