

ORDINANCE NUMBER 22- 40

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AMENDING THE EAST DUNDEE ZONING ORDINANCE TO ADD A NEW SPECIAL USE IN THE R-4 GENERAL RESIDENCE DISTRICT FOR MATERNITY GROUP HOMES, ADD A DEFINITION FOR MATERNITY GROUP HOMES, AND ADD USE-SPECIFIC STANDARDS FOR MATERNITY GROUP HOMES

WHEREAS, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Immanuel Ev. Lutheran Church of Dundee, together with Redeeming Life Outreach Ministries ("Applicant") submitted an application to the Village for an amendment to Section 157 of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance"), to add a new special use in the R-4 General Residence District for maternity group homes, add a definition of maternity group homes, and add use-specific standards for maternity group homes (collectively the "Application"); and

WHEREAS, pursuant to notice published in accordance with the Zoning Ordinance, the Planning and Zoning & Historic Commission ("PZHC") of the Village held a public hearing on August 4; and

WHEREAS, after holding a public hearing on the Application, the PZHC recommended that the Village President and Board of Trustees approve the Application and amend the Zoning Ordinance per the Application; and

WHEREAS, the Village President and Board of Trustees have determined that it would best serve the public's health, safety and welfare to grant the Application and amend the Zoning Ordinance as requested in the Application;

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

SECTION 1: Incorporation. That each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Text Amendment. That the Application is granted, and the following text amendments are made to the Zoning Ordinance:

Amendment One:

The "Group living facilities" category in the "Allowable uses table" in Section 157.030(A)(1)(b)(3) of the Zoning Ordinance is amended to add a new row before "Senior citizen dwellings; subject to the provisions of § 157.030(A)(2)(b)," as follows: "Maternity group home, subject to the provisions of § 157.030(A)(2)," as a special use, and by adding an "S" for special use in the R-4 General Residence District column of the new row.

Amendment Two:

Section 157.003(B) of the Zoning Ordinance is amended to add a new definition of "maternity group home" which shall read as follows:

MATERNITY GROUP HOME. A community-based, adult-supervised transitional living arrangement that provides pregnant or parenting minors or adults and their children with a supportive and supervised living arrangement, in which such pregnant or parenting minors or adults are provided the opportunity to learn parenting skills, including child development, family budgeting, health and nutrition, and other skills to promote their long-term economic independence in order to ensure the well-being of their children.

Amendment Three:

Section 157.030(A)(2) of the Zoning Ordinance, titled "Use-specific standards," is amended by adding a new Section 157.030(A)(2)(f), titled "Maternity group homes," which shall read as follows:

1. No maternity group home development shall be located on a lot of less than 25,000 square feet in area per residential building.
2. No maternity group home development shall contain more than 6 bedrooms per residential building.
3. A maternity group home development may consist of one or more principal buildings otherwise complying with the provisions of the zoning district and special use.
4. The maternity group home development shall have common use kitchen and dining facilities.

SECTION 3: Severability. That if any Section, paragraph or provision of this

Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 4: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 5: Effect. That this Ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

PASSED this 22nd day of August, 2022 pursuant to a roll call vote as follows:

AYES: Kunze, Brittin, Treiber and Sauder

NAYES: Ø

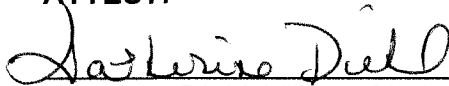
ABSENT: Mahony and Saviano

APPROVED by me this 22nd day of August, 2022.



Jeffrey Lynam, Village President

ATTEST:



Katherine Diehl, Village Clerk

Published in pamphlet form this 24 day of August, 2022, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on August 24, 2022.