

VILLAGE OF SOUTH ELGIN

ORDINANCE 2025-23

AN ORDINANCE RESCINDING ORDINANCE 2020-08 GRANTING
A SPECIAL USE PERMIT FOR THE PROPERTY
COMMONLY KNOWN AS 740 SCHNEIDER DRIVE
IN THE VILLAGE OF SOUTH ELGIN, ILLINOIS

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF SOUTH ELGIN
THIS 16TH DAY OF JUNE, 2025

Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of South Elgin
Kane County, Illinois, this
16th day of June, 2025

ORDINANCE NO. 2025 - 23

AN ORDINANCE RESCINDING ORDINANCE 2020-08 GRANTING
A SPECIAL USE PERMIT FOR THE PROPERTY
COMMONLY KNOWN AS 740 SCHNEIDER DRIVE
IN THE VILLAGE OF SOUTH ELGIN, ILLINOIS

WHEREAS, the Village of South Elgin, County of Kane, State of Illinois has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs, including the use of land within its corporate boundaries, and to protect the public health, safety, and welfare of its citizens; and

WHEREAS, by Ordinance No. 2020-08 dated March 16, 2020, the Village granted a Special Use Permit for the Property commonly known as 740 Schneider Drive, said property being legally described in Exhibit A attached hereto and incorporated herein (the “Property”); and

WHEREAS, the last inspection of any construction of the improvements was on 11/30/22 and the last building permit—issued 8/31/23—has expired; and

WHEREAS, as of May 31, 2025, the Owner has neither renewed its building permit to construct the improvements for which the special use was granted nor has the Owner applied to the Zoning Administrator for any extension of time to prosecute the work necessary to commence the special use; and

WHEREAS, in such circumstances and pursuant to Section 156.03(C)(3)(f), the special use previously granted shall expire; and

WHEREAS, the Village hereby finds that it is in the best interest of the Village to rescind Ordinance No. 2020-08 and the special use permit previously granted in order to achieve various beneficial goals, including, without limitation, the highest and best use of property within the Village.

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

SECTION ONE: The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION TWO: Ordinance No. 2020-08 is hereby rescinded.

SECTION THREE: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION FOUR: All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

APPROVED AND ADOPTED by the Board of Trustees of the Village of South Elgin this 16th
day of June, 2025, pursuant to roll call vote as follows:

AYES: Breunlin, Lieser, Merritt, and Richmond (4)

NAYS: (0)

ABSENT: Barconi and Kolodziej (2)

ABSTAIN: (0)

APPROVED this 16th day of June, 2025.



Steven Ward, Village President

ATTEST:



Pam Blair, Municipal Clerk



4821-6179-7964, v. 1

O 2025-23

EXHIBIT A
Legal Description

740 Schneider Drive, South Elgin, IL 60177

LOTS 1 AND 5 OF SOUTH ELGIN INDUSTRIAL PARK, UNIT 3, IN THE VILLAGE OF SOUTH ELGIN,
KANE COUNTY, ILLINOIS.

PINs: 06-26-303-008 and 06-26-303-009

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of South Elgin, Kane County, Illinois, and that the foregoing is a true and exact copy of Ordinance 2025-23 enacted on June 16, 2025 and approved June 16, 2025 as the same appears from the official records of the Village of South Elgin.


Pam Blair, Village Clerk

