

ORDINANCE NUMBER 21- 29

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, APPROVING A SPECIAL USE PERMIT FOR A BANQUET HALL IN THE B-3 GENERAL SERVICE BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 485 DUNDEE AVENUE, 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 485 Dundee Avenue, East Dundee, Illinois ("Property"), as legally described in Section 2 below, is located in the B-3 General Service Business Zoning District, in which a banquet hall 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 banquet hall to be operated at the Property ("Application") from the contract purchaser of the Property, Infinity Banquet Hall and Event Planners ("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 banquet hall 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:

LOT 2 OF LPC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, AND PART OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRICIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

commonly known as 485 Dundee Avenue, East Dundee, Illinois (P.I.N. 03-23-479-006), for a banquet hall, 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 the Infinity Banquet Hall and Event Planners at 485 Dundee Avenue, Dundee, IL 60118 ceases operations at this location.
2. Banquet activities shall not occur between the hours of 12:00 a.m. to 9:00 a.m.
3. All entertainment must be confined to inside the building.
4. Size of the events cannot exceed the maximum occupancy of the space dedicated to the banquet venue as determined by the Building Code.
5. Does not provide carry-out service to individuals.
6. The venue shall comply with all Village noise regulations and requirements.
7. Repairs to the parking lot are adequately addressed.

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.

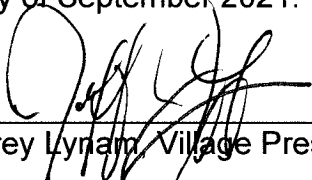
PASSED this 13th day of September 2021 pursuant to a roll call vote as follows:

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

NAYES: Ø

ABSENT: Ø

APPROVED by me this 13th day of September 2021.



Jeffrey Lynam, Village President

ATTEST:

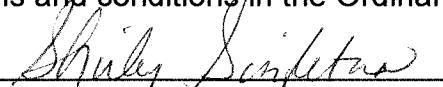


Katherine Diehl, Village Clerk

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

Recorded in the Village records on September 21, 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 23 2021

Infinity Banquet Hall and Event Planners Inc.

Business Plan

Shirley Singleton, Owner

Business Established 2010 as Event Planners

6/14/2021

Executive Summary

Product

Our Company has provided service to our customers in the form of events. Such as, weddings, birthday parties, anniversaries, business meetings, kids' parties, conferences, workshops, trainings, Christmas parties, New Year Eve parties, graduation parties, baby showers, bridal showers, engagement parties, church meetings and dinners, etc.

Over the past 11 years, we have provided services for our customers. We provide the set-up for weddings, anniversaries, corporate events, church functions, holiday events, birthday parties, etc.

As a banquet hall and event planner, we also provide outside services in the form of event planning at other venues, if the event is outside of our limit of the number of guests within Infinity Banquet Hall. Providing the outside service will ensure that we reach as many families, friends, and businesses as possible to help them celebrate those special moments, and contribute to the overall revenue for the company.

Our company will follow all CDC, State and County Covid-19 guidelines to ensure the safety of all employees, guests, and the community.

Customers

The target audiences are business owners, churches, sport teams, townships, senior; services, teachers, families, local agencies, couples, local colleges for training events, and employers who want to host meetings, training, and workshops for their employees. Our goal is to provide a safe and comfortable environment for our customers to create everlasting memories for years to come.

Service Line

Product/Service

Services Include:

- Small Weddings

- Anniversary Celebrations
- Outside Catering (we will not provide the food to for the client)
- Birthday Parties
- Graduation Parties
- Business Meetings
- Corporate Events
- Church Functions
- Employer Workshops
- Kids Parties
- Bridal Showers
- Engagement Parties
- Baby Showers
- Repasts

Growth Strategy/Marketing

Our growth strategy includes the following:

- Networking with local business and local agencies in the area
- Develop Websites, Social Media sites such as Instagram, Facebook, You Tube, Twitter, LinkedIn, Face to Face visits with other business owners, and other social media sites
- The company's foresees promising growth within the next 5 years that will allow us to expand the company and open a second banquet hall.

SAFETY AND COMMUNITY DEVELOPMENT IS OUR MISSION AND GOAL

Shirley Singleton, Owner
815-329-1839

Infinity Banquet Hall and Event Planners Inc.

Liquor Service Business Plan

6/14/2021

The contract between the customer and Infinity will include rules and regulation regarding alcohol consumption and unacceptable behavior during each event. Infinity Banquet Hall is committed to ensuring the safety of all customers, employees, vendors, contractors, guests and surrounding businesses, and the community.

Rules and Regulation:

1. All consumption of Alcohol must be consumed within the confines of the banquet hall.
2. Not every event will require Alcohol on the premises.
3. No loitering will be permitted outside of the hall under any circumstances unless there is an emergency, and the authorities ask everyone to vacate the premises. (Guided by emergency personnel).
4. At no time will the customers/guests engage in unruly behavior with other guests, employees, vendors, other customers, neighboring or, businesses.
5. The employees of Infinity Banquet Hall will monitor the consumption of all Alcohol by the guests/customers.
6. There will be an Illinois State certified Alcohol server for each event to serve the Alcohol.
7. All employees 21 years and older will be Basset Trained and Certified to serve Alcohol.
8. The Alcohol Bar will only be opened for 2-3 hours total per event. There will be a closing of the bar during the dinner hour of the event. The Alcohol Bar will close 1 hour before the event ends depending on the scheduled hours of the event. The Alcohol Bar hours will be based on the number of hours each event is scheduled and will be adjusted accordingly. Example: If the event is only for 4hrs, the bar hours will be reduced. This will be communicated to the customers within the contract, as well.
9. No customers/guests will be allowed to walk around the premise with opened bottles of Alcohol. Alcohol will be served in the appropriate glassware or plastic ware provided by the Banquet Hall.
10. All guest I.D.s will be check before being served alcohol.
11. No alcohol will be served to anyone under 21 years of age.
12. No alcohol will be served to anyone who comes to the Banquet Hall intoxicated or appears to be under the influence of drugs.
13. The sane regulations and standards apply to any catering company that is contract/hires by Infinity Banquet or by the Client. Must be approved by the owner of Infinity Banquet Hall.

14. All consumption of Alcohol must be consumed within the confines of the banquet hall.
15. In the event the guest/customer does not comply with the safety guidelines as part of the contract, they will be asked to remove themselves and all guest from the premises immediately. If they fail to comply with evacuating the premises, the local authorities will be called to assist. We will utilize all options before engaging the local authorities.
16. There will be security during each event that will help to ensure the safety of everyone.
17. I will reach out to the local authorities to introduce the business and myself. I want to build a business rapport with the agency.

Measure put in place to help mitigate the need to loiter outside of the Banquet Hall.

1. As the business owner, I will build a transitioning/lobby area to ensure safety during covid-19 as a safety checkpoint for employees, customers, vendors, and guests.
2. The Lobby area will also serve as a short respite area for customers/guests to step away from the event for a moment, if needed. This area will help to avoid the need to go outside for a break.
3. The objective is to keep the guest inside the Banquet Hall and not loiter outside.
4. There will be no smoking inside the hall or outside the front of the building. This will also be included in the contract. If a customer/guest must smoke, they must go to their car and not drop cigarette ends on the ground.
5. There will be a seating area provided. There will also be an employee stationed at the front desk to always assist the customers/guests.
6. The lobby area will be inviting and comfortable for the customer and guest.

Alcohol Licensing and Distribution:

The Licensing process and distribution according to The Village of East Dundee, IL.

1. Option 1: I can apply for a liquor license that will allow me to serve the Alcohol as an entity. This will require me to apply for a license and go through the approval process with the village. If approved this will allow me to distribute Alcohol and monitor the consumption of the Alcohol and follow all regulations and safety guidelines.
2. Options 2: Caterer License will allow me to utilize a catering service to serve the food and Alcohol with the appropriate guidelines put in place to keep everyone safe. This will also help to minimize the liability for the business.

Insurance

1. We will obtain liability insurance to cover any accident/incident within the property as renter. This will include coverage for all customers/guests, vendors, and contractors.
2. We will obtain Dram Shop insurance to cover the liability of customers/guests leaving the premises. This will laminate the possibility of the customers/guests holding the property owners or the tenant liable for any injury that may occur after leaving the Banquet Hall.

Conclusion

We are committed to providing service to our customers and the East Dundee community with integrity, dignity, and safety. We will work hard to ensure that Infinity Banquet Hall becomes the entity that East Dundee would be proud to have as a part of the business community.

I hope this Alcohol Service Business Plan gives you the understanding of how dedicated we are to our customers, neighboring businesses, vendors, and the community.

Please do not hesitate to call if you have any additional questions.

Respectfully,

Shirley Singleton
224-633-8867

Infinity Banquet Hall and Event Planners Inc.

Rental Guidelines Agreement

Infinity Banquet Hall's Covid-19 Mitigation is based on State, County and Local Guidelines and is Subject to Change.

Infinity Banquet Hall requires a reservation deposit (as detailed in your contract) at time of signing the contract in order to hold your reservation.

Infinity Banquet Hall's rental fees and full damage deposit (minus booking fee already paid) are due 30 days prior to the event. All payments are to be made by check, debit, credit card, and cash.

Checks returned for NSF will be charge an additional \$35.00 fee. Additionally, the rental coast must be paid by credit card, debit, or cash for all expenses of the event.

Client who wishes to schedule multiple reservations is required to pay fees and full damage deposit at the beginning of each month, 30days in advance.

Infinity Banquet Hall rental fees, or portion thereof, shall be nonrefundable as follows:

- A full refund will be given less \$50.00 administration fee if notice cancellation is received 6 weeks prior to event date.
- If cancellation notice is received **less** than 6 weeks prior to the event, a refund will only be given if that date is taken by another renter.
- The deposit refund is refundable by mail after **Hall Inspection** post the event.
- Cost of clean-up or repairs, if required, will be deducted.

All set-up and décor will be provided by the banquet hall for each event that we plan and execute for the client. The needs, preferences, and cost of the set-up will be discussed at the time of consultation.

We will provide a basic set-up that includes tables, chairs, white table clothes, warmers, and food storage, rectangle tables, for the food head table, sweetheart table, and cake or sweets table for the clients who chooses to bring their own decorations to the banquet hall and complete the set-up themselves. They will be allowed 1hour before the event to set-up and 1hour after the event for clean-up. Set-up is included in the rental time. The client is responsible for removing any notice/decorations that was provided by the client. The client must complete all cleaning of the hall within the rental time.

Items used for the client choice of set-up must be safe. The client is allowed to use their own table covers, chair covers, and center pieces. Live candles can be used as décor. However, the liability will be on the client if the candles cause a fire or any damage to the equipment or the banquet hall due to the use of candles.

For social events, a signature on behalf of the client is required on this contract. Noise Control and Alcohol By-Law from the village of East Dundee.

- Music must be kept at a reasonable level in consideration of neighbors and business.
- No event shall continue beyond the time of set by the Village of East Dundee ordinance.
- **ID CHECKS WILL BE CONDUCT AT ALL EVENTS**
- Alcohol will only be served or 2-3 hrs. during any event. 2 hours before the food is served and 1 hour after the food is served. The alcohol bar hours will be based on the number of hours each event is scheduled and will be adjusted accordingly. Example: If the event is only for 4hrs, the bar hours will be reduced.
- No Alcohol will be served to anyone under 21years of age.
- Everyone must present an I. D. before alcohol will be served to the individual.
- Any guest, visitor, vendor observed serving Alcohol to anyone under 21 years of age will be asked to immediately exit the banquet hall.
- We have a zero-tolerance policy for serving alcohol to a minor. **IT IS AGAINST THE LAW.**
- No Alcohol will be served to anyone who come to the Banquet Hall/Event intoxicated or appears to be under the influence of drugs.
- All consumption of Alcohol must be consumed within the confines of the banquet hall.
- The same regulations and standards apply to any catering company that is contract/hired by Infinity Banquets or by the client.
- All Employees of Infinity Banquet will be CPR/First Aid certified upon hire.
- The Bar will close 1 hour before the event ends. If all alcohol has been served that bar will close at that time. Closing times will be adjusted accordingly.

Infinity Banquet Hall Guidelines, Expectations and Standards of Client and Guest:

- **SAFTETY OF OUR QUEST AND THE COMMUNITY IS OUR PRIORITY**
- No loitering will be permitted outside of the hall under any circumstances unless there is an emergency, and everyone is asked to evacuate the premises by the banquet hall employees or by emergency personnel.
- There is **ZERO TOLERANCE FOR UNRULY BEHAVIOR**
- At no time will the client or their guest engage in unruly behavior with other guests, employees, vendors, other customers, neighbors, or businesses.
- In the event the client or their guest does not comply with the safety guidelines as part of the signed contract, they will be asked to remove themselves and all guest from the premises immediately. If the client or their guest fail to comply

with evacuating the premises, the local authorities will be called to assist the employees of Infinity Banquet Hall.

- If the client or their guest fail to comply with evacuating the premises immediately the client will forfeit the entire security deposit and could be held liable for the cost of the assistance from the local authorities, and the extra time that employees must spend managing the situation.
- We will utilize all options in safe manner before engaging the local authorities.
- There will be no smoking inside the banquet hall or in front of the banquet hall. If a client or guest must smoke, we ask that you do so in your vehicle. Please keep all cigarette ends off the ground.

Cleaning of Banquet Hall Consist of:

- Sweeping all floors.
- Shaking out entry mats.
- Cleaning counters in kitchen and bathrooms
- Emptying bathroom garbage into kitchen garbage can
- Washing and putting away coffee makers and any dishes used
- Wiping sinks and basins
- Please make sure all garbage bags are tied up tight and placed by back door (inside) employees will dispose of garbage bags.

Other:

- No signs or decorations are to be placed in locations other than the above window height railing. PLEASE DO NOT affix things to the paneling to leave holes.
- ABSOLUTELY NO NAILS, TACKS, STAPLES, OR TAPE ON THE WALLS.
- COMMAND STRIPS CAN BE USED
- Please do not drag tables or chairs across the floor and wipe up any spills immediately.
- Failure to comply with the above will result in the loss of your damage deposit.
- The agreement is subject to reconsideration should the Banquet Hall get a long term committed tenant who requires the space at the time(s) covered by this agreement or for a special event (e.g., Polling Station for Elections, special community meetings)

Infinity Banquet Hall Rental Guidelines and Agreement

Hall and Event Planners Inc. business, its executives, directors, trustees, representatives, property owner, its employees against and from all claims, including claims of personal injury or property loss or damage; and against and from all costs, counsel fees or all expenses incurred as a result of any such claim or any action or proceeding brought therein, whether the claim arises from the claimant's activities on or off Infinity Banquet Hall Premises.

The said signatory further agrees to make known the terms and conditions herein to every member of the group before their use of the Infinity Banquet Hall.

The client and each one of their guests agree to use the hall at his or her own risk and accepts this responsibility by entering the Hall.

THE HALL IS LOCATED IN A COMMUNITY SHOPPING MALL
PLEASE BE COURTEOUS AND RESPECTFUL TO LOCAL BUSINESSES AND THEIR CUSTOMERS

THANK YOU FROM THE INFINITY BANQUET HALL TEAM

Client's Authorized Signature

Date

Client's Authorized Signature

Date

President/Owner Infinity Banquet

Date

Infinity Representative Title

Date

Infinity Banquet Hall and Event Planners Inc.

Rental Guidelines Agreement

Infinity Banquet Hall's Covid-19 Mitigation is based on State, County and Local Guidelines and is Subject to Change.

Infinity Banquet Hall requires a reservation deposit (as detailed in your contract) at time of signing the contract in order to hold your reservation.

Infinity Banquet Hall's rental fees and full damage deposit of \$250.00 (minus booking fee of \$50.00 already paid) are due 30 days and paid in full including Bar Tabs prior to the event. There is a \$100 cleaning fee taking out of the \$250.00 deposit, if the hall is not cleaned and left the way it was found. The refund of the Deposit would be \$150.00. All payments are to be made by check, debit, credit card, and cash.

Checks returned for NSF will be charge an additional \$35.00 fee and your event may be in jeopardy of being cancelled if balance is not cleared within 3 days. Additionally, the rental cost must be paid by credit card, debit, or cash for all expenses of the event.

CREDIT CARD PAYMENTS ARE SUBJECT TO A PROCESSING FEE DETERMINED BY THE BANK

Clients who wish to schedule multiple reservations is required to pay fees and full damage deposit at the beginning of each month, 30days in advance.

Infinity Banquet Hall rental fees, or portion thereof, shall be nonrefundable as follows:

- A full refund will be given less \$50.00 administration fee separate from the \$50.00 booking fee if notice cancellation is received 6 weeks prior to event date.
- If cancellation notice is received **less** than 6 weeks prior to the event, a refund will only be given if that date is taken by another renter.
- The deposit refund is refundable by mail after **Hall Inspection** post the event.
- Cost of clean-up, repairs, staying over rented hours, and disregarding policies, if required, will be deducted from the deposit.

What we Offer

Our Relaxing Rustic Glam Interior Design will complement your eve

All set-up and décor will be provided by the banquet hall for each event that we plan and execute for the client at their request. The needs, preferences, and cost of the set-up will be discussed at the time of consultation.

- ❖ We will provide a basic set-up that includes:
 - Brides Suite (Additional Cost)

- Round tables, chairs, white or black table clothes
 - Warmers, and food storage
 - Rectangle tables, for food, or guest set-up (discussed at time of consultation)
 - Sweetheart table and Head Table
 - Cake or sweets table for the clients who chooses to bring their own decorations to the banquet hall and complete the set-up themselves. We can decorate the tables at a charge along with any drapery if needed.
- ❖ Plenty of parking spaces in shopping mall
 - ❖ Seating up to (WAITING FOR CAPACITY NUMBER FROM FIRE MARSHALL)
 - ❖ Relaxing setting
 - ❖ We have affordable bar options for our clients. You can choose to have a Cash Bar (where guest pay) or and Open Bar (where the client pays upfront for all guests) Limited Tab Bar (the client pays upfront for a limited number of drinks) This can be done on a prepaid basis. When the pre-paid account has reached its limit, it becomes a cash bar at that time. The Minimum for all cash bars is \$250.00 in drinks.
 - ❖ Bring own Food or we will recommend a catering service
 - ❖ Microwave
 - ❖ Kitchen for prepping food
 - ❖ Refrigerator
 - ❖ DJ/Live Music Area
 - ❖ Dance Floor with lighting effects
 - ❖ Ladies and Gentlemen Bathrooms
 - ❖ They will be allowed 1hour before the event to set-up for all events 6 hours and longer, (Example: Event starts at 12:00pm, set-up time starts at 11:00am), and 30 minutes after the event for clean-up time- must start 30 minutes prior to the event ending. (Example: If the event ends at 12pm the cleaning must start at 11:30 and completed by 12am. Client, host, vendor, and guests must be out of the Banquet Hall at that 12am time (No Exceptions). The client is responsible for removing any notice/decorations that was provided by the client. The client must complete all cleaning of the hall within the rental time.

Items used for the client choice of set-up must be safe. The client is allowed to use their own table covers, chair covers, and center pieces. Live candles can be used as décor. However, the liability will be on the client if the candles cause a fire or any damage to the equipment or the banquet hall due to the use of candles.

For social events, a signature on behalf of the client is required on this contract. Noise Control and Alcohol By-Law from the village of East Dundee.

- Music must be kept at a reasonable level in consideration of neighbors and business.
- No LOUD MUSIC entering the parking lot of the Banquet Hall or while in the parking lot.
- No event shall continue beyond the time of set by the Village of East Dundee ordinance. All Events will end at 12am and everyone must clear the premises at that time and the parking must be cleared no later than 12:15am.
- **ID CHECKS WILL BE CONDUCT AT ALL EVENTS**
- **NO ALCOHOL CAN BE BROUGHT INTO THE BANQUET HALL (NO EXECPTION). YOUR EVENT WILL BE IMMEDIATELY SHUT DOWN AND ALL GUEST MUST EXIT THE BUILDING.**
- **NON-ALCOHOL BEVERAGES AND BOTTLED WATER MAY BE BROUGHT INTO THE BANQUET HALL.**
- Alcohol will only be served by a certified bartender for all events. The alcohol bar hours will be based on the number of hours each event is scheduled and will be adjusted accordingly. Example: If the event is only for 4hrs, the bar hours will be reduced. A schedule of the bar hours will be provided at time of consultation
- Alcohol service will stop 30 minutes before the event ends. If the prepaid bar tab is depleted and no cash bar is requested the bar will close at that time.
- No Alcohol will be served to anyone under 21years of age.
- Everyone must present an I. D. before alcohol will be served to the individual.
- Any guest, visitor, vendor observed serving Alcohol to anyone under 21 years of age will be asked to immediately exit the banquet hall.
- We have a zero-tolerance policy for serving alcohol to a minor. **IT IS AGAINST THE LAW.**
- No Alcohol will be served to anyone who come to the Banquet Hall/Event intoxicated or appears to be under the influence of drugs.
- All consumption of Alcohol must be consumed within the confines of the banquet hall.
- The same regulations and standards apply to any catering company that is contract/hired by Infinity Banquets or by the client.
- All Employees of Infinity Banquet will be CPR/First Aid certified upon hire.
- The Bar will close 30 minutes before the event ends. If all alcohol has been served the bar will close at that time. Closing times will be adjusted accordingly.

Infinity Banquet Hall Guidelines, Expectations and Standards of Client and Guest:

- **SAFTETY OF OUR QUEST AND THE COMMUNITY IS OUR PRIORITY**
- **NO WEAPONS ARE ALLOWED IN THE BUILDING AT ANYTIME (CONCEAL AND CARRY WEAPONS MUST BE LEFT IN YOUR VEHICLE)**
- No loitering will be permitted outside of the hall under any circumstances unless there is an emergency, and everyone is asked to evacuate the premises by the banquet hall employees or by emergency personnel.
- There is **ZERO TOLERANCE FOR UNRULY BEHAVIOR**
- At no time will the client or their guest engage in unruly behavior with other guests, employees, vendors, other customers, neighbors, or businesses.
- In the event the client or their guest does not comply with the safety guidelines as part of the signed contract, they will be asked to remove themselves and all guest from the premises immediately. If the client or their guest fail to comply with evacuating the premises, the local authorities will be called to assist the employees of Infinity Banquet Hall.
- If the client or their guest fail to comply with evacuating the premises immediately the client will forfeit the entire security deposit and could be held liable for the cost of the assistance from the local authorities, and the extra time that employees must spend managing the situation.
- We will utilize all options in safe manner before engaging the local authorities.
- There will be no smoking inside the banquet hall or in front of the banquet hall. If a client or guest must smoke, we ask that you do so in your vehicle. Please keep all cigarette ends off the ground.
- All events will be planned with dignity and respect for all parties. We will not allow any unsupervised minor parties, no gambling parties, unclothing events. No offensive language or music will be allowed within the Banquet Hall.

Cleaning of Banquet Hall Consist of:

- Sweeping all floors.
- Shaking out entry mats.
- Cleaning counters in kitchen and bathrooms
- Emptying bathroom garbage into kitchen garbage can
- Washing and putting away coffee makers and any dishes used
- Wiping sinks and basins
- Disposing of all food brought in by the client or catering service
- Please make sure all garbage bags are tied up tight and placed by back door (inside) employees will dispose of garbage bags.
- We will provide the garbage cans for disposal of items. There will be \$50.00 charge for garbage not being bagged.

- All décor, gifts, gift wrappings, signs and all other décor must be removed from the hall
- All Linens, chair covers, center pieces that are provided by the Banquet Hall must be left on the tables.
- Food must be removed from the Banquet Hall. No exceptions! There will be an additional charge of \$50.00 if food is left behind by the client or quest.

Other:

- No signs or decorations are to be placed in locations other than the above window height railing. PLEASE DO NOT affix things to the paneling to leave holes.
- ABSOULTELY NO NAILS, TACKS, STAPLES, OR TAPE ON THE WALLS.
- COMMAND STRIPS CAN BE USED
- Please do not drag tables or chairs across the floor and wipe up any spills immediately.
- Failure to comply with the above will result in the loss of your damage deposit.
- The agreement is subject to reconsideration should the Banquet Hall get a long term committed tenant who requires the space at the time(s) covered by this agreement or for a special event (e.g., Polling Station for Elections, special community meetings)

Infinity Banquet Hall Rental Guidelines and Agreement

Hall and Event Planners Inc. business, its executives, directors, trustees, representatives, property owner, its employees against and from all claims, including claims of personal injury or property loss or damage; and against and from all costs, counsel fees or all expenses incurred as a result of any such claim or any action or proceeding brought therein, whether the claim arises from the claimant's activities on or off Infinity Banquet Hall Premises.

The said signatory further agrees to make known the terms and conditions herein to every member of the group before their use of the Infinity Banquet Hall.

The client and each one of their guests agree to use the hall at his or her own risk and accepts this responsibility by entering the Hall.

**INFINITY BANQUET HALL IS LOCATED IN A COMMUNITY SHOPPING MALL
PLEASE BY COURTEOUS AND REPECTFULL TO LOCAL BUSINESSES AND THEIR CUSTOMERS**

THANK YOU FROM THE INFINITY BANQUET HALL TEAM

Client's Authorized Signature

Date

Client's Authorized Signature

Date

President/Owner Infinity Banquet

Date

Infinity Representative Title

Date

Infinity Banquet Hall and Event Planners Inc. May 31, 2021

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 2nd Floor Meeting Room, 115 E. 3rd Street, East Dundee, Illinois, to consider the following requests:

1. A request for a Special Use for the operation of a banquet hall located at 485 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District.

Property Legal Description:

LOT 2 OF LPC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, AND PART OF THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRICIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

PIN: 03-23-479-006

Common Address: 485 Dundee Avenue, East Dundee, IL 60118

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

VILLAGE OF EAST DUNDEE, ILLINOIS

Findings of Fact – Special Use

Property Location: 485 Dundee Avenue, East Dundee, IL 60118

Special Use requested: A Special Use for the operation of a banquet hall located at 485 Dundee Avenue, East Dundee, IL 60118 in the B-3 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:**

The proposed use is consistent with existing uses on the property and surrounding area and is not expected to diminish the value of adjacent and nearby properties.

- 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.**

The proposed use will not affect the development of other nearby properties.

- 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.**

The proposed use is located within the shopping center, which provides adequate ingress and egress to minimize potential vehicle conflicts and congestion in public streets. There is adequate parking within the shopping center. The proposed use may increase traffic into the site off Route 25 and Route 72 but is not expected to create traffic congestion or unduly increase traffic.

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