

# UNOFFICIAL COPY

## Village of East Dundee

120 BARRINGTON AVENUE

Dundee, Illinois 60118

(708) 426-2822 94735332

JILL A YUCIUS, President

JANE E THEIS, Clerk

STATE OF ILLINOIS )  
COUNTY OF KANE )

DEPT-01 RECORDING \$35.50  
740911 TRAN 3449 08/19/94 16:11:00  
#6936 # RV #94-735332  
COOK COUNTY RECORDER

### CLERK'S CERTIFICATE

I, Jane E. Theis, Village Clerk of the Village of East Dundee, in the County of Kane and State of Illinois, do hereby certify that the foregoing is a true and correct copy of that certain Ordinance now on file in my office which is an ORDINANCE AUTHORIZING ZONING LAND NEWLY ANNEXED (ROAD MATERIALS CORPORATION PROPERTY) (86-05) which said Ordinance was passed by the Board of Trustees of the Village of East Dundee at a regular meeting held on the 21st day of April, 1986, at which meeting a quorum was present, and approved by the President of the Village of East Dundee on the 21st day of April, 1986.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of East Dundee was taken by Ayes and Nays and recorded in the Journal of the Proceedings of the Board of Trustees of the Village of East Dundee and that the result of said vote was as follows, to wit:

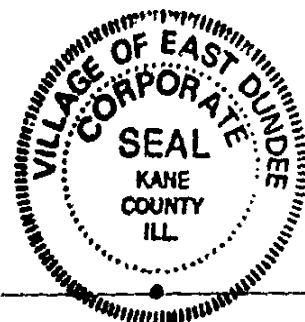
Ayes: Trustees: Rakow, Marvel, Kopp, Giomi, Bartels, Swanson.  
Nays: None.  
Absent: None.

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Village of East Dundee this 12th day of August, 1994.

*Jane E. Theis*  
Village Clerk

return to DOROTHY OKEMUS Village of East Dundee  
75 E. Wacker, Ste. 200  
Chicago, IL 60601



TRUSTEES

WM. C. BARTELS • ROBERT R. BENTLEY • RALPH BUHROW • ROBERT ALBRECHT • ROBERT D. SZALLA • GORDON ZAESKE

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RS

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ORDINANCE NO. 86 - 05

## AN ORDINANCE ZONING LAND NEWLY ANNEXED (ROAD MATERIALS CORPORATION PROPERTY)

WHEREAS, the land described in SECTIONS ONE, TWO AND THREE of this Ordinance has been newly annexed to the Village of East Dundee; and

WHEREAS, such land is the subject of an annexation agreement which provides that the Village would zone the land in accordance with that agreement; and

WHEREAS, prior to the annexation of the land and the entrance into the annexation agreement, all hearings required to be held before agencies of the Village took place pursuant to proper legal notice, including a hearing before the Zoning Board of Appeals of the Village of East Dundee, March 18, 1985 and a public hearing before the Village Board on April 7, 1986.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: THAT the following land be zoned F - Factory and Light Industrial pursuant to Chapter 23, Section 8, of the Municipal Code of the Village of East Dundee with use restricted to mining and mining related activities provided that upon cessation of mining activities, this parcel shall revert to "R-1 Residential District" and legally described on the attached Exhibit A, Parcel 5.

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SECTION TWO: THAT the following land be zoned F -Factory and Light Industrial District pursuant to Chapter 23; Section 8, of the Municipal Code of the Village of East Dundee for all permitted uses under said Zoning Ordinance except for the use of multiple family dwellings, and legally described on the attached Exhibit A, Parcel 3.

SECTION THREE: That the following land be zoned "F-Factory and Light Industrial District" for all permitted uses, including multiple family dwelling units, provided that no more than 1000 multiple family dwelling units, with an maximum density of ten (10) units per gross acre shall be constructed on this parcel and legally described on the attached Exhibit A, parcels 1, 2, and 4 and on Exhibit B.

SECTION FOUR: THAT the Village Clerk is hereby authorized to note the zoning grant made by this Ordinance upon the official zoning map of the Village.

SECTION FIVE: Severability. 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 SIX: Publication. That a full, true and complete copy of this ordinance shall be published within ten (10) days after passage in pamphlet form by authority of the Board.

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SECTION SEVEN: Repeal. All ordinances or parts thereof in conflict herewith be and the same are hereby repealed and this ordinance shall be in full force and effect forthwith upon its adoption, approval and publication as provided by law.

Adopted this 21st day of April, 1986,  
pursuant to a roll call vote as follows:

AYES: Rakow, Marvel, Kopp, Giomi, Bartels, Swanson.

NYES: None


ABSENT: None

Approved by me this 21st day of April, 1986.

  
\_\_\_\_\_  
President

Published in pamphlet form this 22nd day of April under  
the authority of the President and Board of Trustees.

Attest:

  
\_\_\_\_\_  
Village Clerk

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## EXHIBIT A

### SEPARATE PARCEL 1

That part of the Southwest Quarter of Section 30 lying northerly of the north right of way line of Illinois State Route 72 and commonly known as New Higgins Road and Westerly of the Easterly right of way of Healy Road (except the West one hundred ninety (190) feet thereof and except that part conveyed to the Department of Public Works and Buildings of the State of Illinois by Document 12378247 recorded October 5, 1939 for highway purposes described as follows: that part of the South West quarter of said Section described as being a strip of land sixty six (66) feet in width running from the Northerly right of way line of the proposed Dual highway of State Bond Issue, Route 63 to the center line of Higgins Road as now traveled, center line of said sixty six (66) foot strip being described as follows: Commencing at the South West corner of Section thirty (30), thence North along the West line of said Section, a distance of one thousand four hundred twelve and seventy three one hundredths (1,412.73) feet to a point, thence South Easterly along a line which makes an angle of fifty nine (59) degrees one (1) minute from the South to the South East with said West line a distance of one hundred nine and fifty nine one hundredths (109.59) feet to a point, said line being said Northerly right of way line of the proposed Dual Highway; thence South Easterly along a curve convex to the South West having a radius of ten thousand seventeen and six one hundredths (10,017.06) feet and tangent to the last described course, said curve being said Northerly right of way line of proposed Dual Highway, a distance of seven hundred sixty two and two tenths (762.2) feet to the point of beginning; thence North Easterly along a line, a distance of two hundred forty five and eleven one hundredths (245.11) feet to a point in the aforesaid center line of Higgins Road as now traveled, said point being eight hundred ninety four and fifty one hundredths (894.51) feet from aforesaid West line of said Section thirty (30) as measured along said center line of Higgins Road, in Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

### SEPARATE PARCEL 2

That part of the following described parcel lying Northerly of the North right of way line of Illinois State Route 72, and commonly known as New Higgins Road: The North East quarter of the South East quarter and the East half of the North East quarter of Section thirty-six (36), Township forty-two (42) North, Range eight (8) East of the Third Principal Meridian, also part of Section twenty-five (25) in Township and Range aforesaid bounded and described as follows, to-wit: Beginning at a point on the South line of said Section twenty-five (25), said point being the North West corner of the North East quarter of the North East quarter of Section thirty-

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six (36) in Township and Range as aforesaid, thence North eighty (80) degrees twenty-three (23) minutes West nine hundred forty-eight and five tenths (948.5) feet, thence North no (0) degrees fourteen (14) minutes West nine hundred twenty-five and nine tenths (925.9) feet, thence South eighty-one (81) degrees twelve (12) minutes East one thousand four hundred forty-seven and three tenths (1,447.3) feet, thence North four (4) degrees twenty-two minutes East two thousand three hundred sixty five (2,365) feet, thence South eighty (80) degrees nineteen (19) minutes East six hundred sixty-seven and nine tenths (667.9) feet to the East line of said Section twenty-five (25), thence South on said section line three thousand eighty-five and three tenths (3,085.3) feet to the South line of said Section twenty-five (25), thence West on said section line to the point of beginning, in Dundee Township, Kane County, Illinois.

## SEPARATE PARCEL 3

That part of the following described parcel lying Southerly of the South right of way line of Illinois State Route 72, and commonly known as New Higgins Road: The North East quarter of the South East quarter and the East half of the North East quarter of Section thirty-six (36), Township forty-two (42) North, Range eight (8) East of the Third Principal Meridian, also part of Section twenty-five (25) in Township and Range as aforesaid bounded and described as follows, to-wit: Beginning at a point on the South line of said Section twenty-five (25), said point being the North West corner of the North East quarter of the North East quarter of Section thirty-six (36) in Township and Range as aforesaid, thence North eighty (80) degrees twenty-three (23) minutes West nine hundred forty-eight and five tenths (948.5) feet, thence North no (0) degrees fourteen (14) minutes West nine hundred twenty-five and nine tenths (925.9) feet, thence South eighty-one (81) degrees twelve (12) minutes East one thousand four hundred forty-seven and three tenths (1,447.3) feet, thence North four (4) degrees twenty-two minutes East two thousand three hundred sixty five (2,365) feet, thence South eighty (80) degrees nineteen (19) minutes East six hundred sixty-seven and nine tenths (667.9) feet to the East line of said Section twenty-five (25), thence South on said section line three thousand eighty-five and three tenths (3,085.3) feet to the South line of said Section twenty-five (25), thence West on said section line to the point of beginning, in Dundee Township, Kane County, Illinois.

## SEPARATE PARCEL 4

That part of the South East 1/4 of Section 13 and part of the North East 1/4 of Section 24, all in the Township 42 North, Range 8, East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of the South East 1/4 of Section 13, 1299 feet North of the South East corner thereof; thence South 000 degrees, 27 minutes, 00 seconds West along the East line

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of said South East 1/4 1299 feet to the South East corner of said South East 1/4; thence South 000 degrees, 06 minutes, 00 seconds West along the East line of the North East 1/4 of said Section 24, 1348.1 feet to the Northerly line of said State Route No. 63; thence South 073 degrees, 20 minutes, 00 seconds West along said Northerly line 715.2 feet; thence Southwesterly along said Northerly line along a curve to the right 673.5 feet; thence North 002 degrees, 45 minutes, 00 seconds East 3024 feet to a point North 088 degrees, 42 minutes, 00 seconds West from the point of beginning; thence South 088 degrees, 42 minutes, 00 seconds East 1209.9 feet to the point of beginning (except therefrom that part of the North East 1/4 of said Section 24, described as follows: Beginning on the East line of said Quarter on the North right of way line of the State of Illinois Highway Route 63; thence North 650 feet along the East line of said Quarter; thence West 250 feet perpendicular to said East line; thence South 756.34 feet parallel with said East line and to said right of way line; thence Northeasterly 365.80 feet along said right of way line to point of beginning); in the Township of Dundee, Kane County, Illinois.

## SEPARATE PARCEL 5

The South half of Lot 1 and the South 5 acres of the North half of said Lot 1 (except that part of said Lot 1 and of said South 5 acres lying Southeasterly of the Northwesterly right of way line of Healy Road) in the Northwest Quarter of Section 30, Township 42 North, Range 9 East of the Third Principal Meridian in Cook County, Illinois. Also the South half of Lot 2 and the South 5 acres of the North half of said Lot 2 (except that part of said Lot 2 and of said South 5 acres lying Southeasterly of the Northwesterly right of way line of Healy Road) in the Northwest Quarter of Section 30, Township 42 North, Range 9 East of the Third Principal Meridian in Cook County, Illinois. Excepting the West 190.0 feet of the South half of said Lot 2 and Also excepting the West 190.0 feet of South 5 acres of the North half of said Lot 2 conveyed to the Commonwealth Edison Company by Document No., 18454231, recorded April 10, 1962.

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## EXHIBIT B

### SEPARATE PARCEL 1

That part of the East half of Section 24, Township 42 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the Southeast corner of said Section 24; thence South 89 degrees 30 minutes West along the South line of said Section 1514.7 feet; thence North 2 degrees 06 minutes East 3006.4 feet to a point 451.1 feet Southerly (measured along the last described line extended) from the Southerly line of State Route No. 63; thence South 87 degrees 54 minutes East 234 feet; thence North 2 degrees 06 minutes East 478.9 feet to the Southerly line of said State Route 63; thence Northeasterly along said Southerly line to the East line of said Section; thence South along said East line to the point of beginning, in the Township of Dundee, Kane County, Illinois.

### SEPARATE PARCEL 2

That part of the North East quarter of Section 25, Township 42 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the North East corner of said Section; thence South on the Section line 28 chains; thence North 80 1/2 degrees West, 15.09 chains more or less, to the South East corner of premises conveyed to James X. Smith by deed dated February 3, 1881, and recorded in Book 200, page 253, as Document 13594; thence North along said Smith's East line to the North line of said Section 25; thence East along the Section line 14.93 chains more or less, to the point of beginning, in Kane County, Illinois.

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