

ORDINANCE 19-23

**ORDINANCE OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS
APPROVING AN AMENDMENT TO TITLE 10 OF THE WEST DUNDEE
MUNICIPAL CODE ADDRESSING ACCESSORY BUILDING AND STRUCTURES**

WHEREAS, the Village of West Dundee, Kane County, Illinois (the "Village") is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and as such has the power and authority to perform any function pertaining to its government and affairs and to promote the health, safety and welfare of its citizens; and,

WHEREAS, West Dundee's Zoning Ordinance includes district regulations for setback of accessory buildings and structures; and

WHEREAS, the Village President and Board of Trustees have reviewed the provision of the Ordinance and determined that modification is needed to Section 10-3-9-C(2).

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of West Dundee, Kane County, Illinois, as follows:

SECTION 1. Title 10, Chapter 3, Section 10-3-9-C(2) of the Village Zoning Regulations be amended as follows:

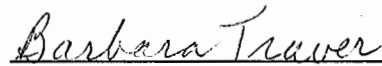
2. An accessory building or structure shall not be located in a required front yard ~~or a required side yard~~. An accessory building or structure shall not be located less than one hundred feet (100') from a front lot line in the RE-1 district, seventy five feet (75') in the RE-2 and RE-3 districts and fifty feet (50') from a front lot line in all other districts, except for a fence, which is regulated by section 9-1A-7 of this code, or an accessory motor vehicle storage structure located on corner lot in the R-3 district, which due to size limitation of the lot cannot meet the fifty foot (50') front setback requirement may be located in the front yard setback but not closer to the front lot line than the principal structure, not between the principal structure and the street and no less than twenty one feet (21') from the sidewalk. In no event shall an accessory building have a front yard of less than the actual front yard of the principal building located on said lot.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law and after publication in pamphlet form pursuant to the authority of the Board of Trustees.


APPROVED and PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois, and approved by the President of said Village this 7th day of October, 2019.

AYES: Trustees Price, Hanley, Yuscka, Anderley and Kembitzky
NAYES: None
ABSENT: None
ABSTAIN: Trustee Wilbrandt

ATTEST:



Barbara Traver
Village Clerk



Christopher Nelson
Village President

PASSED: October 7, 2019

PUBLISHED: October 8, 2019

Prepared by:

Village of West Dundee
Community Development Department
100 Carrington Drive
West Dundee, IL 60118