

Ordinance No. 15-39

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, ILLINOIS,
GRANTING A SIDE AND REAR YARD VARIANCE FOR THE PROPERTY AT
310 EAST FIRST STREET**

WHEREAS, the Village of East Dundee, Kane and Cook 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 Section 157.207(B)(3) the President and Board of Trustees of the Village (the “Corporate Authorities”) may provide for and allow variances to provide relief from the requirements of the East Dundee Zoning Ordinance (the “Zoning Ordinance”) when there are practical difficulties or a particular hardship with the strict compliance with the Zoning Ordinance; and,

WHEREAS, An application was filed by Cinthia Thornton (the “Applicant”), requesting a variance from Section 157.034(B)(5)(B)(1) to reduce one side yard from 6 feet to 3 feet and from Section 157.034(B)(5)(c) to reduce the rear yard setback from 30 feet to 9.3 feet to allow an addition to an existing garage with respect to the real property described in Section 1 herein (the “Subject Property”); and

WHEREAS, notice of a public hearing on said application was published in a newspaper having general circulation within the Village, all as required by the State statutes and the ordinances of the Village; and,

WHEREAS, pursuant to said notice, the Planning and Zoning Commission of the Village conducted a public hearing on August 13, 2015, on said application in accordance with the State statutes and the ordinances of the Village; and,

WHEREAS, the Planning and Zoning Commission made the required written Findings of Fact finding that the variations met the standards in Section 157.207(C) of the Zoning Ordinance and recommended that the variance be granted; and,

WHEREAS, the Corporate Authorities of the Village of East Dundee have received and considered the recommendation of the Planning and Zoning Commission.

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 1: That this Ordinance shall apply to the Subject Property legally described as:

Lot 5 in Block 7 of Mary E. Carpenters Addition to Carpentersville and East Dundee, in the Village of East Dundee, Kane County Illinois,
PIN: 03-22-285-006,
commonly known as 310 East First Street, East Dundee, Illinois.

Section 2: That subject to the conditions set forth in Section 3 hereof,- variations pursuant to Section 157.207(B)(3) of the Zoning Ordinance to allow one side yard to be reduced from 6 feet to 3 feet and the rear yard to be reduced from 30 feet to 9.3 feet is hereby granted for the Subject Property.

Section 3: That the variation shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A. The site plan survey prepared by Dundee Engineering last dated October 29, 1991 showing the variances for the construction of an addition to the garage attached hereto and made a part hereof as Exhibit A, and
- B. The garage addition shall be constructed to match the existing garage.

Section 4: That ordinances or parts of ordinances in conflict with the provisions hereof, are hereby repealed to the extent of such conflict.

Section 5: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

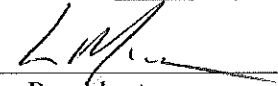
Passed this 17th day of August, 2015.


AYES: Trustees Skillicorn, Lynam, Hall and President Miller

NAYS: Ø

ABSENT: Trustees Gorman, Selep and Wood

Approved this 17th day of August, 2015.


Village President

Attest: 
Village Clerk

Published in pamphlet form:
August 25, 2015