

ORDINANCE NUMBER 01 - 06

**ORDINANCE REZONING THE PROPERTY COMMONLY
KNOWN AS 304 HILL STREET, EAST DUNDEE,
ILLINOIS, FROM R-3, SINGLE FAMILY RESIDENTIAL
DISTRICT, TO B-1, DOWNTOWN BUSINESS DISTRICT**

WHEREAS, the Plan Commission of the Village of East Dundee, duly held a meeting to consider Petition P01-02-02, an application for map site plan approval, map amendment, and special use for property commonly known as 304 Hill Street; and

WHEREAS, said application requested the reclassification of such property from the existing R-3, Single Family Residential District to the B-1, Downtown Business District; and

WHEREAS, said petition further requested that a special use be granted to permit the owner or manager of the business to live on the premises; and

WHEREAS, due notice as required by law, the Plan Commission held a public hearing on April 12, 2001, on said petition and made certain findings of fact with regard to said petition and recommendations with regard to standards applicable to the special use requested. The Plan Commission pursuant to motion duly made and seconded, approved by a vote of 5 ayes, 1 nay, and 2 absent, the requested map amendment, approved the site plan conditioned on the submission of a landscape plan and a parking plan, and denied the special use due to lack of information about the need for such a use.

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 304 Hill Street, East Dundee, Illinois, and bearing the legal description attached hereto as Exhibit "A" be rezoned from the R-3, Single Family Residential District, to the B-1, Downtown Business District.

Section Two. That a special use for residence be denied.

Section Three. That the site plan be approved conditioned on the submission of a landscape plan and a parking plan.

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.

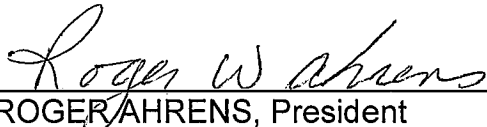
Section Five. Repeal. All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

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 4th day of June, 2001, pursuant to a roll call vote as follows:

AYES: Szalla, Zaeske, Arnone, Ruffulo, Bartels, Schock.
NAYES: None.
ABSENT: None.

Approved by me this 4th day of June, 2001.



ROGER AHRENS, President

Published in pamphlet form this 7th day of June, 2001, under the authority of the President and Board of Trustees.

ATTEST:



JANE THEIS, Village Clerk

Recorded in the Village Records on June 7th, 2001.

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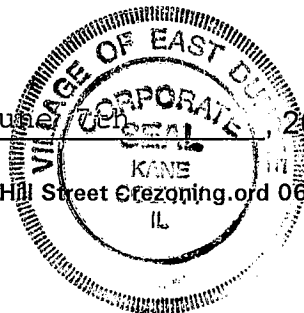


EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 3 AND 4 AND LOT 5 (EXCEPT THE WEST 30 FEET) IN BLOCK 2
OF THE PLAT OF DUNDEE, IN THE VILLAGE OF EAST DUNDEE, KANE
COUNTY, ILLINOIS.