

ORDINANCE 2022-29

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT
112 SOUTH SECOND STREET AND AMENDING THE OFFICIAL ZONING MAP
OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS**

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 of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and,

WHEREAS, the Village of West Dundee has received a petition from Mr. Andrew Burns as agent for Acre & Main, LLC, owner of the property commonly known as 112 South Second Street (the "Subject Property") to rezone the Subject Property from R-3 Single-Family Detached Dwelling District to B-1 Downtown Business District. The Subject Property is legally described as:

The North 50 feet of Lots 1 and 2 in Block 3 of Joseph Russell's addition to Dundee, in the Village of West Dundee, Kane County, Illinois.

WHEREAS, a Public Hearing on the petition to rezone the Subject Property was held by the West Dundee Planning and Zoning Commission on June 27, 2022 and July 25, 2022 after due notice in the manner provided by law; and

WHEREAS, the West Dundee Planning and Zoning Commission, after deliberation, has made a report and recommended the granting of said rezoning of the Subject Property; and

WHEREAS, the Village Board has reviewed and considered the findings of fact, based upon the evidence presented at the public hearing by the petitioner to the West Dundee Planning and Zoning Commission.

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

Section 1: The recommendation of the West Dundee Planning and Zoning Commission to grant the petition to rezone the Subject Property is hereby accepted and the Subject Property is hereby rezoned from R-3 Single-Family Detached Dwelling District to B-1 Downtown Business District.

Section 2: That the Official Zoning Map of the Village of West Dundee, Kane County, Illinois is hereby amended to reflect the foregoing change in zoning classification of the Subject Property.

Section 3: That all requirements set forth in the Zoning Ordinance of the Village of West Dundee, as would be required by any owner of property zoned in the same manner as the Subject Property shall be complied with, except as otherwise provided in this Ordinance.


Section 4: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: That 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.

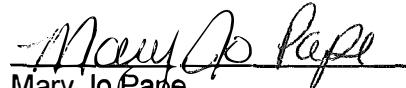
PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois, and approved by the President of said Village this 12th day of September, 2022.

AYES: Trustees Price, Yuscka, Haley, and Alopogianis
NAYS: Trustees Wilbrandt and Anderley
ABSENT: None
ABSTAIN: None



Christopher Nelson
Village President

ATTEST:



Mary Jo Pape
Village Clerk

Passed: _____
Approved: _____
Published: _____

Prepared by:
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Economic Development Department
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