

Ordinance No. 17-16

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, APPROVING THE REZONING TO THE M1-LIMITED MANUFACTURING DISTRICT OF THE PROPERTY LOCATED AT 620 DUNDEE 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**, Plote Property Management, LLC (the “*Applicant*”) is the contract purchaser of the property located at 620 Dundee 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 B3-Service Business District to the M1-Limited Manufacturing District; and,

**WHEREAS**, the Planning and Zoning Commission of the Village convened and held a public hearing on the 9<sup>th</sup> day of March, 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:

LOTS 1 AND 2 OF THE RESUBDIVISION OF LOT 3 IN GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1989 AS DOCUMENT NUMBER 2003482, IN KANE COUNTY, ILLINOIS; EXCEPTING THEREFROM PART OF THE LAND CONVEYED TO THE ILLINOIS DEPT. OF TRANSPORTATION BY DEED RECORDED AS DOCUMENT NUMBER 92K89913.

EXCEPTING THEREFROM:

THAT PART OF LOTS 1 AND 2 IN THE RESUBDIVISION OF LOT 3 IN GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF RESUBDIVISION RECORDED OCTOBER 19, 1989, AS DOCUMENT 2003482, IN KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, THENCE ON AN ASSUMED BEARING OF SOUTH 8 DEGREES 31 MINUTES 05 SECONDS WEST, ON THE EAST LINE OF LOT 1, A DISTANCE OF 30.39 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED " STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER P.L.S. 2377" AND TO A POINT 80.00 FEET SOUTHWEST OF AS MEASURED PERPENDICULAR TO, THE MONUMENTED TRANSIT LINE OF HIGGINS ROAD; THENCE NORTH 61 DEGREES 52 MINUTES 48 SECONDS WEST, PARALLEL WITH SAID TRANSIT LINE, 339.95 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED " STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT OF WAY CORNER P.L.S. 2377 " AND TO A POINT ON A NORTH LINE OF SAID LOT 2; THENCE NORTH 56 DEGREES 58 MINUTES 32 SECONDS EAST, ON SAID NORTH LINE, 32.97 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 61 DEGREES 50 MINUTES 08 SECONDS EAST, ON SAID NORTH LINE AND ON THE NORTH LINE OF LOT 1, A DISTANCE OF 313.85 FEET TO THE POINT OF BEGINNING

with Property Index Numbers: 03-25-151-008 and 03-25-151-009, from the B3-Service Business District to the M1-Limited Manufacturing 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 20<sup>th</sup> day of March, A.D. 2017, pursuant to a roll call vote, as follows:

AYES: Trustees Selep, Wood, Hall and Mahony

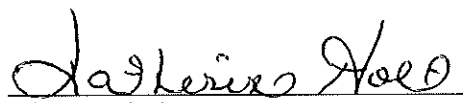
NAYS: Trustee Lynam

ABSENT: Trustee Gorman

APPROVED by me, as Village President of the Village of East Dundee, Cook and Kane Counties, Illinois, this 20<sup>th</sup> day of March, A.D. 2017.

  
\_\_\_\_\_  
Village President

Attest:

  
\_\_\_\_\_  
Village Clerk

Published in pamphlet form:

March 21, 2017