

Ordinance No. 17-47

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, ILLINOIS,
GRANTING DEVELOPMENT WAIVERS FOR 201 PENNY AVENUE**

WHEREAS, the Village of East Dundee, Kane and Cook Counties, Illinois (the “Village”) is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, Joseph Billitteri (“the Applicant”) has acquired certain property in the Village (“the Subject Property”) and desires to convert the existing office building into a residential apartment complex; and,

WHEREAS, in order to convert the Subject Property, the applicant desires that the Village grant certain development waivers; and,

WHEREAS, pursuant to Section 157.193 of the Village Code, following a determination by the Village Board (the “Corporate Authorities”) that a particular development and/or use would not endanger the health, safety and welfare of area residents, the Village Board is empowered to waive certain development regulations; and,

WHEREAS, an application was filed by the Applicant, requesting waivers from Section 57.101, curb and gutter requirements; Section 57.100, drive approach requirements; and Sections 157.149 and 158.04, landscaping requirements, for the real property described on Exhibit A attached hereto and made a part hereof (the “Subject Property”); and,

WHEREAS, pursuant to Section 157.193 of the Village Code, the Village Board has determined that the particular development will not endanger the health, safety and welfare of area residents.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois, as follows:

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That this Ordinance shall apply to the Subject Property legally described on Exhibit A attached hereto and made a part hereof.

Section 3: That a waiver from Section 57.101, curb and gutter requirements, is hereby granted for the Subject Property.

Section 4: That a waiver from Section 57.100, drive approach requirements, is hereby granted for the Subject Property to allow for an asphalt approach.

Section 5: That a waiver from Sections 157.149 and 158.04, landscaping requirements, is hereby granted for the Subject Property to permit and require the Proposed Landscape Plan attached hereto as Exhibit B and made a part hereof.

Section 6: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed this 11th day of Sep, 2017.

AYES: Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen

NAYS: Ø

ABSENT: Ø

Approved this 11th day of Sep, 2017.

[Signature]
Village President

Attest:

Katherine Hall
Village Clerk

Published in pamphlet form:

September¹², 2017

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

THAT PART OF LOT 11 OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ASSESSOR'S MAP OF THE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED FEBRUARY 21, 1865 IN BOOK OF MAPS 2, PAGE 137, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 259.7 FEET TO THE CENTER LINE OF STATE ROUTE 68; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 120 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 338.01 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE 143.07 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

Commonly known as: 201 Penny Avenue, East Dundee, IL 60118

PIN: 03-23-329-030

