

ORDINANCE 20-20

AN ORDINANCE AMENDING TITLE 10 - ZONING REGULATIONS OF THE MUNICIPAL CODE ADDRESSING BANQUET HALLS AND COMMISSARIES/COMMERCIAL KITCHENS

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 President and Board of Trustees have contemplated the issue of special uses within B-2 Regional Business District and B-3 Business-Service District and considered certain changes to the West Dundee Municipal Code to define "banquet halls" and "commissaries/commercial kitchens," to add "banquet halls" and "commissaries/commercial kitchens" to the list of special uses within these districts, and to add a parking standard for banquet halls; and,

WHEREAS, a public hearing has been held by the West Dundee Planning and Zoning Commission on May 26, 2020 pursuant to public notice to solicit public input regarding certain changes to the West Dundee Zoning Regulations; and,

WHEREAS, after careful consideration of the information, the Planning and Zoning Commission recommended to the West Dundee Village Board that said changes to the West Dundee Zoning Regulations be made; and,

WHEREAS, the President and Board of Trustees have carefully considered the recommendations of the Planning and Zoning Commission as well as the information presented and the impact such recommendations would have on individual properties and the community as a whole and have determined that the benefits provided by these changes will outweigh any potential adverse impacts and therefore would be in the best interest of the Village.

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: Title 10 Zoning Regulations - Chapter 2, Section 10-2-1 of the West Dundee Municipal Code is hereby amended by adding the following definitions:

BANQUET HALL: A building or portion (excluding facilities located in restaurants or hotels) thereof where food, either prepared on the premises or otherwise and/or beverages are provided on a prearranged basis for consumption on premises which is primarily intended to accommodate one or more groups of diners or patrons for functions such as banquets, wedding receptions and similar functions, is not open to the public, and the use thereof is restricted to the invitees of the party contracting for use of the facility.

COMMISSARY/COMMERCIAL KITCHEN: An establishment in which the principal use is to engage in the preparation and production of prepared food items for off premises consumption and/or sale. Typical uses for a commissary would be for commercial food trucks, bakeries, and caterers. This classification does not include businesses involved in the processing or manufacturing of wholesale food products.

SECTION 2: That Title 10 - Zoning Regulations, Section 10-5C-3 of the West Dundee Municipal Code shall be amended as follows:

10-5C-3: SPECIAL USES:

Automotive sales, repair and service, including outdoor sales lots and retail gasoline sales.

Banquet halls.

Childcare institutions and facilities.

Commissaries/commercial kitchens.

Planned developments involving a lot of at least eighty five thousand (85,000) square feet.

Restaurants where alcoholic liquor is served in an outdoor area in conjunction with food service.

Restaurants where entertainment is permitted.

Special uses permitted in the B-1 district.

SECTION 3: That Title 10 - Zoning Regulations, Section 10-5D-3 of the West Dundee Municipal Code shall be amended as follows:

10-5D-3: SPECIAL USES:

In the B-3 district, special uses are as follows:

Adult bookstores.

Antique, consignment and secondhand merchandise stores if larger than five thousand one (5,001) square feet and if within seven hundred fifty feet (750') of another similar user.

Banquet halls.

Commissaries/commercial kitchens.

Educational services including trade schools, dancing, music and singing schools, and daycare centers, on or below the first floor.

Outdoor stadiums.

Pawn stores.

Planned developments involving a lot of at least eighty five thousand (85,000) square feet.

Special uses permitted in the B-1 and B-2 districts.

Tattoo parlors.

SECTION 4: That Title 10 - Zoning Regulations, Section 10-9-1-8 of the West Dundee Municipal Code is hereby amended by adding the following new parking requirement:

10-9-1-8: REQUIRED OFF STREET PARKING SPACES:

Uses	Required Parking Formula
Service/entertainment	
Auto service station	4 stacking spaces per gasoline lane plus 2 spaces per service stall plus 1 space per employee
Banquet halls	1 space per 200 square feet of floor area
Barber/beauty salons	3 spaces per chair
Bowling alley	5 spaces per alley plus 1 space for every 3 seats of accessory restaurant lounge use
Hotel/motel	1 space per room plus 1 space for every 3 seats of accessory restaurant lounge use
Indoor theater	1 space for every 4 seats
Other	Parking spaces on the same basis as required herein for the most similar use as determined

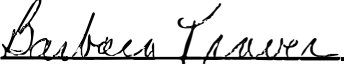
SECTION 5: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged in any Court of competent jurisdiction to be invalid, such judgment shall not effect, impair, invalidate or nullify the remainder thereof, which remainder shall remain in full force and effect.


SECTION 6: This ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publications 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 15th day of June, 2020.

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

ATTEST:


Barbara Traver
Village Clerk


Christopher Nelson
Village President

PASSED: June 15, 2020
APPROVED: June 15, 2020
PUBLISHED: June 16, 2020

Prepared by:

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