

ORDINANCE 2022-22

**AN ORDINANCE APPROVING A FINAL PLANNED DEVELOPMENT (DEVELOPMENT PLAN)
AND FINAL PLAT OF SUBDIVISION FOR A TWO-BUILDING LIGHT INDUSTRIAL DEVELOPMENT BY
TDC ACQUISITIONS, LLC ON APPROXIMATELY 39 ACRES EAST OF ROUTE 31
WITHIN THE CANTERFIELD CORPORATE CAMPUS**

(Transwestern Development Company)

WHEREAS, The Village of West Dundee, Kane County, Illinois (the "*Village*"), is duly organized and validly existing home rule municipality pursuant to Article VII, Section 6(a) 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, TDC Acquisitions, LLC (the "*Petitioners*") filed a petition with the Village requesting approval of a Final Planned Development (Development Plan) and Final Plat of Subdivision for the purpose of constructing a two-building light industrial development in the Village of West Dundee on the property legally described as:

WHEREAS, the subject site is legally described as:

THAT PART OF THE NORTHEAST QUARTER, SECTION 34, AND THE NORTHWEST QUARTER, SECTION 35, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SPRINGS AT CANTERFIELD RECORDED MAY 26, 2017 AS DOCUMENT NUMBER 2017K027091; THENCE NORTH 10 DEGREES 50 MINUTES 22 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2, ALSO BEING THE EAST RIGHT OF WAY LINE OF CANTERFIELD PARKWAY, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 12 DEGREES 07 MINUTES 57 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 827.80 FEET; THENCE NORTH 45 DEGREES 30 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 164.32 FEET; THENCE NORTH 72 DEGREES 31 MINUTES 02 SECONDS EAST, A DISTANCE OF 1774.08 FEET; THENCE SOUTH 25 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 2779.38 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, ALSO BEING THE EASTERLY EXTENSION OF THE NORTH LINE OF FOX RIVER BUSINESS CENTER SUBDIVISION RECORDED SEPTEMBER 8, 1986 AS DOCUMENT NUMBER 1792354; THENCE SOUTH 89 DEGREES 39 MINUTES 57 SECONDS WEST, ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 1402.08 FEET; THENCE NORTH 79 DEGREES 55 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF FOX RIVER BUSINESS CENTER SUBDIVISION AND THE NORTH LINE OF LOT 3 IN DUN-EL AIRPORT ROAD AND ROUTE 31 SUBDIVISION RECORDED APRIL 16, 1998 DOCUMENT NUMBER 98K03169, A DISTANCE OF 1991.05 FEET TO A LINE 271.98 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE RIVER VALLEY MEMORIAL GARDENS UNIT 1 SUBDIVISION RECORDED JANUARY 6, 1961 AS DOCUMENT NUMBER 938111; THENCE NORTH 10 DEGREES 50 MINUTES 22 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 687.38 FEET TO THE SOUTH LINE OF LOT 2, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF CANTERFIELD PARKWAY; THENCE SOUTH 79 DEGREES 09 MINUTES 38 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 262.72 FEET TO THE POINT OF BEGINNING. CONTAINING 5,363,919 SQUARE FEET, (123.139 ACRES) MORE OR LESS. (the "*Property*").

WHEREAS, a Public Hearing was held by the West Dundee Planning and Zoning Commission on March 28, 2022 regarding a Special Use for a Planned Development, Variations from the Required 50' Transitional Buffer Abutting Residential Land Use, a Variation from the Maximum Permitted Principal Building

Height of 45', and a Preliminary Plat of Subdivision; and,

WHEREAS, on April 18, 2022, the President and Board of Trustees approved an Ordinance approving a Special Use for a Planned Development, Variations from the Required 50' Transitional Buffer Abutting Residential Land Use, a Variation from the Maximum Permitted Principal Building Height of 45'; and,

WHEREAS, on May 23, 2022, the West Dundee Planning and Zoning Commission reviewed the proposed Final Planned Development (Development Plan) and Final Plat of Subdivision and found them to be in conformance with the approved preliminary plans; and,

WHEREAS, the President and Board of Trustees have reviewed and have considered the findings of fact based upon the information and documentation presented at the meeting by the Petitioners to the West Dundee Planning and Zoning Commission.

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

Section 1: That the Final Planned Development (Development Plan) and Final Plat of Subdivision are hereby approved, subject to the following:

1. Compliance with documents submitted with the Planning and Zoning Application;
2. Subject to final approval of engineering plans, including approval of storm water plans, and resolution of the final lighting plan's scope and photometric levels, as approved by the Village Engineer; and,
3. Compliance with all other applicable Village codes and ordinances.

Section 2: That all requirements set forth in the Zoning Ordinance of the Village of West Dundee, shall be complied with, except as otherwise provided in this Ordinance.

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

Section 4: 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 6th day of June, 2022.

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

ATTEST:



Mary Jo Pape
Village Clerk



Christopher Nelson
Village President

Passed: 6th day of June 2022
Approved: 6th day of June 2022
Published: 6th day of June 2022

Prepared by:
Village of West Dundee
Economic Development Department
100 Carrington Drive
West Dundee, IL 60118