

Ordinance No. 17-19

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, APPROVING THE REZONING TO THE R5 – MULTIPLE DWELLING DISTRICT OF THE PROPERTY LOCATED AT 201 PENNY AVENUE

WHEREAS, the Village of East Dundee, Cook and Kane Counties, Illinois (the “*Village*”) is a home-rule municipality pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and,

WHEREAS, Billitteri Enterprises, LLC (the “*Applicant*”) is the owner of the property located at 201 Penny Avenue, East Dundee, Illinois (the “*Subject Property*”), as legally described in Section 2, and is seeking to amend the zoning of the Subject Property from the B2 – Community Business District to the R5 – Multiple Dwelling District; and,

WHEREAS, the Planning and Zoning Commission of the Village convened and held a public hearing on the 6th day of April, 2017 to consider the rezoning after notice was sent to those persons to whose names appear on the current real estate tax bills of all lots within 250 feet of the Subject Property, published in a newspaper having general circulation within the Village, and posted at the Subject Property, all in accordance with Section 157.233 of the Code of Ordinances of the Village of East Dundee (the “*Village Code*”); and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.223 of the Village Code and made findings of fact and a recommendation to approve the Applicant’s requested amendment to the zoning of the Subject Property; and,

WHEREAS, the President and Board of Trustees of the Village (the “*Corporate Authorities*”) have received and considered the recommendation of the Planning and Zoning Commission and find it to be in the best interests of the health, safety and welfare of its residents to approve the Applicant’s request to amend the zoning classification of the Subject Property.

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. That the above recitals are incorporated herein and made a part of this Ordinance.

Section 2. That the Corporate Authorities hereby approve the rezoning of the Subject Property, legally described as:

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 SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED FEBRUARY 21, 1865 IN BOOK OF MAPS 2, PAGE 137, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 259.7 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.

With property index number 03-23-329-030,

from the B2 – Community Business District to the R5 – Multiple Dwelling District.

Section 3. That the official zoning map of the Village be amended to reflect the approved rezoning of the Subject Property.

Section 4. 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 by the Village President and the Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, this ____ day of _____, A.D. 2017, pursuant to a roll call vote, as follows:

AYES:

NAYS:

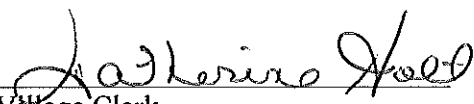
ABSENT:

APPROVED by me, as Village President of the Village of East Dundee, Cook and Kane
Counties, Illinois, this 10th day of April, A.D. 2017.



Village President

Attest:



Village Clerk

Published in pamphlet form:

April 11, 2017