

ORDINANCE 14-15

**AN ORDINANCE GRANTING A VARIANCE FROM THE
WEST DUNDEE ZONING ORDINANCE
FOR PROPERTY LOCATED AT
313 S. Third Street
West Dundee, Illinois**

WHEREAS, THE VILLAGE OF WEST DUNDEE has been requested by a petition signed by Elizabeth Gussis for a variance from the West Dundee Zoning Ordinance to allow for the height of an attached garage to be increased; 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 Zoning Board of Appeals, 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 Zoning Board of Appeals 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 10-3-9-E Accessory Motor Vehicle Storage of the West Dundee Municipal Code be and is hereby granted allowing the maximum height of an attached garage to be increased from twenty-four (24) to twenty-six (26) feet on the following described parcel of property.

THE NORTH 1/2 OF LOTS 6 AND 7 IN BLOCK 18 OF JOSEPH RUSSELL'S ADDITION TO THE VILLAGE OF WEST DUNDEE, SITUATED IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS

Said property is commonly described as: 313 South 3rd 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 Zoning Board of Appeals on the question of granting the variation for the Subject Property are hereby accepted and the variation is granted subject to the following conditions for approval:

1. The area above the garage be used as storage only, and may not be used as habitable space.
2. Submittal of updated plans and elevations.

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

ABSENT: None


Christopher Nelson



Village President

ATTEST:

Barbara Traver


Village Clerk

Passed: June 2, 2014

Approved: June 2, 2014

Published: June 2, 2014

Prepared by:

Village of West Dundee

100 Carrington Drive

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