

**ORDINANCE 2022-08**

**AN ORDINANCE ISSUING A SPECIAL USE PERMIT  
TO ALLOW A MEDICAL LABORATORY AT  
700 WILLOW LANE, UNIT G**

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 Ms. Sarah Greyson of Greys Medical Services, requesting a special use to a medical laboratory at 700 Willow Lane, Unit G; and,

WHEREAS, a Public Hearing was held by the West Dundee Planning and Zoning Commission on March 28, 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 granting of the petitioner's requests; 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 Ms. Sarah Greyson permitting a medical laboratory on the following described parcel of property:

That part of the northwest quarter of Section 27, Township 42 North, Range 8 East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of a line drawn parallel and 200 feet north of the south line of said northwest quarter with the center line of Rt. 31; thence west parallel with the south line of said quarter section 615 feet; thence northerly along a line which forms an angle 86 degrees 17 minutes measured counter-clockwise from the last described course (this course hereafter referred to as Line "A") a distance of 654.37 feet to the northerly line of Willow Lane; thence northwesterly along said northerly line being along a line that forms an angle of 71 degrees 35 minutes to the left with the prolongation of the last described course a distance of 30 feet for a point of beginning; thence continuing northwesterly along the last described course extended for 33 feet; thence northwesterly along the northeasterly line of Willow Lane, being a line forming an angle of 152 degrees 52 minutes, measured counter-clockwise from the last described course, 61.28 feet, thence northwesterly along the northeasterly line of Willow Lane, being a line forming an angle of 151 degrees 15 minutes measured counter-clockwise from the last described course, a distance of 195.12 feet; thence northerly parallel with the extension northerly of Line "A" heretofore described, 50 feet; thence northeasterly along a line that forms an angle of 161 degrees 54 minutes, measured counter-clockwise with the last described course 151.16 feet to the northerly line of Sleepy Hollow Manor, Unit No. 0 extended southeasterly; thence southeasterly along said northerly line extended 56.50 feet; thence southeasterly 27.70 feet to a line parallel to

Line "A" extended and passing through the point of beginning, thence southerly 409.35 feet to the point of beginning, in the Village of West Dundee, Kane County, Illinois. (PIN: 03-27-102-016)

Said property is commonly described as: 700 Willow Lane, 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 approvals 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; and,
2. Compliance with all other applicable Village codes and ordinances.

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 4<sup>th</sup> day of April, 2022.

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

ATTEST:

  
\_\_\_\_\_  
Mary Jo Pape  
Village Clerk

  
\_\_\_\_\_  
Christopher Nelson  
Village President

Passed: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Published: \_\_\_\_\_

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