

Ordinance No. 17-20

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, ILLINOIS,  
AMENDING THE COMPREHENSIVE PLAN  
(201 PENNY AVENUE AND 210 PENNY AVENUE)**

**WHEREAS**, the Village of East Dundee, Kane and Cook Counties, Illinois (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**, the Village has petitioned to amend the Future Land Use Plan contained within the Comprehensive Plan to designate 201 Penny Avenue as multi-family and 210 Penny as general business; and,

**WHEREAS**, pursuant to Section 150.03 (A)(1), the Planning and Zoning Commission may recommend changes to the Comprehensive Plan; and

**WHEREAS**, pursuant to said notice, the Planning and Zoning Commission of the Village conducted a public hearing on April 6, 2017, on said petition in accordance with the ordinances of the Village; and,

**WHEREAS**, notice of a public hearing on said application was published in a newspaper having general circulation within the Village, all as required by the ordinances of the Village; and,

**WHEREAS**, the Planning and Zoning Commission approved a motion to recommend that the Future Land Use Plan within the Comprehensive Plan to designate 201 Penny Avenue as multi-family and 210 Penny as general business; and,

**WHEREAS**, the Corporate Authorities of the Village of East Dundee have received and considered the recommendations of the Planning and Zoning Commission.

**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 Future Land Use Plan within the Comprehensive Plan be amended to designate 201 Penny Avenue as multi-family and 210 Penny as general business.

**Section 3:** That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed this 10<sup>th</sup> day of April, 2017.

AYES: Trustees Gorman, Lynam, Selep and Mahony

NAYS: Trustee Hall

ABSENT: Trustee Wood and President Miller

Approved this 10<sup>th</sup> day of April, 2017.

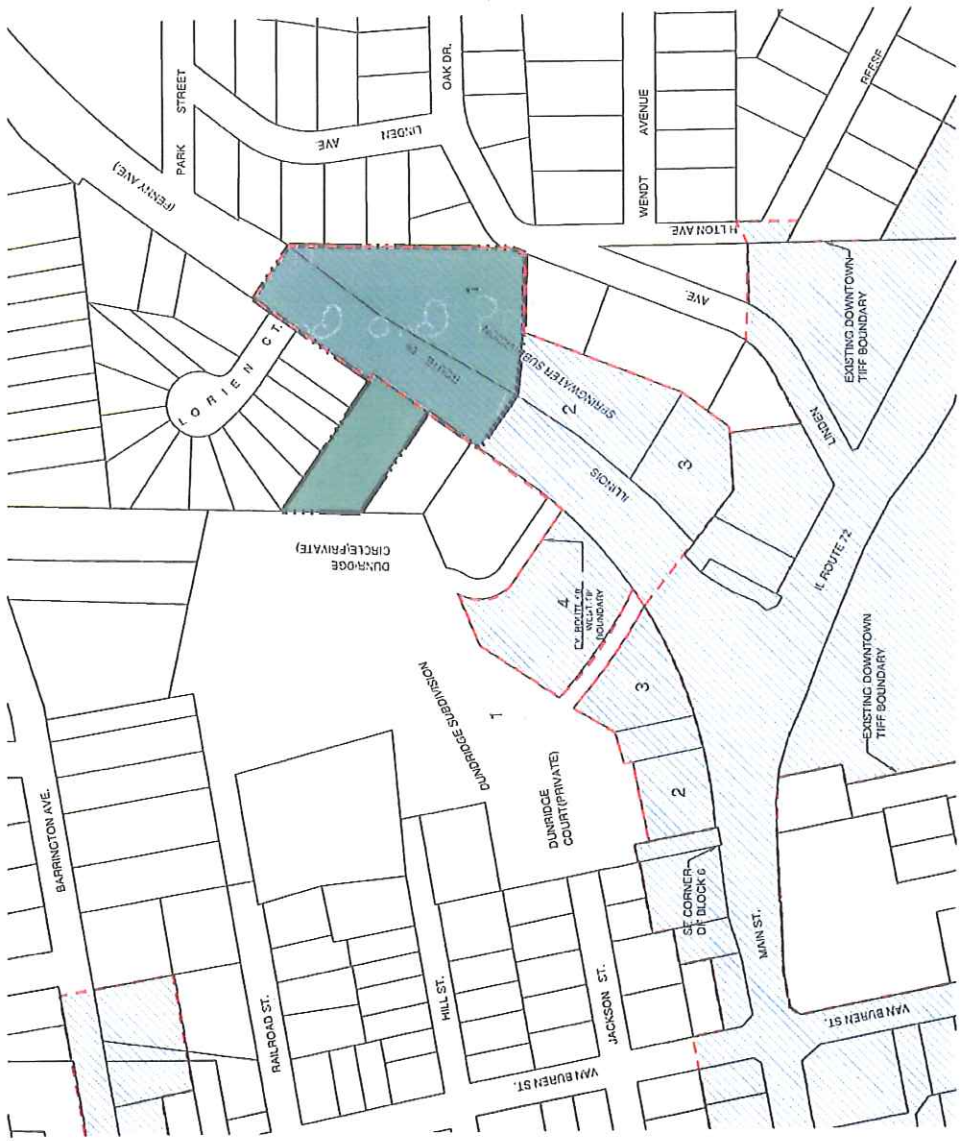
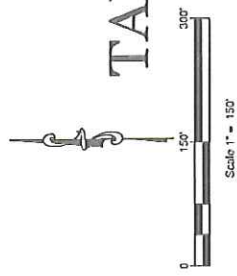
[Signature]  
Village President

Attest: [Signature]  
Village Clerk

Published in pamphlet form:

April 11, 2017

# EAST DUNDEE PENNY AVENUE TAX INCREMENT FINANCING DISTRICT MAP



**LEGAL DESCRIPTION FOR THE PORTION TO BE REMOVED FROM THE ROUTE 68 WEST TIF**

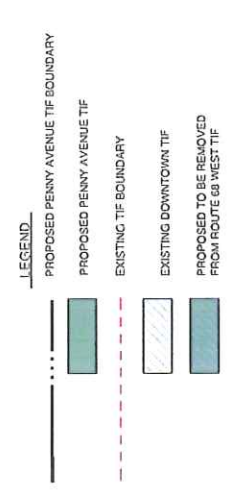
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:  
 LOT 1 IN SPRINGWATER SUBDIVISION RECORDED DECEMBER 22, 1986 AS DOCUMENT NO. 18131419 BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.  
 ALSO, THAT PART OF PUBLIC RIGHT OF WAY ADJACENT TO THE ABOVE DESCRIBED PARCEL.

THE TOTAL AREA INCLUDING RIGHT OF WAY IS 2.75 ACRES MORE OR LESS.

**LEGAL DESCRIPTION FOR THE PENNY AVE TIF**

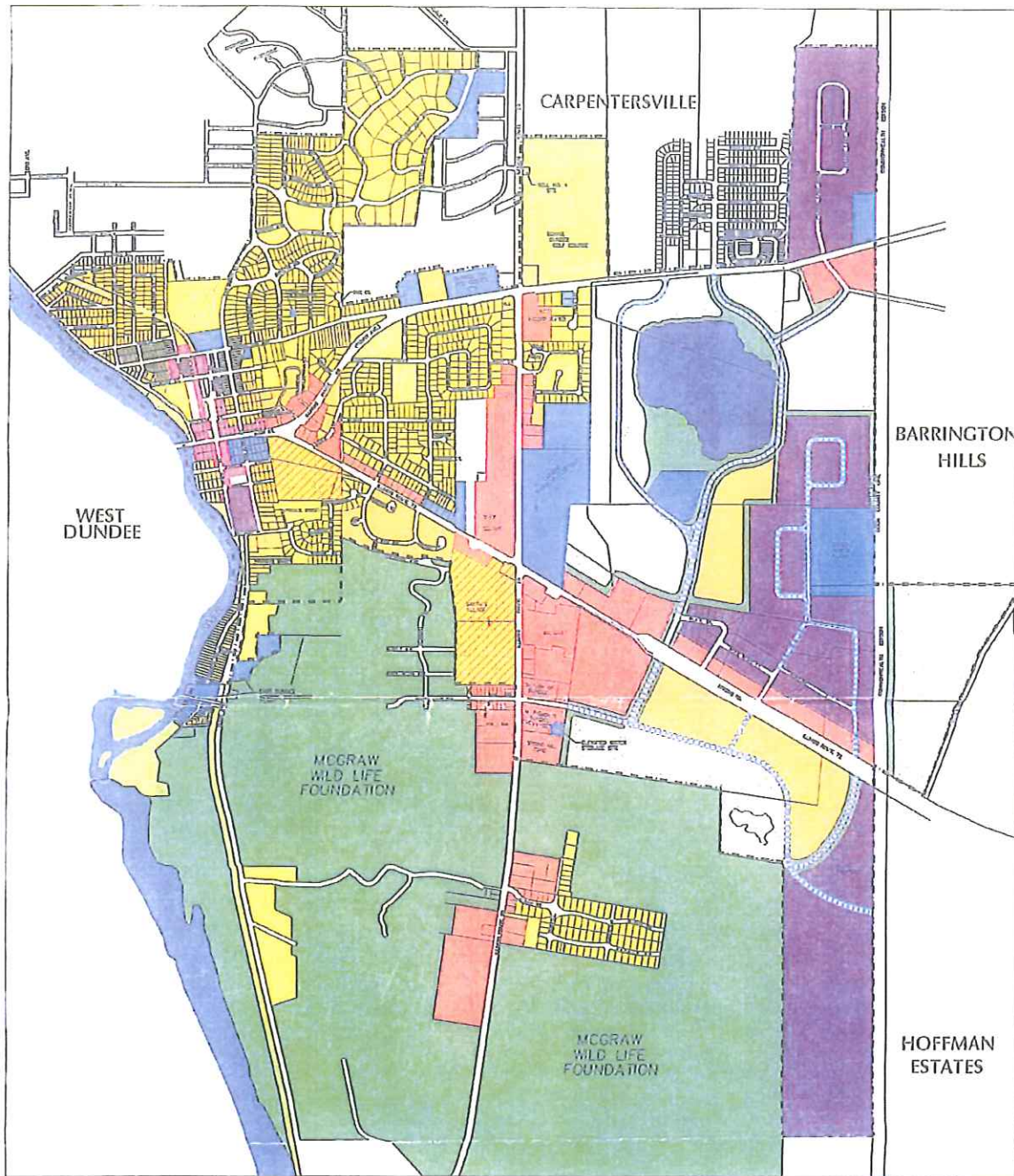
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:  
 LOT 1 IN SPRINGWATER SUBDIVISION RECORDED DECEMBER 22, 1986 AS DOCUMENT NO. 18131419 BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.  
 ALSO, THAT PART OF LOT 11 OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ASSESSOR'S MAP OF THE SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED FEBRUARY 21, 1885 IN BOOK OF MAPS 3, PAGE 127, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 359.7 FEET TO THE CENTER LINE OF STATE ROUTE 68; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 120 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 338.01 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE 143.07 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.  
 ALSO, THAT PART OF PUBLIC RIGHT OF WAY ADJACENT TO THE ABOVE DESCRIBED PARCELS.

THE TOTAL AREA INCLUDING RIGHT OF WAY IS 3.49 ACRES MORE OR LESS.



<p><b>GERALD L. HEINZ &amp; ASSOCIATES, INC.</b>          CONSULTING ENGINEERS &amp; LAND SURVEYORS          206 NORTH RIVER STREET          EAST DUNDEE, ILLINOIS 60118</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">NO.</th> <th style="width: 50%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE									<p style="text-align: center;"><b>PENNY AVENUE TAX INCREMENT FINANCIAL DISTRICT</b></p>	<p style="text-align: center;">VILLAGE OF EAST DUNDEE</p>	<p>DATE: 01/25/2017          JOB NO.: ED-2106          SCALE: 1"=150'          SHEET: 1 OF 1</p>
NO.	DATE													





**Legend**

- |                                  |                                 |                    |
|----------------------------------|---------------------------------|--------------------|
| Estate Residential               | General Business                | Conservation       |
| Suburban Residential             | Village Center Business         | Utility Corridor   |
| Village Center Residential       | Industrial/Office-Research      | Proposed Road      |
| Multi-Family Residential         | Recreation/Parks                | Municipal Boundary |
| Village Center Multi-Family Res. | Planned Development Mixed Use   |                    |
| Institutional                    | Planned Development Residential |                    |

**Future Land Use Plan**  
 Village of East Dundee Comprehensive Plan

0' 500' 1000' 2000'



03/20/11

