

ORDINANCE No. 2020-23

**An Ordinance Approving Rezoning From Farming (Unincorporated) to
SD Special Development District for Real Estate Located North of the
Northeast Corner of Main Street/Route 72 and Randall Road
(Commonly known as the Galvin Property)**

WHEREAS, The Village of West Dundee, Kane County, Illinois (the "Village"), is a home rule municipality pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois, and as such, may exercise any power and perform any function pertaining to its government and affairs; and,

WHEREAS, Stoneridge Legacy Partners, L.P., (the "Owner"), filed a petition with the Village to consider rezoning from Farming (Unincorporated) to SD Special Development District upon annexation of the territory; and,

WHEREAS, the approximately 55-acre territory (the "Subject Property") is legally described as:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND THREE-QUARTER INCH IRON PIPE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 88 DEGREES 25 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 132.90 FEET (RECORD = 132.78 FEET) TO THE EAST RIGHT OF WAY LINE OF RANDALL ROAD PER DOCUMENT 1999K040977; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE SOUTHERLY, ALONG A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 159053.78 FEET, AN ARC DISTANCE OF 22.71 FEET, (RECORD = 22.96 FEET), A CHORD BEARING SOUTH 00 DEGREES 26 MINUTES 23 SECONDS EAST, AND A CHORD DISTANCE OF 22.71 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS EAST, A DISTANCE OF 510.08 FEET TO A POINT OF CURVATURE; (3) THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 11551.20 FEET, AN ARC DISTANCE OF 114.52 FEET, A CHORD BEARING SOUTH 00 DEGREES 09 MINUTES 06 SECONDS EAST, AND A CHORD DISTANCE OF 114.52 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 64 DEGREES 32 MINUTES 49 SECONDS EAST, A DISTANCE OF 258.97 FEET; THENCE SOUTH 27 DEGREES 56 MINUTES 37 SECONDS EAST, A DISTANCE OF 205.98 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 25 SECONDS EAST, A DISTANCE OF 108.90 FEET; THENCE NORTH 50 DEGREES 28 MINUTES 36 SECONDS EAST, A DISTANCE OF 381.42 FEET; THENCE SOUTH 41 DEGREES 38 MINUTES 42 SECONDS EAST, A DISTANCE OF 295.40 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 53 SECONDS EAST, A DISTANCE OF 104.73 FEET; THENCE NORTH 13 DEGREES 21 MINUTES 00 SECONDS EAST, A DISTANCE OF 341.31 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 22 SECONDS EAST, A DISTANCE OF 197.25 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 02 SECONDS EAST, A DISTANCE OF 312.56 FEET; THENCE NORTH 87 DEGREES 02 MINUTES 23 SECONDS EAST, A DISTANCE OF 220.43 FEET; THENCE SOUTH 71 DEGREES 20 MINUTES 07 SECONDS EAST, A DISTANCE OF 364.95 FEET; THENCE SOUTH 21 DEGREES 47 MINUTES 21 SECONDS EAST, A DISTANCE OF 638.38 FEET TO THE NORTH LINE OF TARA SUBDIVISION PER DOCUMENT 1032703, SAID LINE ALSO BEING THE NORTH LINE OF HOPPE'S RESUBDIVISION PER DOCUMENT 1059848; THENCE NORTH 88 DEGREES 28 MINUTES 48 SECONDS, WEST ALONG SAID NORTH LINE, A DISTANCE OF 923.46 FEET

TO A FOUND ONE INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID TARA SUBDIVISION; THENCE SOUTH 00 DEGREES 53 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF SAID TARA SUBDIVISION, A DISTANCE OF 1268.13 FEET (RECORD = 1268.03 FEET) TO THE SOUTHWEST CORNER OF SAID TARA SUBDIVISION, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF HIGGINS ROAD PER DOCUMENT 96K017698; THENCE NORTH 88 DEGREES 30 MINUTES 58 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 225.99 FEET TO AN ANGLE POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 29 MINUTES 02 SECONDS EAST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 177.97 FEET; THENCE NORTH 17 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 350.45 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 378.81 FEET; THENCE NORTH 16 DEGREES 46 MINUTES 40 SECONDS WEST, A DISTANCE OF 260.69 FEET; THENCE SOUTH 85 DEGREES 26 MINUTES 42 SECONDS WEST, A DISTANCE OF 160.27 FEET; THENCE NORTH 07 DEGREES 01 MINUTES 28 SECONDS WEST, A DISTANCE OF 248.18 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 51 SECONDS WEST, A DISTANCE OF 324.75 FEET TO THE EAST RIGHT-OF-WAY OF RANDALL ROAD PER DOCUMENT 1999K040977; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF RANDALL ROAD PER DOCUMENT 1999K040977 FOR THE FOLLOWING THREE (3) COURSES: THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 11384.15 FEET, AN ARC DISTANCE OF 136.98 FEET, A CHORD BEARING NORTH 03 DEGREES 33 MINUTES 26 SECONDS EAST, AND A CHORD DISTANCE OF 136.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 03 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 166.34 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 11551.20 FEET, AN ARC DISTANCE OF 760.00 FEET, A CHORD BEARING NORTH 02 DEGREES 01 MINUTES 02 SECONDS EAST, AND A CHORD DISTANCE OF 759.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,417,069 SQUARE FEET OR 55.488 ACRES MORE OR LESS; and,

WHEREAS, a Public Hearing was held by the West Dundee Planning and Zoning Commission on May 26, 2020 after due notice in the manner provided by law; and,

WHEREAS, the West Dundee Planning and Zoning Commission, after deliberation of the owner's application, made a unanimous recommendation for approval and found that the granting of said rezoning for the Subject Property meets the requirements of the West Dundee Municipal Code; and,

WHEREAS, the Village President and Board of Trustees (the "Corporate Authorities") have considered the recommendations and findings of fact of the West Dundee Planning and Zoning Commission.

NOW THEREFORE BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES, VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS, as follows:

Section 1: The Property is hereby rezoned from Farming (Unincorporated) to SD Special Development District.

Section 2: That all requirements set forth in the Zoning Ordinance of the Village of West Dundee, shall be complied with, except as otherwise provided in this Ordinance.

Section 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publication is hereby authorized as provided by law.

PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois, and approved by the President of said Village this 17th day of August, 2020.


AYES: Trustees Price, Kembitzky, Hanley, Anderley and Wilbrandt
NAYS: None
ABSENT: Trustee Yuscka

APPROVED:



Christopher Nelson
Village President

ATTEST:



Barbara Traver
Village Clerk

Passed: August 17, 2020
Approved: August 17, 2020
Published: August 18, 2020

Prepared by:

Village of West Dundee
Community Development Department
100 Carrington Drive
West Dundee, IL 60118

