

ORDINANCE 14-23

**AN ORDINANCE GRANTING VARIANCES FROM THE
WEST DUNDEE ZONING ORDINANCE
FOR PROPERTY LOCATED AT
303 North Seventh Street
West Dundee, Illinois**

WHEREAS, The Village of West Dundee, Kane County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6 of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, The Village of West Dundee has been requested by a petition signed by Steven & Sherri Riggs for variances from the West Dundee Zoning Ordinance to allow for the demolition and new construction of a motor vehicle storage in the required front yard and to allow a second motor vehicle storage and driveway on a lot; and

WHEREAS, a Public Hearing was held by the West Dundee Planning and Zoning Commission, after due notice in the manner provided by law; and

WHEREAS, the West Dundee Planning and Zoning Commission, after deliberation, has made a report and recommended the granting of said zoning variations from the West Dundee Zoning Ordinance; and

WHEREAS, the Village Board has considered the findings of fact, based upon the evidence presented at the public hearing, presented to the West Dundee Planning and Zoning Commission by the petitioners.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES, VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS, as follows:

Section 1: That variations from Section 10-3-9-C2 *Conformance* and 10-3-9-E *Accessory Motor Vehicle Storage* of the West Dundee Municipal Code be and are hereby granted allowing demolition and new construction of a detached accessory motor vehicle storage in the required front yard, and allowing two accessory motor vehicle storage structures and driveways on the following described parcel of property.

LOT 5 IN BLOCK 22 OF THE PLAT ENTITLED "DUNDEE" ON THE WEST SIDE OF FOX RIVER, IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS
Said property is commonly described as: 303 North Seventh Street, West Dundee, IL

Section 2: That all requirements set forth in the Zoning Ordinance of the Village of West Dundee, as would be required by any owner of property zoned in the same manner as the Subject Property shall be complied with, except as otherwise provided in this Ordinance.

Section 3: The findings and recommendations of the West Dundee Planning and Zoning Commission on the question of granting the variations for the Subject Property are hereby accepted and the variations are granted subject to the following conditions for approval:

1. Compliance with site plan drawing as submitted with the Planning & Zoning Application.
2. Submittal of plans and specifications for detached garage for permit.
3. No additional encroachment into the required front yards.
4. Compliance with all other applicable codes and ordinances.

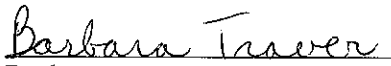
Section 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

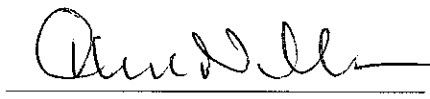
Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6 That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publication is hereby authorized) as provided by law.

AYES: Trustees Price, Yuscka, Pflanz, Wilbrandt and Kembitzky
NAYS: None
ABSENT: Trustee Hanley

ATTEST:


Barbara Traver
Village Clerk


Christopher Nelson
Village President

Passed: 8/4/2014
Approved: 8/4/2014
Published: 8/4/2014

Prepared by:
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