

ORDINANCE NUMBER 24 - 03

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS GRANTING A SPECIAL USE PERMIT FOR A BANQUET HALL, AS DESCRIBED IN SECTION 157.065(A)(1)(d)(2) OF THE ZONING ORDINANCE, FOR THE PROPERTY LOCATED AT 201 CHRISTINA DRIVE, UNITS A AND B, EAST DUNDEE, IL 60118, PIN 03-25-150-002, LOCATED IN THE M-1 LIMITED MANUFACTURING DISTRICT

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 districts; 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, Jeff Newing and Joe Palumbo of Pal 201 LLC (“Applicant”) operate the building at 201 Christina Drive, which is currently used as an office and warehouse (“Property”); and

WHEREAS, Applicant filed an application (“Application”) with the Village seeking a special use permit to operate a banquet hall at the Property, as more fully described in the Application; and

WHEREAS, public notice of a public hearing was published in the Northwest Suburbs and Fox Valley Daily Heralds on December 22, 2023 regarding the Application before the Village’s Planning and Zoning Commission was duly given, and a public hearing was held on the Application on January 18, 2024; 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, and related findings of fact; and

WHEREAS, the Corporate Authorities have reviewed the Planning and Zoning Commission’s findings of fact and recommendations on the Application, and find it to be in the best interests of the health, safety and welfare of its residents to approve the requested special use for a banquet hall on the Property, subject to the conditions contained within Section 3 of this Ordinance;

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

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

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

PIN 03-25-150-002

LEGAL DESCRIPTION –The legal description for the Property is attached hereto and incorporated herewith as **Exhibit A** and Units A and B in the site plan herewith as **Exhibit B**;

Commonly known as 201 Christina Drive, East Dundee, Illinois 60118 for a banquet hall.

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. This special use permit is specifically limited to units A and B of 201 Christina Drive as depicted in the site plan attached to the Application;
2. Physical outdoor marketing for specific or individual event(s), or displays, or lighting promoting or advertising of the banquet hall's specific or individual events, other than what is permitted under the Village Code or the Property's PUD approvals, is prohibited without the prior approval of the Village Board;
3. No banquet activities may be conducted on the Property between the hours of 12:00 a.m. to 9:00 a.m. These hours may be extended or modified by the approval of the Village Board;
4. All entertainment and banquet-related events and rentals must be confined to the interior of units A and B of 201 Christina Drive; and
5. The Property must comply with all applicable requirements of the Village Code, including without limitation all requirements for the service and sale of alcoholic liquor, all noise regulations and requirements and all fire and building codes and standards.

SECTION 4: Failure to Comply with Conditions. The failure of Applicant, or its successors or assigns, to comply with one or more of the conditions listed in Section 3 above shall be grounds for the potential revocation of the Special Use Permit. Upon notice, a hearing will be held. The notice will provide Applicant 14 days in which to

respond and answer. A hearing will be held no sooner than 30 days after the service of the notice.

SECTION 5: 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 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 7: 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 22nd day of January 2024 pursuant to a roll call vote as follows:

AYES: Kunze, Mahony, Saviano, Treiber and Sauder

NAYES: 0

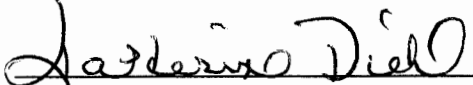
ABSENT: Brittin

APPROVED by me this 22nd day of January 2024.



Jeffrey Lynam, Village President

ATTEST:


Katherine Diehl, Village Clerk

Published in pamphlet form this 22nd day of January 2024, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on January 30, 2024.

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: _____, 2024

EXHIBIT A

LEGAL DESCRIPTION

LOT 2 OF TERRA BUSINESS PARK SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 24 AND SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 2007 AS DOCUMENT NUMBER 2007K124883, IN KANE COUNTY, ILLINOIS.

GENERAL NOTE:
1. ARCHITECTURAL SITE PLAN IS PROVIDED AS A REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ANY DIMENSIONS.

NOTE:
1. ALL ACCESSIBLE PARKING SPACES AND ACCESSIBLE SURFACES SHALL BE A LEVEL SURFACE NOT EXCEEDING 1/50 (2%) IN ALL DIRECTIONS.

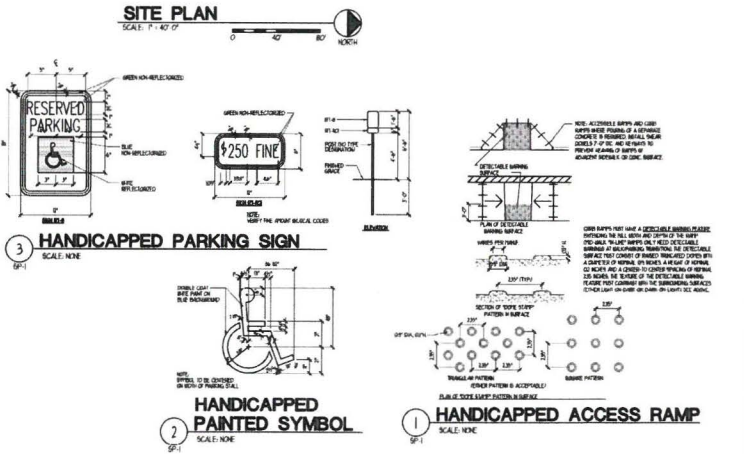
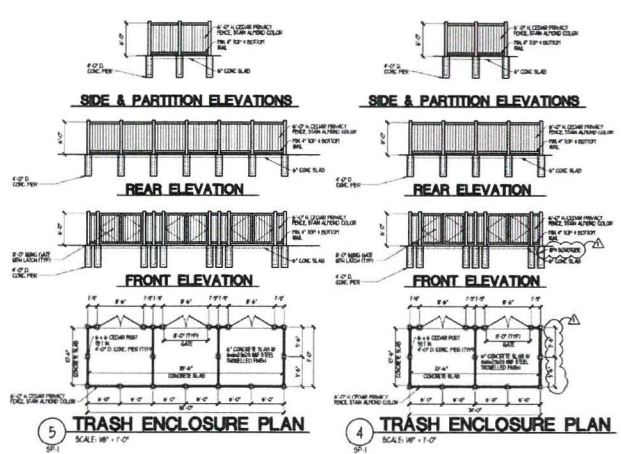
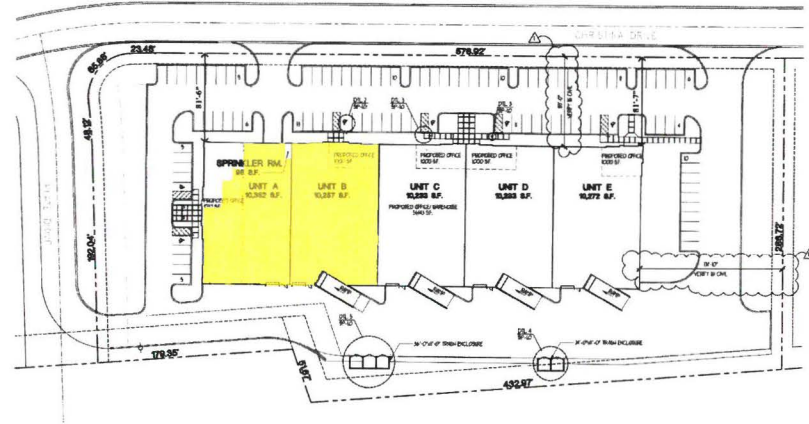
PROJECT DATA

LOT AREA:	4.43 ACRES
BUILDING AREA:	
OFFICE:	8540 SQ. FT.
WAREHOUSE:	45363 SQ. FT.
TOTAL:	53903 SQ. FT.
TOTAL REQUIRED PARKING:	
OFFICE (1/250 SF):	35 STALLS
WAREHOUSE (1/500 SF):	61 STALLS
TOTAL:	96 STALLS
TOTAL PROVIDED PARKING:	
STANDARD:	94 STALLS
HANDICAPPED:	2 STALLS
TOTAL:	100 STALLS

EXHIBIT B MAGNUM OPUS Site Location

Occupying 201 (Unit A) and 203 (Unit B) Christina Drive

Total of 20,609 SF - Palumbo Management Office of 1,340 SF = 19,269 SF Footprint



arete' 3 Hd
design group

CAPITAL
NEW INDUSTRIAL FACILITY
AT
PALUMBO / CAPITAL REALTY

PALUMBO

**NEW INDUSTRIAL FACILITY
AT
PALUMBO / CAPITAL REALTY**

SITE PLAN

SP-10
SHEET NUMBER