

ORDINANCE NUMBER 19 - 13

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS APPROVING A VARIATION FOR FRONT YARD
SETBACK FOR THE PROPERTY AT 811 E. MAIN STREET

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, Billitteri Enterprises ("Applicant") is the owner of the property located at 811 E. Main Street, East Dundee, Illinois, legally described in Section 2 below ("Subject Property"); and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Section 157.036(A)(6) of the Village of East Dundee Zoning Ordinance ("Zoning Ordinance") that requires buildings within the R-5 Multiple Dwelling Residential District to have a front yard that is not to be less than thirty-five feet (35') in depth with regard to the Subject Property ("Application") to allow for a front yard setback of twenty feet (20') on the Subject Property, as depicted and described in the Application ("Project"); and

WHEREAS, pursuant to Section 157.207 of the Zoning Ordinance, and the Village's home rule authority, the President and Board of Trustees of the Village (collectively the "Corporate Authorities") may provide for and allow variances to the requirements of the Zoning Ordinance when there are practical difficulties or a particular hardship with the strict compliance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission of the Village convened and held a public hearing on April 4, 2019 to consider the Application pursuant to notice; and

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 157.207 of the Zoning Ordinance and made a recommendation to [approve / deny] the Application; and

WHEREAS, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission and find it to be in the best interests of the health, safety and welfare of its residents to approve the Application and to allow the requested variation relative to the Project;

NOW, THEREFORE, BE IT ORDAINED by the Village 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: Variation. That the Corporate Authorities hereby grant the Application for the Subject Property, legally described as:

PART OF THE EAST HALF OF THE SE QUARTER OF SECTION 23, AND PART OF THE EAST HALF OF THE NE QUARTER OF SECTION 26, ALL IN TOWNSHIP 42 N, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOW:

BEGINNING AT THE SOUTHEASTERLY CORNER OF FOX RIVER BLUFFS UNIT NO. 1, BEING ALSO A POINT ON THE CENTER LINE OF STATE ROUTE 72; THENCE NORTHERLY ALONG THE EAST LINE OF SAID FOX RIVER BLUFFS UNIT NO.1, A DISTANCE OF 372.27 FEET TO AN ANGLE IN SAID EAST LINE; THENCE CONTINUING NORTHERLY ALONG SAID EAST LINE, BEING ALSO THE EAST LINE OF NORTH GATE MANOR UNIT NO. 1, WHICH FORMS AN ANGLE OF 00 DEGREES 45 MINUTES 01 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 320.31 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 158.65 FEET; THENCE SOUTHERLY A DISTANCE OF 776.92 FEET TO A POINT ON THE CENTER LINE OF STATE ROUTE NO. 72 THAT IS 175.00 FEET SOUTHEASTERLY OF (MEASURED ALONG SAID CENTER LINE) THE PLACE OF BEGINNING; THENCE NORTHWESTERLY, ALONG THE CENTER LINE OF STATE ROUTE NO. 72, A DISTANCE OF 175.00 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

with Property Index Numbers 03-23-479-003, 03-26-227-011, and a variation from Section 157.036(A)(6) of the Zoning Ordinance is approved for the Project on the Subject Property, and the Subject Property may have a reduced front yard setback of twenty feet (20') as depicted in the Application. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development of the Subject Property.

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.

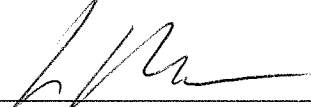
PASSED this 8th day of April, 2019 pursuant to a roll call vote as follows:

AYES: Trustees Selep, Wood, Hall, Mahony and Andresen

NAYES: 0

ABSENT: Trustee Lynam

APPROVED by me this 8th day of April, 2019.



Lael Miller, Village President

ATTEST:



Katherine Holt, Village Clerk

Published in pamphlet form this 9th day of April, 2019, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on April 9, 2019.