

ORDINANCE NUMBER 01 - 15

**ORDINANCE REZONING THE PROPERTY COMMONLY  
KNOWN AS 32W024 ROUTE 72, EAST DUNDEE,  
ILLINOIS, FROM "F" FACTORY to M-1, LIMITED  
MANUFACTURING DISTRICT**

**WHEREAS**, the Plan Commission of the Village of East Dundee, duly held a meeting to consider Petition P01-07-15, an application for map amendment for property commonly known as 32W024 Route 72, East Dundee, Illinois; and

**WHEREAS**, said application requested the reclassification of such property from the existing "F," Factory to the M-1, Limited Manufacturing District; and

**WHEREAS**, pursuant to notice as required by law, the Plan Commission held a public hearing on August 9, 2001, on said petition and made certain findings of fact with regard to said petition and recommendations with regard to standards applicable to the map amendment requested. The Plan Commission pursuant to motion duly made and seconded, approved by a vote of 8 ayes, 0 nays, and 1 absent, approved the requested map amendment.

**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 property commonly known as 32W024 Route 72, East Dundee, Illinois, and bearing the legal description attached hereto as Exhibit "A" be rezoned from the "F," Factory, to the M-1, Light Manufacturing District.

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 Repeal.** All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

**Section Four. 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 4<sup>th</sup> day of September, 2001, pursuant to a roll call vote as follows:

AYES: Stalla, Zaeske, Arnone, Ruffalo, Bartels, Schock  
NAYES: None.  
ABSENT: None.

Approved by me this 4<sup>th</sup> day of September, 2001.

*Roger Ahrens*  
ROGER AHRENS, President

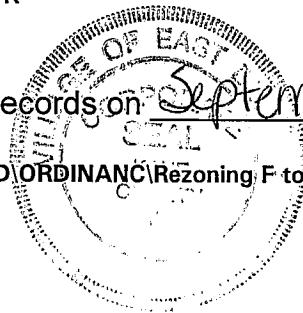
Published in pamphlet form this 8<sup>th</sup> day of September, 2001, under the authority of the President and Board of Trustees.

ATTEST:

*Jane E. Theis*  
JANE THEIS, Village Clerk

Recorded in the Village Records on September 8<sup>th</sup>, 2001.

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THAT PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 WITH THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 72 AND COMMONLY KNOWN AS NEW HIGGINS ROAD; THENCE NORTH 58° 49' 51" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 72, A DISTANCE OF 884.18 FEET TO THE SOUTHEAST CORNER OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 3, BEING A SUBDIVISION OF PART OF SAID EAST HALF OF SECTION 25, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1989, AS DOCUMENT NO. 2006367; THENCE NORTH 04° 35' 38" EAST ALONG THE EAST LINE OF SAID ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 3, A DISTANCE OF 1002.96 FEET TO A LINE 897.00 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 72; THENCE NORTH 58° 49' 51" WEST ALONG SAID PARALLEL LINE, 627.15 FEET TO THE WESTERLY LINE OF LOT 2 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1974, AS DOCUMENT NO. 1293775; THENCE NORTH 31° 10' 09" EAST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 202.09 FEET; THENCE SOUTH 76° 49' 06" EAST, 473.15 FEET TO THE EAST LINE EXTENDED NORTHERLY OF SAID ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 3; THENCE NORTH 04° 35' 38" EAST ALONG SAID EAST LINE EXTENDED NORTHERLY, 243.63 FEET TO THE NORTH LINE OF LOT 2 IN SAID ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 1; THENCE NORTH 80° 26' 51" WEST ALONG SAID NORTH LINE OF LOT 2 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 1, A DISTANCE OF 298.71 FEET TO A LINE 60.00 FEET EAST OF, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST LINE OF PREMISES CONVEYED TO JAMES K. SMITH BY DEED DATED FEBRUARY 3, 1881, AND RECORDED FEBRUARY 7, 1881, IN BOOK 200, PAGE 253 AS DOCUMENT NO. 13594; THENCE NORTH 00° 14' 53" EAST ALONG SAID PARALLEL LINE, 25.33 FEET TO A LINE, 25.00 FEET NORTH OF, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT NO. 1, SAID LINE BEING THE SOUTH LINE OF LAND DESCRIBED IN DOCUMENT NO. 91K17932; THENCE SOUTH 80° 26' 51" EAST ALONG SAID SOUTH LINE AND PARALLEL WITH SAID NORTH LINE OF LOT 2 IN ROCK ROAD

INDUSTRIAL SUBDIVISION UNIT NO. 1, A DISTANCE OF 474.15 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN DOCUMENT NO. 91K17932; THENCE NORTH 00° 16' 07" EAST ALONG THE EAST LINE OF SAID LAND DESCRIBED IN DOCUMENT NO. 91K17932 AND ALONG SAID EAST LINE EXTENDED NORTH, 415.97 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF POWER DRIVE AS PLATTED IN ROCKY ROAD POWER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 25, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1999, AS DOCUMENT NO. 1999K018491; THENCE SOUTH 75° 15' 29" EAST ALONG SAID RIGHT-OF-WAY LINE OF POWER DRIVE, 8.51 FEET TO AN ANGLE IN SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 80° 26' 51" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF POWER DRIVE, 458.52 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 00° 16' 07" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 1222.21 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 25; THENCE SOUTH 00° 16' 48" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1221.78 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.