

ORDINANCE 15-24

**AN ORDINANCE GRANTING APPROVAL OF
A FINAL REDEVELOPMENT PLAN FOR THE PROPERTY
COMMONLY KNOWN AS SPRING HILL MALL**

WHEREAS, The Village of West Dundee, Kane County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6 of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, The Village of West Dundee has received a petition signed by V3 Companies representing Spring Hill Mall, LLC/Rouse Properties, requesting a approval of Final Redevelopment Plan for the purpose of redeveloping a significant portion of the Spring Hill Mall property; and

WHEREAS, the West Dundee Planning and Zoning Commission, has reviewed the proposed Final Redevelopment Plan and finds it to be in conformance with the approved preliminary plan; and

WHEREAS, the Village Board has considered the recommendations forwarded by the West Dundee Planning and Zoning Commission and subsequently concurs in the recommendation.

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

Section 1: That approval of Final Redevelopment Plan is hereby granted the following described parcel of property.

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS (said property commonly known as Spring Hill Mall Lots).

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 recommendations of the West Dundee Planning and Zoning Commission on the question of granting approval of a Final Redevelopment Plan for the Subject Property are hereby accepted and the approval is granted subject to the following conditions:

1. Compliance with documents including site plan as submitted with the Planning and Zoning Application;

2. Review and approval of engineering plans; and,
3. Compliance with all other applicable 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.

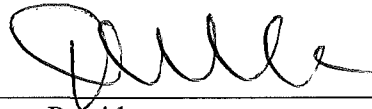
Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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.

AYES: Trustees Price, Hanley, Yuscka, Pflanz, Wilbrandt and Kembitzky

NAYS: None

Christopher Nelson



Village President

ATTEST:

Barbara Traver

Barbara Traver
Village Clerk

Passed: October 5, 2015

Approved: October 5, 2015

Published: October 5, 2015

Prepared by:

Village of West Dundee

Community Development Department

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West Dundee, IL 60118