

ORDINANCE 2018-15

**AN ORDINANCE AMENDING TITLE 10 ZONING REGULATIONS
OF THE MUNICIPAL CODE ADDRESSING THE DEFINITION OF FLOOR AREA RATIO**

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 President and Board of Trustees have reviewed existing definition of the floor area ratio (FAR) and have considered a text amendment to the West Dundee Municipal Code; and

WHEREAS, the President and Board of Trustees have carefully considered the information presented and the potential impact such text amendment would have on individual properties and the community as a whole and have determined that the benefits provided by these changes will outweigh any potential adverse impacts and therefore would be in the best interest of the Village; and

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: That Title 10 Zoning Regulations of the Municipal Code, be amended per Exhibit A attached to this Ordinance.


SECTION 2: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged in any Court of competent jurisdiction to be invalid, such judgment shall not effect, impair, invalidate or nullify the remainder thereof, which remainder shall remain in full force and effect.

SECTION 3: This ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publications 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 6th day of August, 2018.

AYES: Trustees Price, Anderley, Wilbrandt and Kembitzky
NAYES: Trustee Hanley
ABSENT: Trustee Yuscka

ATTEST:


Barbara Traver
Village Clerk


Christopher Nelson
Village President

PASSED: August 6, 2018
PUBLISHED: August 6, 2018

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

EXHIBIT A

10-2-1: DEFINITIONS:

FLOOR AREA RATIO: A calculation of the size of a principal structure in relation to the lot upon which it sits. The floor area ratio is calculated by dividing the total floor area of a structure by the total area of the lot. Covered porches and accessory motor vehicle storage structures (attached and detached) shall be exempt from the floor area ratio.