

Ordinance No. 21-21

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

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

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

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

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

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

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

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

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

AYES: Trustees Mahony, Andresen, Kunze, Brittin, Saviano and Treiber

NAYS: None

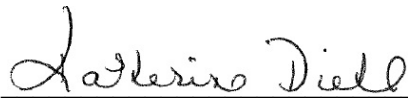
ABSENT: None

APPROVED by me this 17th day of May, 2021



Village President

Attest:



Village Clerk

Published in pamphlet form:

May 18, 2021

PATRICIA LANE RESUBDIVISION

BEING A RESUBDIVISION OF LOT 4 IN LOT 5 IN TERRA BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



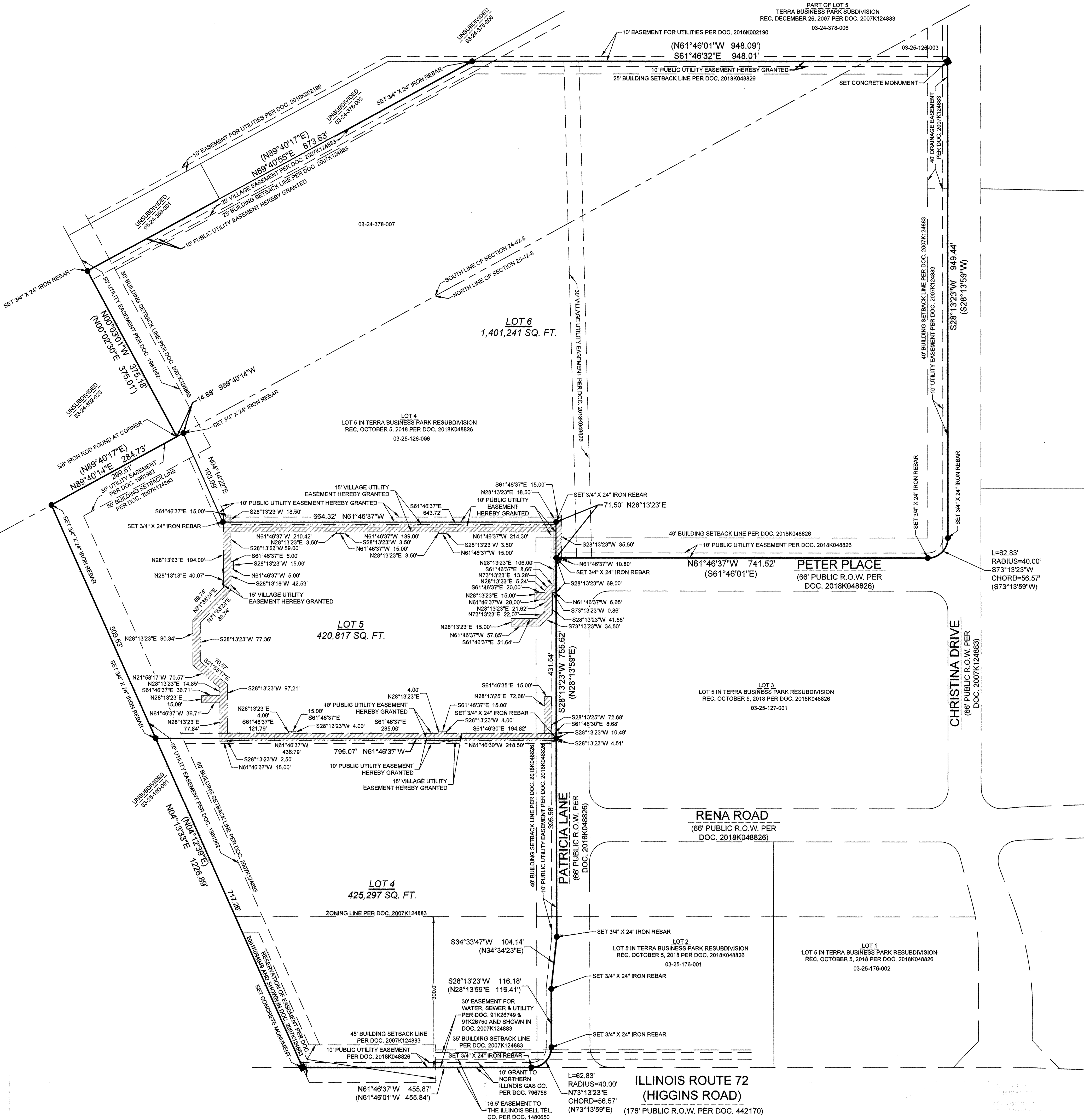
GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

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

LEGEND OF LINES

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



GENERAL NOTES

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

AREA SUMMARY

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

PLAN | DESIGN | DELIVER

www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:

1051 E. MAIN STREET - SUITE 217

EAST DUNDEE, IL 60118

(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

FINAL PLAT OF SUBDIVISION

REVISIONS

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

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

SHEET	1
OF	2

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PATRICKA LANE RESUBDIVISION

BEING A RESUBDIVISION OF LOT 4 IN LOT 5 IN TERRA BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE:

STATE OF ILLINOIS) SS
COUNTY OF KANE)

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

DATED THIS DAY OF 20.

BY: OWNER

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF KANE)

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

DATED AT KANE COUNTY, ILLINOIS THIS 21 DAY OF APRIL, 2021.

BY: OWNER

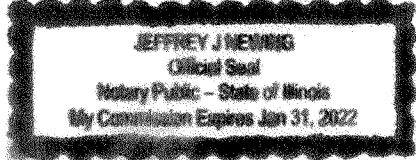
NOTARY CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF KANE) SS

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

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

NOTARY PUBLIC



KANE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

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

GIVEN UNDER MY NAME AND SEAL THIS DAY OF 20.

COUNTY CLERK

KANE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

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

COUNTY RECORDER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

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

JOSE RIOS, P.E.
REGION ONE ENGINEER

15th OF APRIL, 2021

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

UNDER THE AUTHORITY PROVIDED ORDINANCE NO. 21-21 ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF EAST DUNDEE, ILLINOIS. THIS PLAT WAS APPROVED BY THE VILLAGE OF EAST DUNDEE AND MUST BE RECORDED WITHIN SIXTY (60) DAYS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD THIS 17th DAY OF May, 2021.

PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE ENGINEER

VILLAGE ENGINEER

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS) SS
COUNTY OF KANE)

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

DATED THIS 18th DAY OF May, 2021.

VILLAGE TREASURER

PUBLIC UTILITY EASEMENT PROVISIONS

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

COMMONWEALTH EDISON COMPANY

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

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

SURVEYOR'S CERTIFICATE

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

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

CONTAINING 51.592 ACRES, MORE OR LESS.

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

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

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

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



REVISIONS

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

PEC JOB NO. 1394.00
PEC PM. PAK
DATE 2/26/2020
SCALE

SHEET
2
2



Gerald L. Heinz & Associates, Inc.

Consulting Engineers and Professional Land Surveyors

MEMORANDUM

Date: June 23, 2020

To: Chris Ranieri, Building Official

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

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

Job No. ED-2206/2212

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

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

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

General Comments

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

Geometric Plan (Sheet C-4)

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

Plat of Subdivision

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

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

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

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

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

Please let us know if you have any questions.

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