

ORDINANCE 2013-10

**AN ORDINANCE GRANTING A VARIANCE FROM THE
WEST DUNDEE ZONING ORDINANCE
FOR PROPERTY LOCATED AT
1103 BARBER COURT, WEST DUNDEE, ILLINOIS**

WHEREAS, THE VILLAGE OF WEST DUNDEE has been requested by a petition signed by Katherine Murray for a variance from the West Dundee Zoning Ordinance to allow for the construction of a three season room building addition in the required rear yard; 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 Planning and Zoning Commission, after deliberation, has made a report and recommended the granting of said zoning variation 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 a variation from Section 10-12-5F1 of the West Dundee Municipal Code be and is hereby granted on the following described parcel of property: Lot 202 in Hill Subdivision Unit No. 2, being a subdivision of part of the North Half of Section 21, Township 42 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded June 16, 1989 as Document No. 1979385, as amended by affidavits of correction recorded November 9, 1990 as document number 90K58945, May 10, 1991 as document number 94K9669, in Kane County, Illinois.

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 Planning and Zoning Commission on the question of granting the variation for the Subject Property are hereby accepted subject to the following conditions for approval:

1. Compliance with drawings submitted by Katherine Murray as attached for a three season room with screens only.
No future conversion of the area to year round living.
2. No additional encroachment into the required rear yard.
3. 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.

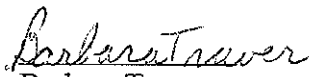
Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

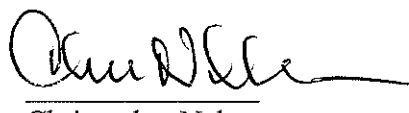
Section 6: That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publication is hereby authorized as provided by law.

AYES: Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka

NAYS: None

ATTEST:


Barbara Traver
Village Clerk


Christopher Nelson
Village President

Passed: May 6, 2013

Approved: May 6, 2013

Published: May 6, 2013

Prepared by:

Village of West Dundee

100 Carrington Drive

West Dundee, IL 60118