

ORDINANCE NUMBER 20 - 45

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS APPROVING VARIATIONS FOR LOADING BERTHS, INTERIOR PARKWAY LANDSCAPING AND PERIMETER LANDSCAPED AREAS FOR THE PROPOSED BUILDING AT 250 PATRICIA LANE, 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, Pal Land LLC ("Applicant") is the owner of the property located at 250 Patricia Lane, 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 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring that loading berths for the proposed building located at 250 Patricia Lane as described in the application; and

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

WHEREAS, the Planning and Zoning Commission of the Village convened and held a public hearing on December 3, 2020 to consider the Application pursuant to variance for loading berths; 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 Planning and Zoning Commission voted 3-2 (4 absent) recommending to the Village Board approval of the requested variance for one loading berth for the building development at 250 Patricia Lane. While the vote was valid with quorum, per the Village Code, a concurring vote of the majority of those members present at the meeting with a minimum of four concurring votes is required to recommend granting or denying the variance; and

WHEREAS, this variance request is being presented to the Village Board with no recommendation from the Planning and Zoning Commission to approve or deny the requested variance for loading berths; and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 158.04(D)(2)(a)2 of the Landscape Chapter of the East Dundee Village Code requiring that interior parkway landscaping shall have 3' shrubs for 75% coverage along with trees every 30' for the proposed building located at 250 Patricia Lane as described in the application and per the Landscape Plan (attached hereto as Exhibit A); and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 158.04(D)(2)(b)4b of the Landscape Chapter of the East Dundee Village Code requiring that Type 2 perimeter landscaped areas shall have 3' shrubs for 50% coverage along with trees every 40' for the proposed building located at 250 Patricia Lane as described in the application and per the Landscape Plan (attached hereto as Exhibit A); and

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

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

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

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

LOT 5 IN PATRICIA LANE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN LOT IN TERRA BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PATRICIA LANE RESUBDIVISION, IN THE VILLAGE OF EAST DUNDEE, SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.

Part of PIN 03-25-126-006

Commonly known as 250 Patricia Lane East Dundee, IL 60118

Variation 1

A variation from Section 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring that loading berths for the proposed building located at 250 Patricia Lane, as described in the Application. The variation granted in this

Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

Variation 2

A variation from Section 158.04(D)(2)(a)2 of the Landscape Chapter of the East Dundee Village Code requiring that interior parkway landscaping shall have 3' shrubs for 75% coverage along with trees every 30' for the proposed building located at 250 Patricia Lane, as described in the Application and per the Landscape Plan (attached hereto as Exhibit A). 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 158.04(D)(2)(b)4b of the Landscape Chapter of the East Dundee Village Code requiring that Type 2 perimeter landscaped areas shall have 3' shrubs for 50% coverage along with trees every 40' for the proposed building located at 250 Patricia Lane, as described in the Application and per the Landscape Plan (attached hereto as Exhibit A). 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 Landscaping Variations 2 and 3 are conditioned upon conformance with the proposed Landscape Plan (attached hereto as Exhibit A).

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.

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PASSED by vote of the Board of Trustees this 14th day of December, 2020 pursuant to a roll call vote as follows:

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

NAYES: Trustee Lynam

ABSENT: None

APPROVED by me this 14th day of December, 2020.



Lael Miller, Village President

ATTEST:



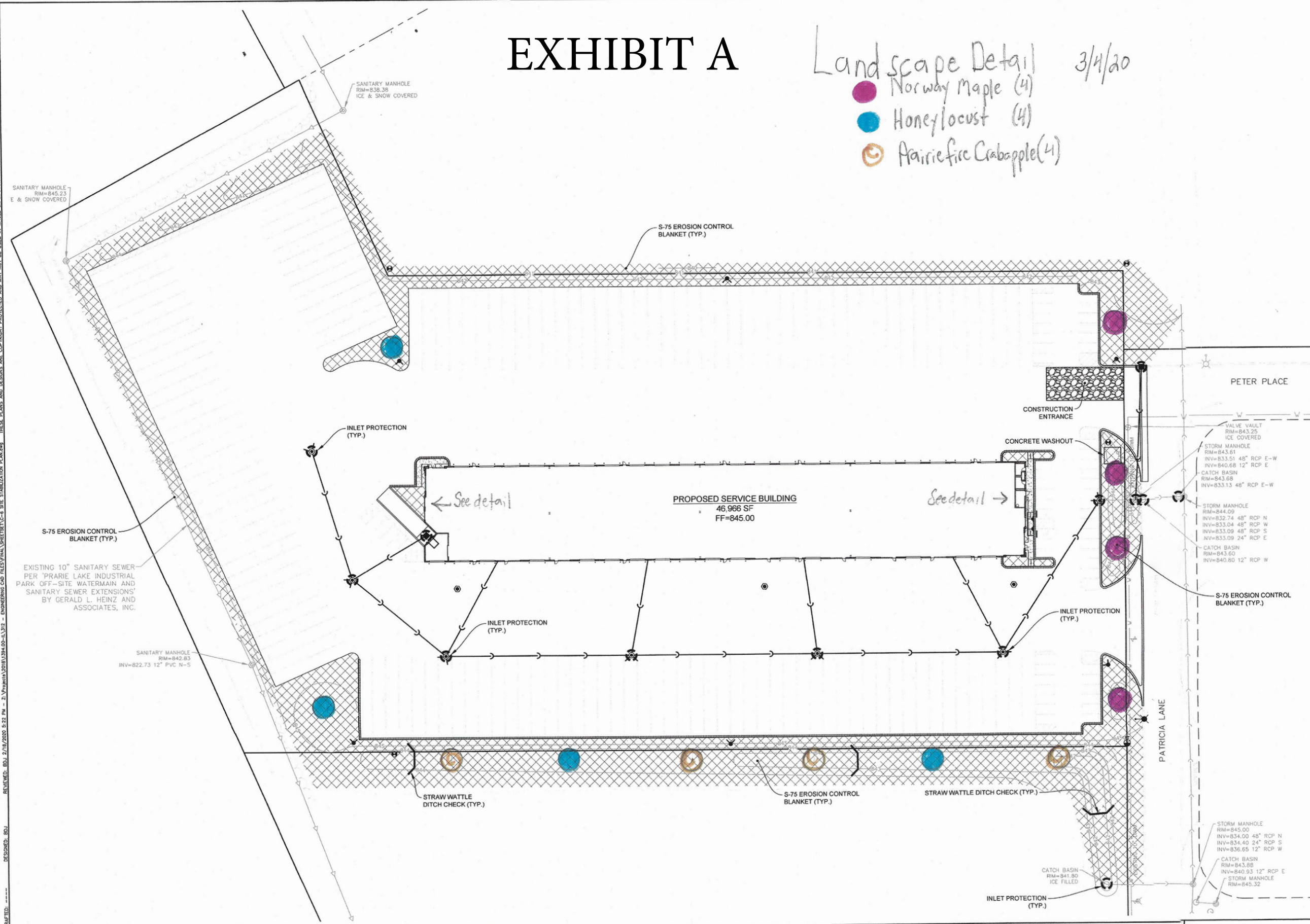
Katherine Diehl, Village Clerk

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

Recorded in the Village records on December 16th, 2020.

EXHIBIT A

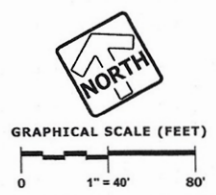
Landscape Detail 3/4/20
● Norway Maple (4)
● Honeylocust (4)
● Prairie Fire Crabapple (4)



- ### SITE STABILIZATION NOTES
1. THE NOTICE OF INTENT (NOI) AND NPDES PERMIT SHALL BE OBTAINED PRIOR TO ANY EARTH MOVING ACTIVITIES.
 2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR DISTURBANCE OF THE SITE. THE MEASURES MAY HAVE TO BE ADJUSTED TO MEET FIELD CONDITIONS DURING CONSTRUCTION. ANY MEASURES, IN ADDITION TO THOSE OUTLINED IN THE PLANS AND WHICH ARE DEEMED NECESSARY BY THE VILLAGE, SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.
 4. REGULAR INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER. INSPECTIONS SHOULD OCCUR WEEKLY, AND AFTER ANY RAINFALL GREATER THAN 1/2". ANY NON-FUNCTIONING SEDIMENT CONTROL MEASURES OR DAMAGED DEVICES THAT ARE FOUND DURING INSPECTION SHALL BE REPAIRED OR REPLACED IMMEDIATELY. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SEDIMENT WHICH LEAVES THE PROPERTY, AND THE DEVELOPER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES UNTIL THE SITE IS PERMANENTLY STABILIZED.
 4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS, DIRT, AND MUD ONTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES. ANY DEBRIS, DIRT, OR MUD THAT REACHES AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, OR PARKING AREA SHALL BE PROMPTLY REMOVED, AND TRANSPORTED TO A PROPER DISPOSAL AREA.
 5. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY PUBLIC OR PRIVATE STORM DRAINAGE SYSTEM. REUSABLE INLET FILTER BASKETS (FLEXSTORM), CATCHALL, OR EQUIVALENT, SEDIMENT BASINS, AND WATER FILTERING BAGS, SHALL BE PROVIDED AS NEEDED.
 6. ALL DRAINAGE SWALES SHALL BE STABILIZED WITH SPECIFIED EROSION CONTROL BLANKET.
 7. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE ONTO NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILES SHALL BE LOCATED SO THAT A DRAINAGE SWALE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTIES. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT MUST BE SEED AND BLANKET TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
 8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WHENEVER 1 ACRE OR MORE OF PROPERTY IS DISTURBED. FOR DEVELOPMENTS OVER 1 ACRE, THE DEVELOPER MUST ALSO PREPARE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE, ALONG WITH THE NPDES PERMIT. FOR DEVELOPMENTS LESS THAN 1 ACRE, A SEDIMENT AND EROSION CONTROL PLAN MUST BE MAINTAINED BY THE DEVELOPER.
 9. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS.
 10. IF DEWATERING SERVICES ARE USED, ADJACENT PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES FROM CONSTRUCTION DEWATERING SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE SUCH AS A SEDIMENT TRAP, A SEDIMENT BASIN, OR ANY OTHER APPROPRIATE MEASURE.

LEGEND

- SEED & BLANKET
- NORTH AMERICAN GREEN S-75 BLANKET
- SEE LANDSCAPE PLAN FOR SEED MIX
- CONSTRUCTION ENTRANCE
- 12" - CA-3 W/ FILTER FABRIC
- SEE DETAIL ON SHEET C-8
- STRAW WATTLE / DITCH CHECK
- INLET PROTECTION
- SILT FENCE



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(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

**400 PATRICIA LANE
TERRA BUSINESS PARK
EAST DUNDEE, ILLINOIS**

REVISIONS		
1	CLIENT REVIEW - SAN & CURB REV	1/23/2020
2	PER NEW SURVEY	2/8/2020
3	PER CLIENT REQUEST	2/17/2020

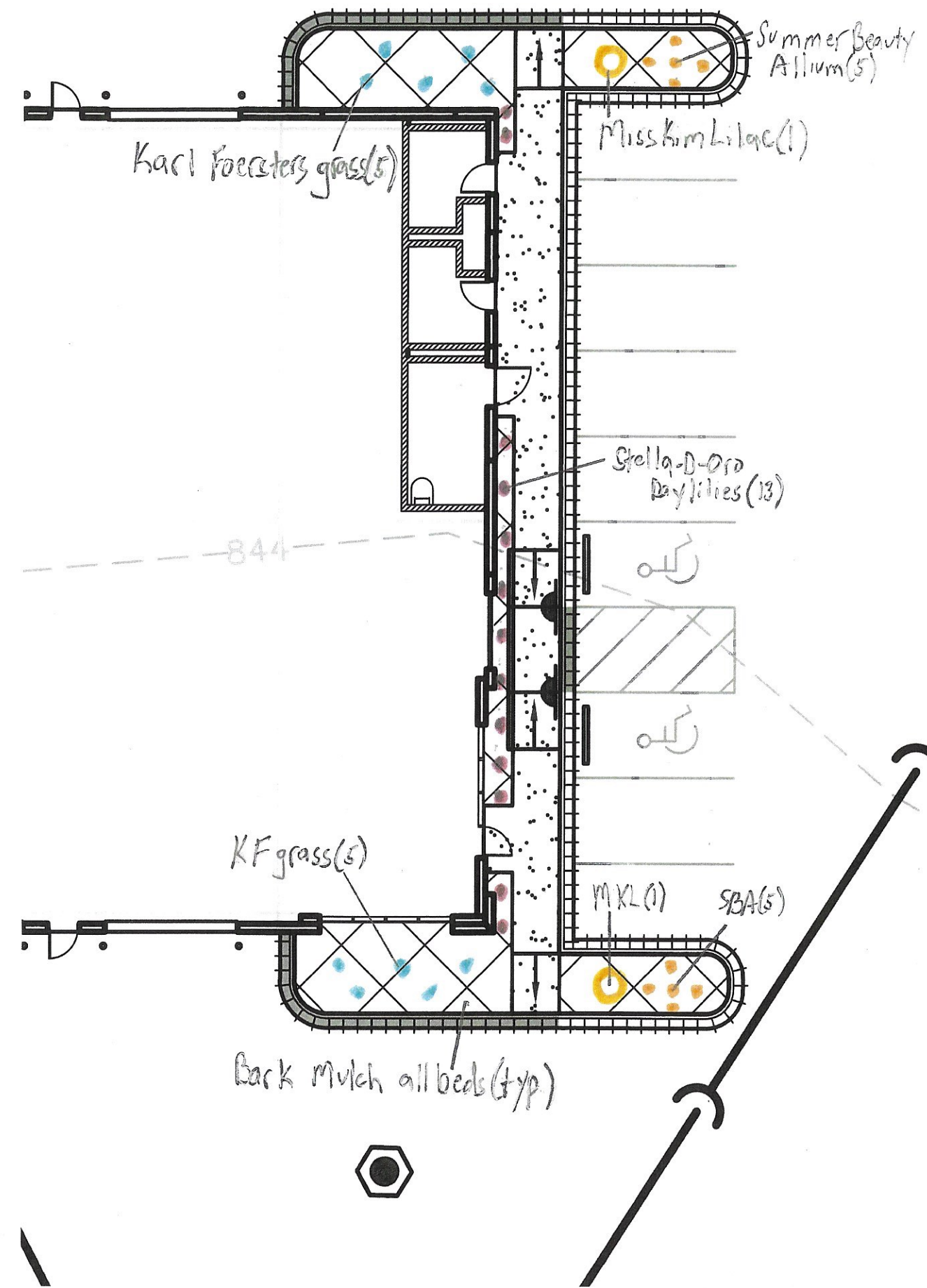
SITE STABILIZATION PLAN

REG. NO. 1394.00-IL
PEG. PH. BDJ
START DATE 07/24/18
SCALE 1"=40'

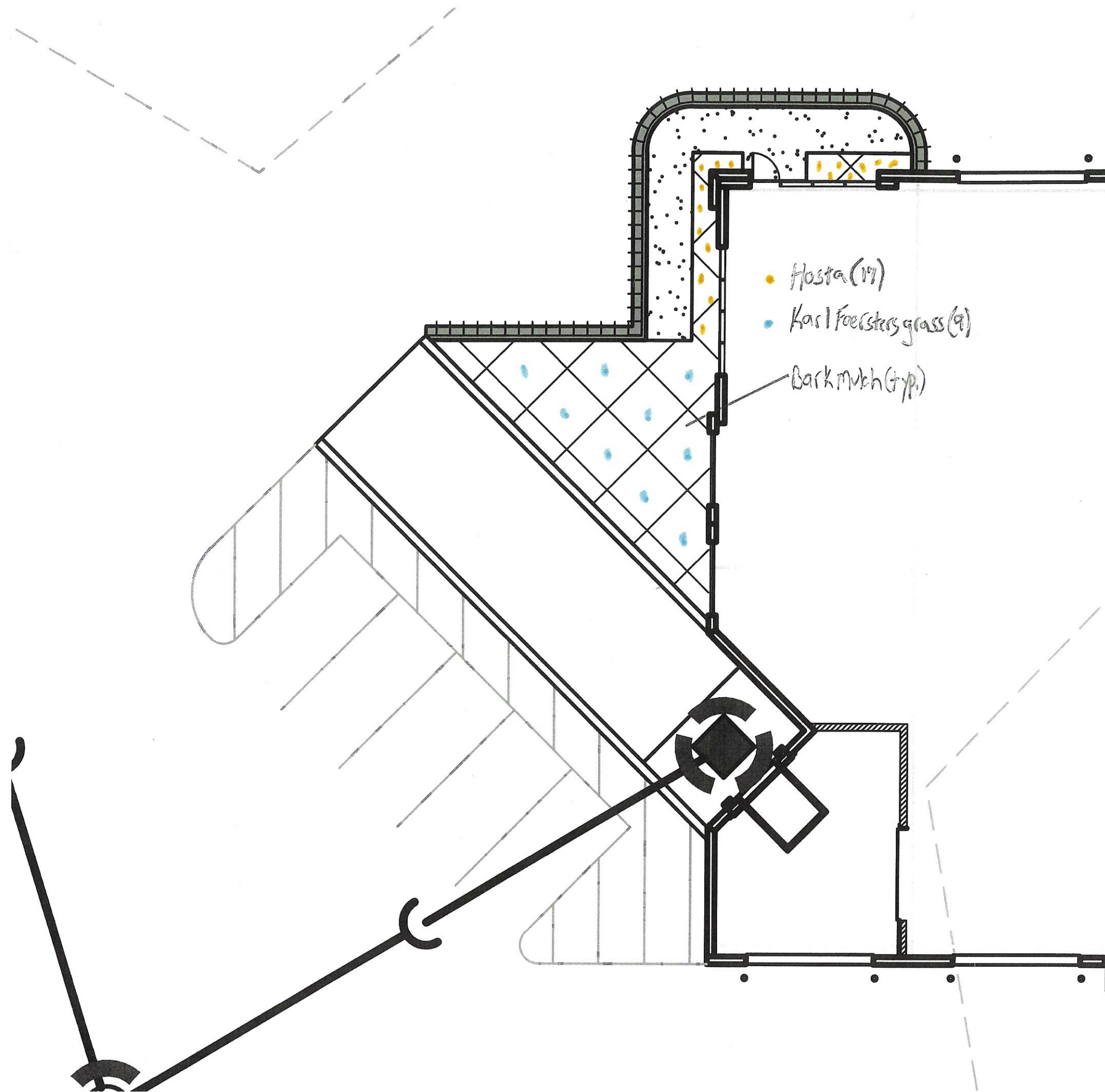
SHEET C-7 of C-11

SITE STABILIZATION PLAN

CONCRETE WASHOUT



Landscape Detail
3/4/20



- Hosta (17)
- Karl Foersters grass (9)
- Bark mulch (typ.)

Landscape
Detail
3/4/20

VILLAGE OF EAST DUNDEE



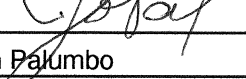
**APPLICATION FOR DEVELOPMENT APPROVAL:
SPECIAL USE, REZONING AND VARIANCE REVIEW AND APPROVAL**

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: 250 Patricia Lane - Terra Business Park / Pal Land LLC
2. Project Location: 250 Patricia Lane, East Dundee, Illinois
3. Brief Project Description:
The proposed development includes a modern pre-cast storage and maintenance facility with associated parking and landscape improvements.
4. Project Property Legal Description:
Lot 5 in Patricia Lane Resubdivision, being a resubdivision of Lot 4 in Lot in Terra Business Park resubdivision, being a resubdivision of part of section 24 and 25, Township 42 North, Range 8 East of the third principal meridian, according to the plat of said Patricia Lane Resubdivision, Recorded _____ as document _____, in Kane County, Illinois.
5. Project Property Size in Acres and Square Feet: 420,817 SQ. FT. (9.6606 ACRES)
6. Current Zoning Status: M1
7. Current Use Status: Truck maintenance and parking
8. Surrounding Land Use Zoning: _____
R1 to the west, M1 to the north, B3 to the southeast
9. Parcel Index Numbers of Property: 03-25-126-006

B. Owner Information

1. Signature: 
2. Name: Joseph Palumbo
3. Address: 201 Christina Drive. East Dundee, Illinois 60118
4. Phone Number: 847-844-0842 Fax: _____ Email: PALJOE@msn.com

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

1. Name/Company: Pal Land LLC
2. Address: 201 Christina Drive. East Dundee, Illinois 60118
3. Phone Number: 847-844-0842 Fax: 224-484-8539 Email: PALJOE@msn.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

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?

N/A

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?

N/A

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

N/A

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

N/A

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

N/A

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)?

Landscape Plan requirements - Village Code Chapter §158.03

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

A landscape plan should be submitted for review. The submitted landscape plan does not
follow the requirements set forth in the Village Code Chapter §158. The plan should be
prepared by a landscape architect and shall meet the landscape requirements for the Type
2 Perimeter and Interior Parkway locations. A 7' wide landscape island is required at the end of all parking
rows and also required to break up parking stalls so that there is a maximum of ten (10) stalls in a row.

3. What is proposed?

We are proposing 4 Norway Maple Trees along the frontage of Patricia Lane, 4 honey locust trees,
and 4 Prairiefire Crabapple along the south property line for screening and aesthetics.
Near the front entrance, 10 Karl Foersters grass will be planted, along with 10 summer beauty Allium,
and 2 Miss Kim Lilac Trees. 13 Stella-D-Oro Day Lilies are proposed in the greenspace between the
ADA parking and the building. All beds will be Bark mulched, similar to the replica facility across
Patricia Lane. In the green space near the loading berth, 17 Hostas will be planted along with 9 Karl
Foersters grass.

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

Per the Type 2 landscape screening requirements, min 3' shrubs and trees are required along at
least 50% of the length of the parked areas. We meet this requirement with our proposed plantings.
Per the landscape island requirement, our intent was to match the prior approved replica facility
across Patricia Lane. We have more than 10 stalls in a row throughout the property, but there are
landscaped islands at the end of all parking rows, including plantings that meet all requirements laid
out in the Code of Ordinances.

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)

Trees shall be provided in a quantity equal to one large deciduous tree per 40 feet of parking lot
length. Tree spacing shall be determined by tree species and design considerations. Up to 25% of
the required trees in this screening shall be continuous along the entire parking area and a minimum
of six feet high. Shrubs shall be a minimum of three feet in height when screening a parking lot from
adjacent non-residential uses. Up to 25% of the required trees in this screening alternative may be
small deciduous trees (Crab apples, etc.).

We have satisfied this requirement with our proposed plantings.

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)?

A request for a variance for Section 157.127 REQUIRED LOADING BERTHS.

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

Manufacturing, fabricating assembly, disassembly, warehousing storing, cleaning, servicing, testing and repairing establishments, for such a building containing 5,000 to 40,000 square feet of floor area: one loading berth, plus one additional loading berth for each additional 40,000 square feet of floor area or fraction thereof.

3. What is proposed?

The current facility being just over 40,000 SF in floor area, only requires one loading berth to maintain efficient operations for all users.

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

Increased delivery efficiency and better auto movement throughout the site have reduced need for multiple loading berths.

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

The proposed facility will meet the industry standard for this building type.

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?

Identical Plantings were proposed and established across Patricia at the replica facility located at 200 Christina Drive, with the intention to do the same for this proposed development.

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)

n/a

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

Since green space on this site is somewhat limited, all landscape requirements per East Dundee code may be easily met with the plantings stated above, without the need for a licensed landscape architect to design a plan.

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

no

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

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

NA

VILLAGE OF EAST DUNDEE



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

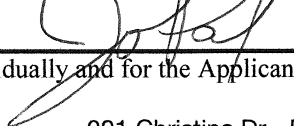
The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as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

	10/21/20
Individually and for the Applicant	Date
201 Christina Dr - East Dundee, IL 60118	847-844-0842
Address	Phone Number

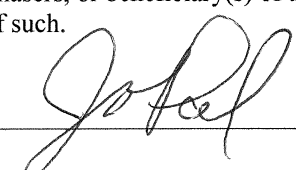
Project Description:
Pre-cast building construction and land development for 250 Patricia Lane

VILLAGE OF EAST DUNDEE



Affidavit of Ownership & Control

I (We), Joseph Palumbo 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: Joseph Palumbo

Address: 201 Christina Drive

East Dundee, IL 60118, _____

Phone: 847-844-0842

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: _____ Joseph Palumbo

Project Address: _____ 250 Patricia Lane

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 December 3, 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 for a variance from Section 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring loading berths.

Property Legal Description:

LOT 5 IN PATRICIA LANE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN LOT IN TERRA BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PATRICIA LANE RESUBDIVISION, IN THE VILLAGE OF EAST DUNDEE, SITUATED IN THE COUNTY OF KANE, IN THE STATE OF ILLINOIS.

PIN: 03-25-126-006

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