

**ORDINANCE NUMBER 07 - 50**

**ORDINANCE GRANTING REQUEST FOR RE-ZONING FOR THE  
PROPERTY GENERALLY KNOWN AS THE 119<sup>+/-</sup>-ACRE  
PROPERTY LOCATED ON THE NORTH SIDE OF ROUTE 72, EAST  
OF ROUTE 25 IN THE VILLAGE OF EAST DUNDEE, ILLINOIS**

**WHEREAS**, the Village of East Dundee is a home rule unit of local government under and pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, has the authority to exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals, and welfare; and

**WHEREAS**, application has been made by Peter Bazos ("Applicant") as agent for Pal Land, L.L.C. ("Owner") under Petition No. P/Z 07-04-02 for re-zoning of the 119<sup>+/-</sup> acre parcel generally located on the North Side of Route 72, East of Route 25 in the Village of East Dundee, from R-1, Single-Family Resident District, and B-2, Community Business District, to M-1, Limited Manufacturing District; and

**WHEREAS**, the Planning and Zoning Commission (hereinafter the "Commission") of the Village of East Dundee, pursuant to notice and pursuant to the East Dundee Code of Ordinances, Chapter 156.05(B)(3) held a hearing on April 12, 2007, on Petition No. P/Z 07-04-02; and

**WHEREAS**, pursuant to said hearing, the Commission approved the Petition by a vote of 8 ayes, 0 nays, and 1 absent, and adopted specific Findings of Fact concerning the application of standards for the subject property, a copy of these Findings of Fact are attached hereto as Exhibit "A" and incorporated by reference as if fully set forth herein.

**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 One.** That the Findings of Fact of the Commission are hereby approved and adopted.

**Section Two.** That the application for re-zoning of the 119<sup>+/-</sup> acre parcel generally located on the North Side of Route 72, East of Route 25 in the Village of East Dundee, from R-1, Single-Family Resident District, and B-2, Community Business District, to M-1, Limited Manufacturing District is hereby granted.

**Section Three.** That the re-zoning of the aforementioned property areas shall not become effective until a Final Development Plan has been submitted and approved.

**Section Four. Severability.** 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 Five. Repeal.** All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

**Section Six. Publication.** This ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

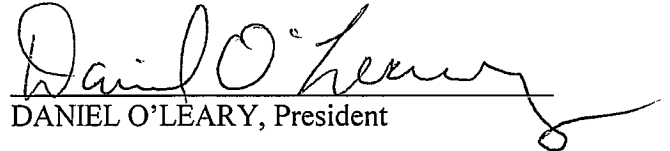
Adopted this 17 day of December, 2007, pursuant to a roll call vote as follows:

AYES: 6 (Gorman, Carlino, Lynam, Cichowski, Mahony, O'Leary)

NAYES: 0

ABSENT: 1 (Ruffalo)

Approved by me this 17 day of December, 2007.

  
DANIEL O'LEARY, President

Published in pamphlet form this 17 day of December, 2007, under the authority of the President and Board of Trustees.

**ATTEST:**

  
SUSAN NORTON, Village Clerk

Recorded in the Village Records on December, 2007.