

Ordinance No. 15-50

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, ILLINOIS, DENYING A HEIGHT VARIANCE FOR THE PROPERTY AT 110 NORTH RIVER 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 River St. LLC (the “Applicant”), requesting a variance from Section 157.051(I) to increase the building height from 40 feet and 3 stories to 52 feet and 4 stories 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 December 10, 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 variation did not meet the standards in Section 157.207(C) of the Zoning Ordinance and recommended that the variance be denied; 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:

Lots 3 and 4 and Lot 5 (except the west 30 feet) in Block 2 of the plat of Dundee, in the Village of East Dundee, Kane County Illinois,
PIN: 03-23-320-001,
commonly known as 110 North River Street, East Dundee, Illinois.

Section 2: That the variation requested from Section 157.051(I) of the Zoning Ordinance to increase the building height from 40 feet and 3 stories to 52 feet and 4 stories is hereby denied for the Subject Property.

Section 3: 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 14th day of December, 2015.

AYES: Trustees Gorman, Lynam, Skillicorn, Selep, Wood and Hall


NAYS: Ø

ABSENT: Ø

Approved this 14th day of December, 2015.

[Signature]
Village President

Attest:



Village Clerk

Published in pamphlet form:

December 15, 2015