

ORDINANCE 21-07

**AN ORDINANCE ISSUING A SPECIAL USE PERMIT TO OPERATE
A COMMISSARY/COMMERCIAL KITCHEN AT 999 WEST MAIN STREET**

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. Kevin Echevarria of Dream Kitchen West Dundee, LLC, requesting a special use permit to operate a commissary/commercial kitchen at 999 West Main Street; and

WHEREAS, a Public Hearing was held by the West Dundee Planning and Zoning Commission on March 22, 2021, 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 granting of the petitioner's request; and

WHEREAS, the Village Board has considered the recommendation of the West Dundee Planning and Zoning Commission based upon the findings of fact resulting from the evidence presented at the public hearing.

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

Section 1: That a Special Use be and is hereby granted to Mr. Kevin Echevarria permitting operation of "Dream Kitchen West Dundee," a commissary/commercial kitchen on the following legally-described parcel of property:

Lot 1 in Spring Hill Plaza Subdivision, being a subdivision of a part of the Southwest Quarter of Section 22 and a part of the Northwest Quarter of Section 27, all in Township 42 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded December 7, 1993, as Document No. 93K98062, in Kane County, Illinois.

Said property is commonly described as: 999 West Main Street, West Dundee, IL 60118.

Section 2: 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 3: The findings and recommendations of the West Dundee Planning and Zoning Commission on the question of granting the requested approval for the Subject Property are hereby accepted and the approvals are granted subject to the following conditions for approval:

1. Compliance with documents as submitted with the Planning and Zoning Application;
2. Compliance with all other applicable Village and Kane County requirements, codes, and ordinances; and,

3. Designation of an area for food truck parking with its capacity not to exceed 10 trucks.

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 5th day of April, 2021.

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

ATTEST:



Barbara Traver
Village Clerk



Christopher Nelson
Village President

Passed: April 5, 2021
Approved: April 5, 2021
Published: April 6, 2021

Prepared by:
Village of West Dundee
Community Development Department
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