

Ordinance No. 17-34

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AMENDING THE EAST DUNDEE ZONING ORDINANCE TO AMEND THE REAR YARD SETBACK IN THE B-1 DOWNTOWN BUSINESS DISTRICT**

**WHEREAS**, the Village of East Dundee, Cook and Kane 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**, pursuant to Title 15, Chapter 150 of the East Dundee Zoning Chapter the regulations imposed and districts created under the authority of the home-rule East Dundee Zoning Ordinance may be amended; and,

**WHEREAS**, pursuant to Section 150.03(J) of the East Dundee Zoning Chapter the Village filed an application to reduce the requirement in Section 157.051(G)(3) of the rear yard setback in the B-1 Downtown Business District from twenty feet to zero feet; and,

**WHEREAS**, notice of a public hearing before the Planning and Zoning Commission on the amendment was duly published in a newspaper of general circulation in the Village; and,

**WHEREAS**, the Planning and Zoning Commission convened and held a public hearing on June 8, 2017, on the question of the application for a text amendment; and,

**WHEREAS**, the Planning and Zoning Commission adopted findings of fact and made a recommendation to approve the proposed text amendment; and,

**WHEREAS**, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendation.

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

**Section 2:** That Section 157.051(G)(3) of the East Dundee Zoning Chapter be and is hereby amended by amending the rear yard setback in the B-1 Downtown Business District as follows:

"(3) Rear yard or setback: zero feet (0.0') unless the property is adjacent to a residential district then the rear yard or setback shall be eight feet (8.0')"

**Section 3:** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

ADOPTED this 19<sup>th</sup> day of June, 2017 pursuant to a roll call vote as follows:

AYES: Trustees Selep, Wood, Hall and Andresen

NAYS: Trustee Lynam

ABSENT: Trustee Mahony

APPROVED by me this 19<sup>th</sup> day of June, 2017



Village President

Attest:

Stefano Hall  
Village Clerk

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