

ORDINANCE 2021-22

AN ORDINANCE REZONING THE PROPERTY LOCATED AT 617 WEST MAIN STREET 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, the Village of West Dundee has been requested by a petition signed by Mr. James P. Harris, property owner, to rezone from O Office to R-3 Single Family Detached Dwelling District for the property commonly known as 617 West Main Street and legally described as:

Lot 5 and the West 10 feet of Lot 4 in Block 7 of the Plat of Dundee, in the Village of West Dundee, Kane County, Illinois

WHEREAS, a Public Hearing was held by the West Dundee Planning and Zoning Commission on July 26, 2021 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 change in zoning; and

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

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 and Zoning Commission to grant the petition to rezone the Subject Property is hereby accepted and the Subject Property is hereby rezoned from O Office District to R-3 Single Family Detached Dwelling District.

Section 2: That the Official Zoning Map of the Village of West Dundee, Kane County, Illinois is hereby amended to reflect the foregoing change in 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.

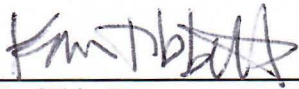
PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois, and approved by the President of said Village this 2nd day of August, 2021.

AYES: Trustees Price, Yuscka, Haley, Alopogianis, Anderley and Wilbrandt
NAYS: None
ABSENT: None



Christopher Nelson
Village President

ATTEST:



Kim Tibbetts
Deputy Village Clerk

Passed: August 2, 2021
Approved: August 2, 2021
Published: August 3, 2021

Prepared by:
Village of West Dundee
Community Development Department
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West Dundee, IL 60118