

**ORDINANCE No. 2019 - 29**

**AN ORDINANCE REZONING PROPERTY LOCATED AT  
16N560 HIGHLAND DRIVE AND AMENDING THE OFFICIAL ZONING MAP  
OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS**

WHEREAS, The Village of West Dundee, Kane County, Illinois (the "Village"), is a home rule municipality pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and,

WHEREAS, Marcella Vesely, owner of the property commonly known as 16N560 Highland Drive (the "Subject Property") submitted a petition to the Village of West Dundee requesting rezoning of the Subject Property from RE-1 Residential-Estate Dwelling District to R-1 Single-Family Detached Dwelling District. The Subject Property is legally described as:

*Lot 4 in County View Highlands Subdivision, First Addition, being a subdivision of part of the Northeast Quarter of Section 19, Township 42 North, Range 8 East of the Third Principal Meridian, and also, all that part of Highland Drive lying between the North and South lines of Lot 4, extended Easterly, in Dundee Township, Kane County, Illinois; and*

WHEREAS, a Public Hearing on the petition was held by the West Dundee Planning & Zoning Commission on November 25, 2019 after due notice in the manner provided by law; and

WHEREAS, the West Dundee Planning & Zoning Commission, after deliberation, has made a report and recommended the granting of said change in zoning; and

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

Section 1: The recommendation of the West Dundee Planning & Zoning Commission to grant the petition to rezone the Subject Property is hereby accepted and the Subject Property is hereby rezoned from RE-3 Residential-Estate Dwelling District to R-1 Single-Family Detached Dwelling District.

Section 2: That the Official Zoning Map of the Village is hereby amended to reflect the foregoing change in the zoning classification of the Subject Property.

Section 3: 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 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, Hanley, Yuscka, Anderley, Wilbrandt and Kembitzky  
NAYS: None  
ABSENT: None  
ABSTAIN: None

Christopher Nelson



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Village President

ATTEST:  
Barbara Traver



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Village Clerk

Passed: December 2, 2019  
Approved: December 3, 2019  
Published: December 3, 2019

Prepared by:  
Village of West Dundee  
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