

ORDINANCE NUMBER 04 - 27

**ORDINANCE GRANTING A VARIATION
FOR THE PROPERTY COMMONLY KNOWN AS
110 NORTH STREET, EAST DUNDEE, ILLINOIS**

WHEREAS, the Planning and Zoning Commission (herein the "Commission") of the Village of East Dundee, pursuant to notice, held a hearing on July 8, 2004, on Petition No. P/Z-04-06-02 requesting a variation for the property commonly known as 110 North Street, East Dundee, Illinois, for the following:

Variation sought:

A variation to the permitted side yard in the R-3 residential district setbacks as follows: (a) total combined side yard setback reduced from 20 feet to 10.66 feet; and (b) west side yard reduced from minimum of 8 feet to 2 feet. to permit garage to be relocated.

WHEREAS, pursuant to said hearing, the Commission adopted specific Findings of Fact concerning the application of zoning standards and variation standards for this subject property by a vote of 7 ayes, 1 nays, and 0 absent and recommended that the variation be granted.

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 One. That the Findings of Fact of the Commission are hereby approved and adopted and that a variation be approved to the permitted side yard setbacks in the R-3 residential district as follows: (a) total combined side yard setback reduced from 20 feet to 10.66 feet; and (b) west side yard reduced from minimum of 8 feet to 2 feet. to permit garage to be relocated for the property commonly known as 110 North Street, East Dundee, Illinois.

Section Two. 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 Three. Repeal. All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

Section Four. Publication. This ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

Adopted this 2nd day of August, 2004, pursuant to a roll call vote as follows:

AYES: Zaeske, Bartels, Schock, Van Ostenbridge, Scarpelli

NAYES: None

ABSENT: Ruffalo

Approved by me this 2nd day of August, 2004.

Roger Ahrens
ROGER AHRENS, President

Published in pamphlet form this 4th day of August, 2004, under the authority of the President and Board of Trustees.

ATTEST:

Jane E. Theis
JANE THEIS, Village Clerk

Recorded in the Village Records on August 4th, 2004.

