

**ORDINANCE No. 2020-22**

**AN ORDINANCE ANNEXING CERTAIN REAL ESTATE  
TO THE VILLAGE OF WEST DUNDEE**

**(Commonly known as the Galvin Property)**

WHEREAS, Stoneridge Legacy Partners, L.P., (the "Owner"), submitted a petition to the Village Clerk requesting certain property, as hereinafter described, be annexed to the Village of West Dundee (the "Village"); and,

WHEREAS, the Owner has represented to the Village that there are no electors residing upon said territory; and,

WHEREAS, said territory is not within the corporate limits of any other municipality, other than the County of Kane, and is contiguous to the corporate boundaries of the Village; and,

WHEREAS, the Village does not provide public library services; and,

WHEREAS, all petitions, documents and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, including but not limited to, 65 ILCS 5/7-1-1, et seq.; and,

WHEREAS, it is in the best interest of the Village that said territory be annexed thereto.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the VILLAGE OF WEST DUNDEE, Kane County, Illinois, as follows:

SECTION 1: That the territory legally described as follows is hereby annexed to the Village of West Dundee, Kane County, Illinois:

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.

SECTION 2: That the Village Clerk of the Village of West Dundee is hereby directed to record in the Office of the Recorder and to file in the Office of the County Clerk of Kane County, Illinois, and the post office serving the territory within 30 days of the effective date of this Ordinance, a certified copy of this Ordinance, together with a Plat of Annexation, attached hereto as Exhibit A and made a part hereof by this reference.

SECTION 3: 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 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: 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 and following receipt of notice from the Owner that the Property has been sold to David Huang (or his assignee).

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

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

APPROVED:



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Christopher Nelson  
Village President

(SEAL)

ATTEST:



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Barbara Traver  
Village Clerk

**EXHIBIT A**

**PLAT OF ANNEXATION**

**SEE NEXT PAGE**



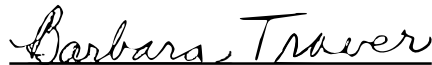
**CERTIFICATION OF PUBLICATION  
IN PAMPHLET FORM**

STATE OF ILLINOIS     )  
  SS  
COUNTY OF KANE     )

I, Barbara Traver, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of West Dundee, County of Kane and State of Illinois, and as such clerk I am the keeper of the seal, records, files and proceedings of the corporate authorities of said municipality.

I further certify that, as of the date hereof, Ordinance No. 2020-22 adopted by the corporate authorities on August 17, 2020, An Ordinance Annexing Certain Real Estate to the Village of West Dundee, Kane County, Illinois. This Ordinance has been duly published in pamphlet form in accordance with § 1-2-4- of the Illinois Municipal Code. The pamphlet form of Ordinance No. 2020-22 was published, commencing on August 18, 2020 and continuing for at least ten days thereafter.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal of the municipality this 17th day of August, 2020.

  
Barbara Traver  
Barbara Traver, Village Clerk

(SEAL)