

**ORDINANCE NUMBER 21- 28**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, APPROVING A SPECIAL USE PERMIT FOR A GAME ROOM (FOR AN AXE THROWING LOUNGE) IN THE B-1 SERVICE BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 315 4<sup>th</sup> STREET, EAST DUNDEE, ILLINOIS**

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

**WHEREAS**, pursuant to Section 157.224 of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") and the Village's home rule authority, the Village President and Board of Trustees of the Village ("Corporate Authorities") may provide for and allow the classification of special uses in its zoning ordinances; and

**WHEREAS**, under the authority of the Zoning Ordinance, the property at 315 4<sup>th</sup> Street, East Dundee, Illinois ("Property"), as legally described in Section 2 below, is located in the B-1 Service Business Zoning District, in which a game room (for an axe throwing lounge) is allowed if the Corporate Authorities first grant a special use permit, per to Section 157.050(F)(1)(g)(4) of the Zoning Ordinance; and

**WHEREAS**, pursuant to the Zoning Ordinance, any person owning or having an interest in property may file an application to use such property for one or more of the special uses provided for in the zoning district in which the land is situated; and

**WHEREAS**, the Corporate Authorities have received a request for a special use permit for a game room (for an axe throwing lounge) to be operated at the Property ("Application") from the contract purchaser of the Property, Angelo Douros ("Applicant"); and

**WHEREAS**, notice of a public hearing on the Application before the Village's Planning and Zoning Commission was duly given and a public hearing was held on the Application on September 2, 2021; and

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Section 157.224 of the Zoning Ordinance for a special use permit and recommended approval of the Application, subject to the conditions in Section 3 below, which recommendation and related findings of fact are incorporated herein; and

**WHEREAS**, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendations on the Application, and hereby approve the proposed special use of a game room (for an axe throwing lounge) on the Property, subject to the conditions in Section 3 below;

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

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

**SECTION 2: Approval of Special Use Permit.** The Corporate Authorities hereby approve the Application and grant a special use permit for the Property legally described as:

PARCEL 1: LOTS 10 AND 11 (EXCEPT THE EAST 75 FEET THEREOF) IN BLOCK 11 OF EDWARD'S ADDITION TO DUNDEE IN THE VILLAGE OF EAST DUNDEE, IN KANE COUNTY, ILLINOIS.

PARCEL 2: THE NORTHERLY 19 FEET OF THE WESTERLY HALF OF LOT 7 (EXCEPT THE NORTHERLY 10 FEET OF THE WESTERLY 25 FEET THEREOF) AND THE WESTERLY HALF LOTS OF LOTS 8 AND 9 IN BLOCK 11 OF THE EDWARD'S ADDITION TO DUNDEE, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

commonly known as 315 4<sup>th</sup> Street, East Dundee, Illinois (P.I.N. 03-23-311-001 & P.I.N. 03-23-311-002), for a game room (for an axe throwing lounge, subject to the conditions in Section 3 below.

**SECTION 3: Conditions of Approval.** That the special use permit granted herein shall be constructed, operated and maintained in accordance with any plans and diagrams submitted as part of the Application, and shall be subject to the following terms and conditions:

1. The Special Use Permit cannot be transferred and shall expire at such time Angelo Douros at 315 4<sup>th</sup> Street, East Dundee, IL 60118 ceases operations at this location.
2. Axe throwing operations shall cease daily by no later than 11:00 p.m.
3. The gravel lot identified as PIN 03-23-311-001 shall not be utilized for parking unless the Village's parking lot requirements have been satisfied. If not utilized for parking, the gravel lot shall be improved by replacing the gravel with grass or a patio.
4. The retaining wall located on the east side of the property shall be repaired.

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

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

NAYES: Ø

ABSENT: Ø

**APPROVED** by me this 13<sup>th</sup> day of September 2021.

  
\_\_\_\_\_  
Jeffrey Lynham, Village President

**ATTEST:**

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

Published in pamphlet form this 13<sup>th</sup> day of September 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on September 22, 2021.

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

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

Date: September 24, 2021

## VILLAGE OF EAST DUNDEE



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

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

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

1. Project/Owner Name: Axe Throwing Lounge
2. Project Location: 315 4th St
3. Brief Project Description: Build out 315 4th Street with lanes for axe throwing. Gravel lot will be finished in concrete as a patio
4. Project Property Legal Description: 315 4th Street, East Dundee, IL 60118  
W 45' of Lts 10 & 11 Block 11 45x50 Range Code: SE Township 42N  
W 60' of Lts 8 & 9 Block 11 Range Code: SE Township 42N
5. Project Property Size in Acres and Square Feet: 6450 Sqft .15 Acres
6. Current Zoning Status: B1
7. Current Use Status: Vacant
8. Surrounding Land Use Zoning: Commercial R2
9. Parcel Index Numbers of Property: 03-23-311-001, 03-23-311-002

**B. Owner Information**

1. Signature: [Signature]
2. Name: Ansel's Dovers
3. Address: 1620 Chetfield Dr Elgin IL 60123
4. Phone Number: 708-612-6255 Fax: \_\_\_\_\_ Email: Ansel's.Dovers@gmail.com

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

1. Name/Company: SPARTAN AXE THROWING
2. Address: 315 4th St East Dundee IL 60118
3. Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_



## 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" x 17") copies to be submitted. At least one of the original full-size drawings should be signed and sealed by the preparer. For ease of distribution, please collate into packets all of the materials where multiple copies are required. Packet contents should be assembled in order, except for drawings which should all be collated together at the back of the packet.

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

### Official Use Only

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

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

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

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

### PART III JUSTIFICATION OF THE PROPOSED SPECIAL USE

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

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

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

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

No

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?

No

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

yes

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

yes

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?

We will comply with all NECESSARY ORDINANCES

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?

Looking to change code B1 to Entertainment

\_\_\_\_\_

3. What is proposed?

Art throwing lounge

\_\_\_\_\_

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

The District is moving towards  
A Entertainment District

\_\_\_\_\_

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 historical character of the  
AREA will be maintained

\_\_\_\_\_

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?

It makes the property difficult to  
lease 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?

It fits in the entertainment & food  
District

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 fully considered by the Commission or a Certificate of Appropriateness would be deemed issued for failure to meet in the designated time.

VILLAGE OF EAST DUNDEE



APPLICATION AGREEMENT  
TO PAY COSTS INCURRED AND HOLD THE VILLAGE HARMLESS

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

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

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

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

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

Individually and for the Applicant

Date

Address

Phone Number

Project Description:

VILLAGE OF EAST DUNDEE



Affidavit of Ownership & Control

I (We), D-Points, 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: Blair Hottel

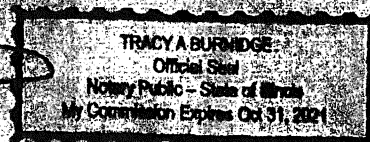
Owner: Blair Hottel

Address: 106 W Main Street  
West Dundee IL 60185

Phone: 815-428-1953

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

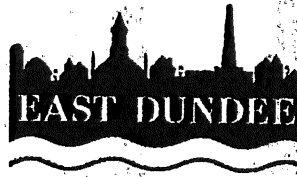
[Signature]  
(NOTARY SIGNATURE)



\_\_\_\_\_  
(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: \_\_\_\_\_

Project Address: \_\_\_\_\_



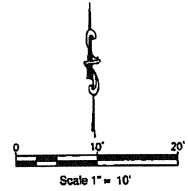
# PLAT OF SURVEY

PROPERTY DESCRIBED AS:  
PARCEL 1: LOTS 10 AND 11 (EXCEPT THE EAST 75 FEET THEREOF) IN BLOCK 11 OF EDWARD'S ADDITION TO DUNDEE, IN THE VILLAGE OF EAST DUNDEE, IN KANE COUNTY, ILLINOIS.

PARCEL 2: THE NORTHERLY 18 FEET OF THE WESTERLY HALF OF LOT 7 (EXCEPT THE NORTHERLY 10 FEET OF THE WESTERLY 25 FEET THEREOF) AND THE WESTERLY HALF OF LOTS 8 AND 9 IN BLOCK 11 OF EDWARD'S ADDITION TO DUNDEE, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

P.L.N. 03-23-311-001 & 03-23-311-002

COMMONLY KNOWN AS: 315 FOURTH STREET, EAST DUNDEE, ILLINOIS 60115

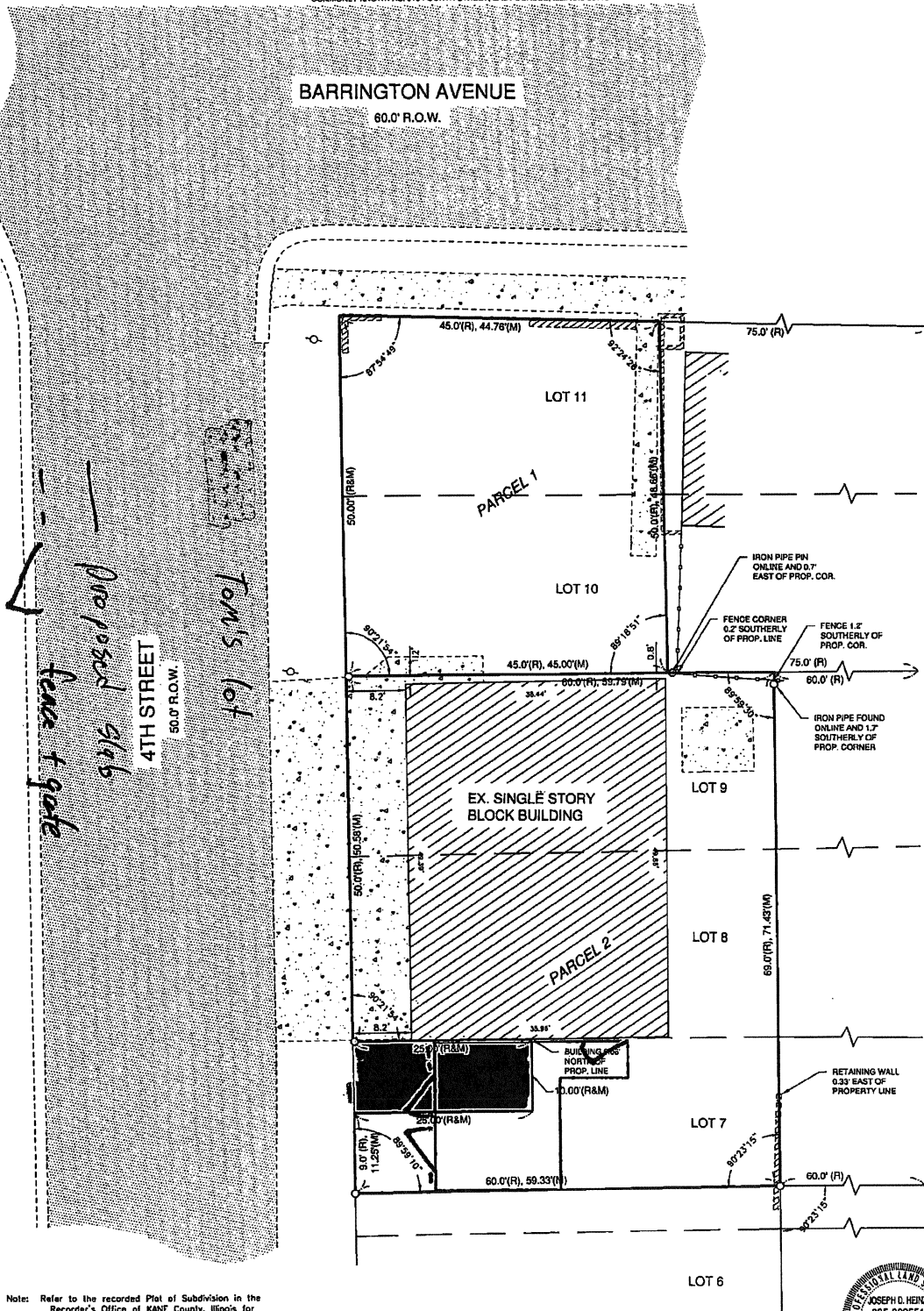


**BARRINGTON AVENUE**

60.0' R.O.W.

## LEGEND

- — INDICATES IRON PIPE FOUND
- — INDICATES IRON PIPE SET
- (R) — INDICATES RECORD LENGTH
- (M) — INDICATES MEASURED LENGTH
- — EX. CONCRETE
- ▨ — EX. BITUMINOUS PAVEMENT
- — — — — EX. WOOD FENCE



Note: Refer to the recorded Plat of Subdivision in the Recorder's Office of KANE County, Illinois for any easement provisions and covenants, if any, within the subject subdivision, which may affect these lots.

FIELD WORK COMPLETED ON: 07-17-2019

I, Joseph D. Heinz, Illinois Professional Land Surveyor No. 3551, do hereby certify that I have surveyed the above described property and that the plat hereon drawn correctly represents said survey. I also certify that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at East Dundee, Illinois this 19th day of JULY, 2019 A.D.

Illinois Professional Land Surveyor No. 3551  
License Expires 11-30-20  
Design Firm Registration No. 184-002048



GERALD L. HEINZ & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
206 NORTH RIVER STREET  
EAST DUNDEE, ILLINOIS 60115

315 FOURTH STREET  
EAST DUNDEE, ILLINOIS

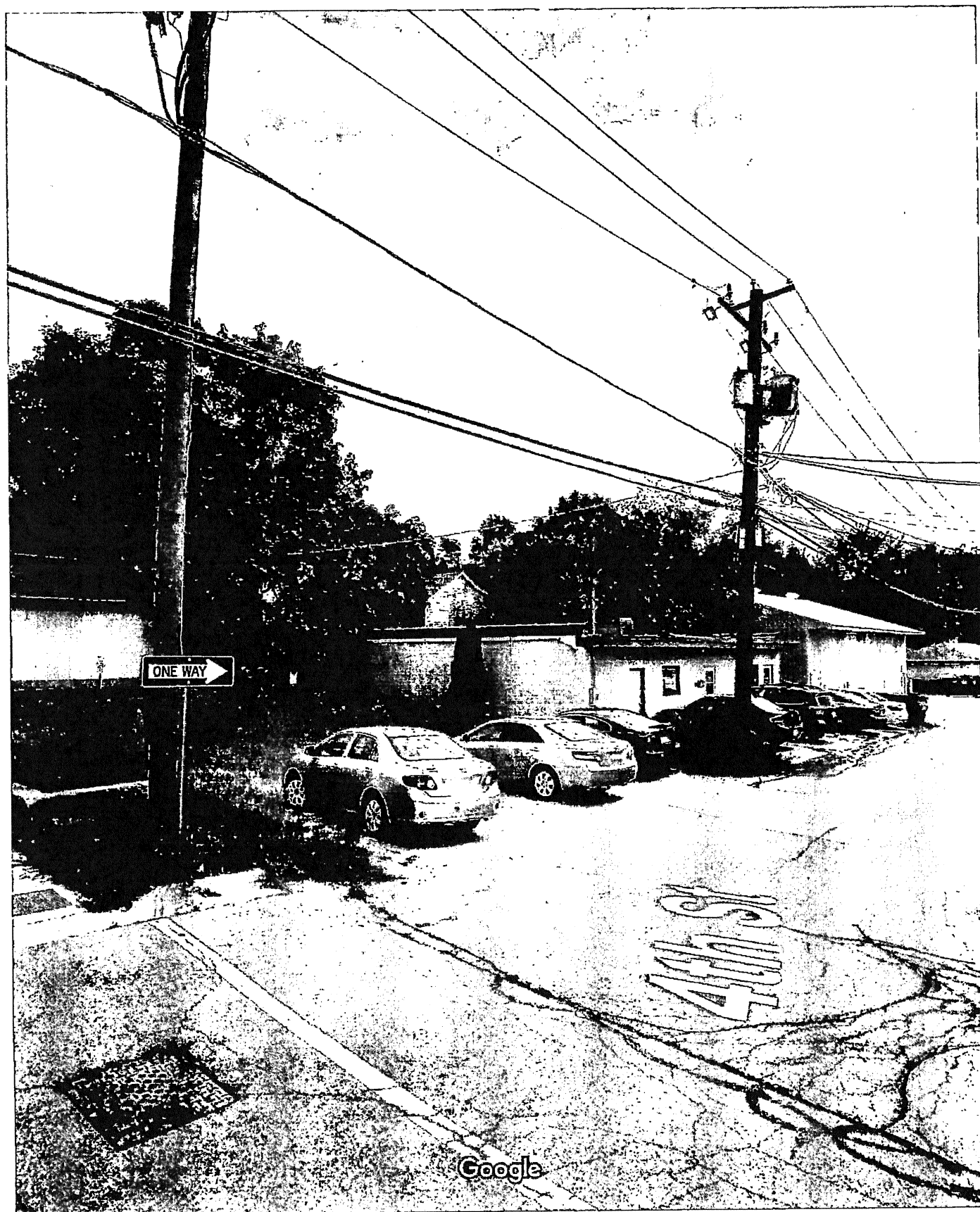
This drawing is copyrighted and is the sole property of GERALD L. HEINZ & ASSOCIATES, INC. Reproduction or use of this drawing in whole or in part and/or the information contained in it is forbidden without the written consent of GERALD L. HEINZ & ASSOCIATES, INC. Unauthorized use will be prosecuted to the fullest extent of the law.

DATE: 07-19-2019  
JOB NO.: S-1864  
SCALE: 1"=10'  
SHEET 1 OF 1

Google Maps 315 4th St



Google Maps 399 4th St



## SPECIFICATIONS

GENERAL NOTES:

- PLANS, DRAWINGS AND DETAILS RELATIVE TO ERECT STRUCTURE HAVE BEEN TAKEN FROM RELEVANT MEASUREMENTS AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ERRORS, OMISSIONS AND DETAILS IN THE FIELD AND HAVE NECESSARY APPROPRIATE ADJUSTMENTS PRIOR TO CONSTRUCTION OF DRIBBLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ERRORS, OMISSIONS AND DETAILS IN THE FIELD AND HAVE NECESSARY APPROPRIATE ADJUSTMENTS PRIOR TO CONSTRUCTION OF DRIBBLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ERRORS, OMISSIONS AND DETAILS IN THE FIELD AND HAVE NECESSARY APPROPRIATE ADJUSTMENTS PRIOR TO CONSTRUCTION OF DRIBBLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ERRORS, OMISSIONS AND DETAILS IN THE FIELD AND HAVE NECESSARY APPROPRIATE ADJUSTMENTS PRIOR TO CONSTRUCTION OF DRIBBLING.
3. STRUCTURAL ELEM. SHALL CONFORM TO ALL CASES IN CONTRACTED ACCORDING TO A/E/C SPEC.
4. ANY DISCREPANCIES, CONFLICTS OR PRIORITIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AS SOON AS POSSIBLE TO AVOID DELAYS AND CONSTRUCTION OF ADDITIONAL COSTS RELATING TO THE ABOVE.
5. ALL UTILITY LOCATIONS SHALL BE SHOWN BY THE TRACER SHOW THE WORK AND ANY DISCREPANCIES OF LOCATION TO BE CORRECTED AS SOON AS POSSIBLE TO AVOID DELAYS AND CONSTRUCTION OF ADDITIONAL COSTS RELATING TO THE ABOVE.
6. JOIST HANGERS SHALL BE EMPLOYED EXCEPT AS NOTED ON THE PLANS OR NOTED FOR ACTUAL LOADS.
7. ALL OPENINGS ARE FOR NEWBUILTS ONLY.
8. ANY EXISTING CONDITIONS, DISCREPANCIES AND ITEMS NOTED ARE RELATIVE TO EXISTING CONDITIONS ONLY. ANY DISCREPANCIES TO BE CORRECTED AS SOON AS POSSIBLE TO AVOID DELAYS AND CONSTRUCTION OF ADDITIONAL COSTS RELATING TO THE ABOVE.

## PLUMBING

- ALL PLUMBING TO BE PERFORMED BY A LICENSED PLUMBER AND SHALL COMPLY WITH ALL LOCAL, CODES AND ORDINANCES.
- ALL DRAINS AND TRAPS TO BE IN PVC.
- ALL SUPPLIES TO BE IN COPPER.
- INSTALL #3 1/2" PEXC FLOOR IN ENTIRE TUBSET
- INSTALL #2 1/2" PEXC FLOOR IN NORTH TUBSET
- ALL ELECTRICAL REPAIRS TO THE BATHROOM TO BE DISCLOSED IN APT. BROWNISH GRAY, P. WHITE AT THE BATHROOM, REPAIRS TO BATHING DRESSING AREA IN THE BATHROOM.
- INSTALL #3 1/2" COPPERMANTH, GAS, UTILITY, GAS, AND HARD PIPING.
- LICENSED PLUMBER TO VERIFY ALL PLUMBING.
- NEW BATHING DRESSING AREA MAY BE LOCATED IN AN ACCESSIBLE LOCATION BATH: IN A CHANGEROOM, OR IN THE BATHING DRESSING AREA. THE BATHING DRESSING AREA MAY BE LOCATED IN THE BATHING DRESSING AREA.
- FOR PLUMBING PLUMBING CODE, APPROVED NECTA, NECTA, BATHING DRESSING AREA MAY BE DISCLOSED IN THE BATHING DRESSING AREA, APPROVED NECTA, NECTA, BATHING DRESSING AREA MAY BE DISCLOSED IN THE BATHING DRESSING AREA, APPROVED NECTA, NECTA, BATHING DRESSING AREA MAY BE DISCLOSED IN THE BATHING DRESSING AREA.
- AT THE TIME THE WORK IS BEING PERFORMED AND THE WORK SHALL BE PERFORMED BY THE CITY PLUMBING AND DISCLOSED IN THE BATHING DRESSING AREA.

## ELECTRICAL

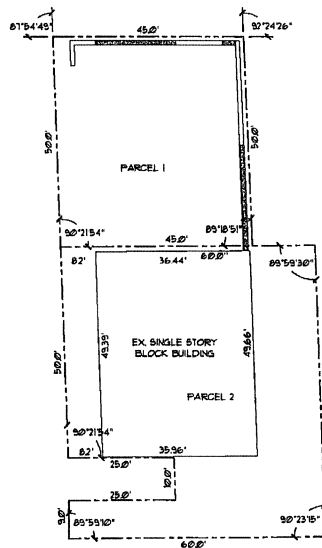
- 1. ALL ELECTRICAL PLUGS TO CONFORM WITH ALL LOCAL CODES AND APPROVED LISTED ON MEET 1
- 2. ALL ELECTRICAL PLUGS TO BE PROTECTED BY GFCI
- 3. ALL CABLE LOCATIONS, BACKLASH LOCATIONS AND ALL OTHER LOCATIONS ARE APPROPRIATE, STRUCTURAL, PROTECTING ALL OTHER LOCATIONS
- 4. ALL ELECTRICAL IN KITCHEN AND BATH
- 5. ALL OUTLETS IN KITCHEN AND BATH TO BE GFCI PROTECTED
- 6. ALL RECEPTACLES SHALL BE TAPERS RESISTANT
- 7. ALL CABLES TO BE PROTECTED
- 8. ALL CABLES TO BE PROTECTED
- 9. ALL CABLES TO BE PROTECTED
- 10. ALL CABLES TO BE PROTECTED
- 11. ALL CABLES TO BE PROTECTED
- 12. ALL CABLES TO BE PROTECTED
- 13. ALL CABLES TO BE PROTECTED
- 14. ALL CABLES TO BE PROTECTED
- 15. ALL CABLES TO BE PROTECTED
- 16. ALL CABLES TO BE PROTECTED
- 17. ALL CABLES TO BE PROTECTED
- 18. ALL CABLES TO BE PROTECTED
- 19. ALL CABLES TO BE PROTECTED
- 20. ALL CABLES TO BE PROTECTED
- 21. ALL CABLES TO BE PROTECTED
- 22. ALL CABLES TO BE PROTECTED
- 23. ALL CABLES TO BE PROTECTED
- 24. ALL CABLES TO BE PROTECTED
- 25. ALL CABLES TO BE PROTECTED
- 26. ALL CABLES TO BE PROTECTED
- 27. ALL CABLES TO BE PROTECTED
- 28. ALL CABLES TO BE PROTECTED
- 29. ALL CABLES TO BE PROTECTED
- 30. ALL CABLES TO BE PROTECTED
- 31. ALL CABLES TO BE PROTECTED
- 32. ALL CABLES TO BE PROTECTED
- 33. ALL CABLES TO BE PROTECTED
- 34. ALL CABLES TO BE PROTECTED
- 35. ALL CABLES TO BE PROTECTED
- 36. ALL CABLES TO BE PROTECTED
- 37. ALL CABLES TO BE PROTECTED
- 38. ALL CABLES TO BE PROTECTED
- 39. ALL CABLES TO BE PROTECTED
- 40. ALL CABLES TO BE PROTECTED
- 41. ALL CABLES TO BE PROTECTED
- 42. ALL CABLES TO BE PROTECTED
- 43. ALL CABLES TO BE PROTECTED
- 44. ALL CABLES TO BE PROTECTED
- 45. ALL CABLES TO BE PROTECTED
- 46. ALL CABLES TO BE PROTECTED
- 47. ALL CABLES TO BE PROTECTED
- 48. ALL CABLES TO BE PROTECTED
- 49. ALL CABLES TO BE PROTECTED
- 50. ALL CABLES TO BE PROTECTED
- 51. ALL CABLES TO BE PROTECTED
- 52. ALL CABLES TO BE PROTECTED
- 53. ALL CABLES TO BE PROTECTED
- 54. ALL CABLES TO BE PROTECTED
- 55. ALL CABLES TO BE PROTECTED
- 56. ALL CABLES TO BE PROTECTED
- 57. ALL CABLES TO BE PROTECTED
- 58. ALL CABLES TO BE PROTECTED
- 59. ALL CABLES TO BE PROTECTED
- 60. ALL CABLES TO BE PROTECTED
- 61. ALL CABLES TO BE PROTECTED
- 62. ALL CABLES TO BE PROTECTED
- 63. ALL CABLES TO BE PROTECTED
- 64. ALL CABLES TO BE PROTECTED
- 65. ALL CABLES TO BE PROTECTED
- 66. ALL CABLES TO BE PROTECTED
- 67. ALL CABLES TO BE PROTECTED
- 68. ALL CABLES TO BE PROTECTED
- 69. ALL CABLES TO BE PROTECTED
- 70. ALL CABLES TO BE PROTECTED
- 71. ALL CABLES TO BE PROTECTED
- 72. ALL CABLES TO BE PROTECTED
- 73. ALL CABLES TO BE PROTECTED
- 74. ALL CABLES TO BE PROTECTED
- 75. ALL CABLES TO BE PROTECTED
- 76. ALL CABLES TO BE PROTECTED
- 77. ALL CABLES TO BE PROTECTED
- 78. ALL CABLES TO BE PROTECTED
- 79. ALL CABLES TO BE PROTECTED
- 80. ALL CABLES TO BE PROTECTED
- 81. ALL CABLES TO BE PROTECTED
- 82. ALL CABLES TO BE PROTECTED
- 83. ALL CABLES TO BE PROTECTED
- 84. ALL CABLES TO BE PROTECTED
- 85. ALL CABLES TO BE PROTECTED
- 86. ALL CABLES TO BE PROTECTED
- 87. ALL CABLES TO BE PROTECTED
- 88. ALL CABLES TO BE PROTECTED
- 89. ALL CABLES TO BE PROTECTED
- 90. ALL CABLES TO BE PROTECTED
- 91. ALL CABLES TO BE PROTECTED
- 92. ALL CABLES TO BE PROTECTED
- 93. ALL CABLES TO BE PROTECTED
- 94. ALL CABLES TO BE PROTECTED
- 95. ALL CABLES TO BE PROTECTED
- 96. ALL CABLES TO BE PROTECTED
- 97. ALL CABLES TO BE PROTECTED
- 98. ALL CABLES TO BE PROTECTED
- 99. ALL CABLES TO BE PROTECTED
- 100. ALL CABLES TO BE PROTECTED

## HEATING & COOLING

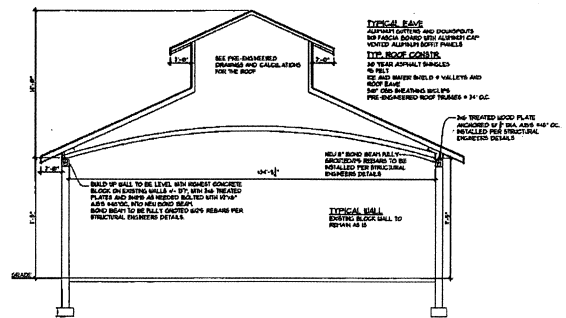
1. ALL SUPPLY AND RETURN DUCTS TO CONFORM WITH ALL LOCAL CODES AND AMENDMENTS LISTED ON SHEET 1.
2. INSTALL NEW 90% HIGH EFFICIENCY FURNACE INSTALLED IN ATTIC WITH PROPER VENTILATION.
3. NEW SUPPLY AND RETURN DUCTS TO BE COORDINATED BY HVAC CONTRACTOR ON SITE.
4. A MAXIMUM OF 8" OF R-10 DUCT IS PERMITTED IN ANY SINGLE DUCT RUN.
5. PROVIDE AN EXTERIOR VENTED CEILING VENTILATION FAN IN BATHROOM.

| ROOM FINISH SCHEDULE |              |              |             |             |                |          |
|----------------------|--------------|--------------|-------------|-------------|----------------|----------|
| ROOM NUMBER          | ROOM NAME    | FLOOR FINISH | BASE FINISH | WALL FINISH | CEILING FINISH | COMMENTS |
| 101                  | SERVICE AREA | CONCRETE     | N/A         | N/A         | N/A            |          |

| DOOR SCHEDULE |                            |                                    |             |                  |           |                     |
|---------------|----------------------------|------------------------------------|-------------|------------------|-----------|---------------------|
| DOOR NUMBER   | STYLE                      | DESCRIPTION                        | SIZE        | BUILD. CONDITION | HARDWARE  | NOTES               |
| 1             | SOLID PINE GLASS AND GLASS | METAL DOOR 7' METAL FRAME 5' GLASS | 5'-6"X7'-0" | SEE PLAN         | PANIC BAR | KEYED LOCK          |
| 2             | GLASS 4 PANEL INSULATED    | OVERHEAD                           | 5'-6"X6'-0" | SEE PLAN         | N/A       | ELECTRICAL REQUIRED |



NORTH  SITE PLAN  
SCALE: 1" = 10'-0"



TYP. WALL SECTION  
SCALE 1/4" = 1'-0"

SHEETS:

1. GENERAL NOTES, PLAN OF SURVEY AND CHARTS.  
2. ELEVATIONS  
3. DEMOLITION PLAN  
4. PROPOSED FLOOR PLAN

## CITY OF EAST DUNDEE CODES

- 2000 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS  
1006 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS  
1006 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS  
2006 INTERNATIONAL FUEL GAS CODE  
206 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF ILLINOIS  
2006 INTERNATIONAL FIRE CODE  
1006 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH AMENDMENTS  
1006 IFC ELECTRICAL CODE ADMINSTRATIVE PROVISIONS  
1006 NATIONAL ELECTRICAL CODE WITH AMENDMENTS  
1991 ILLINOIS STATE PLUMBING CODE  
1991 ILLINOIS ACCESSIBILITY CODE

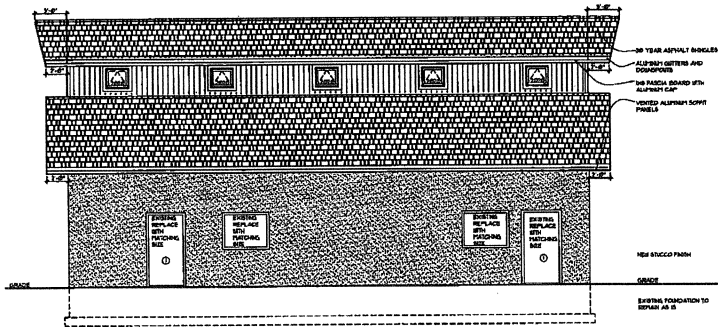
EXP 11/009020



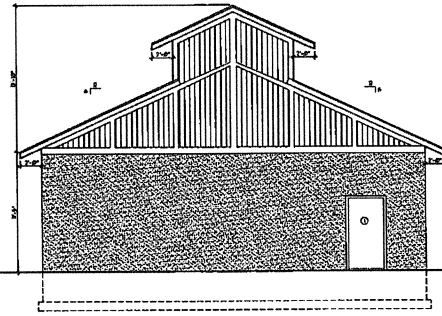
**EXTREME MODELING**  
3030 WASHINGTON ST., ELGIN, IL 60120  
847-877-4696  
EXTREME-MODELING@ATTOL.COM

15 4TH STREET  
EAST DUNDEE, IL 60119

DATE: 2/14/2019  
SHEET NO. OR SCALE  
SHEETS 1 OF 1

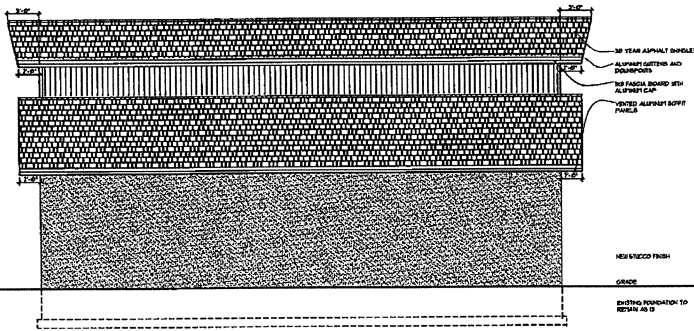


**WEST ELEVATION**  
SCALE 1/2" = 1'-0"

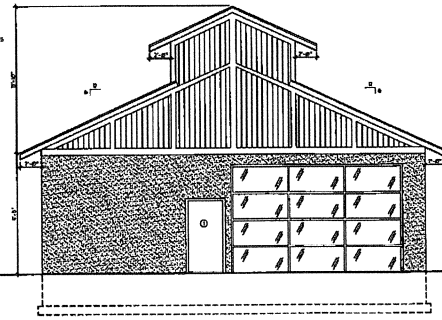


**SOUTH ELEVATION**  
SCALE 1/2" = 1'-0"

SEE EXISTING DRAWINGS FROM  
STRUCTURAL ENGINEER FOR  
ADDITIONAL WALL REINFORCEMENTS  
THAT ARE NOT SHOWN ON THIS  
SHEET. ARCHITECT NOT  
RESPONSIBLE FOR THIS WORK.



**EAST ELEVATION**  
SCALE 1/2" = 1'-0"



**NORTH ELEVATION**  
SCALE 1/2" = 1'-0"



REV. 1/2019

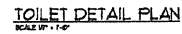
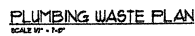
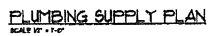
LEV. CONSULTING SERVICES

EXTREME REMODELING  
AND MAINTENANCE, L.L.C.  
11111 N. 111TH ST., SUITE 111  
CHICAGO, IL 60655

315 ATL STREET  
EAST CHICAGO, IL 60631

DATE:  
12/15/2018  
REV. 1/2019  
FOR SCALE  
SHEETS  
2 OF 4





PROVIDE RECL. INCANDESCENT LIGHT FIXTURES WITH SOLID LENS OR FLUORESCENT IN ALL CLOSETS 7'-0" DEEP OR LESS. ALL ELECTRICAL INSTALLATION SHALL BE PER LOCAL CODES AND ORDINANCES.

ALL CLOSETS TO BE ONE OF THE FOLLOWING:

- A. RECESSED LUMENS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE.
- B. FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE.
- C. INCANDESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE.

DATE  
12/2/78  
SEE PL  
FOR SC  
OVER 1  
2

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

1. A request for a Special Use for the operation of an **Axe Throwing Lounge** located at 315 4<sup>th</sup> Street, East Dundee, IL 60118 in the B-1 Service Business District.

**Property Legal Description:**

PARCEL 1: LOTS 10 AND 11 (EXCEPT THE EAST 75 FEET THEREOF) IN BLOCK 11 OF EDWARD'S ADDITION TO DUNDEE IN THE VILLAGE OF EAST DUNDEE, IN KANE COUNTY, ILLINOIS.

PARCEL 2: THE NORTHERLY 19 FEET OF THE WESTERLY HALF OF LOT 7 (EXCEPT THE NORTHERLY 10 FEET OF THE WESTERLY 25 FEET THEREOF) AND THE WESTERLY HALF LOTS OF LOTS 8 AND 9 IN BLOCK 11 OF THE EDWARD'S ADDITION TO DUNDEE, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

**P.I.N 03-23-311-001 & 03-23-311-002**

**COMMONLY KNOWN AS** 315 FOURTH STREET, EAST DUNDEE, ILLINOIS, 60118

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



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

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

Property Location: 315 4<sup>th</sup> Street, East Dundee, IL 60118

Special Use requested: A Special Use for the operation of an axe throwing lounge at 315 4<sup>th</sup> Street, East Dundee, IL 60118 in the B-1 Service Business District with the recommended conditions.

Hearing date: September 2, 2021

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

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

No

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

No

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

Yes

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

Yes

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

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

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