

**ORDINANCE 2014-04**

**AN ORDINANCE GRANTING A VARIATION FROM THE  
WEST DUNDEE ZONING ORDINANCE  
FOR PROPERTY LOCATED AT  
218 S. Second Street  
West Dundee, Illinois**

WHEREAS, THE VILLAGE OF WEST DUNDEE has been requested by a petition signed by Rebecca Pietraszewski for a variation from the West Dundee Zoning Ordinance to allow for the construction of an attached garage in the required side 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 10-4F-2B2 Side Yard or Setback of the West Dundee Municipal Code be and is hereby granted allowing the construction of a fence in a required front yard for the following described parcel of property:

THE SOUTHERLY HALF OF LOTS 9 AND 10 IN BLOCK 7 OF RUSSEL'S ADDITION TO THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS (said property commonly known as 218 S. Second Street)

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 and the variation is granted subject to the following conditions for approval:

1. Substantial conformance to plans submitted by Carl and Rebecca Pietraszewski.
2. Presentation of project budget to determine whether Review by Appearance Review is necessary.
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 Price, Hanley, Yuscka, Pflanz, Wilbrandt and Kembitzky

NAYS: None

ABSENT: None

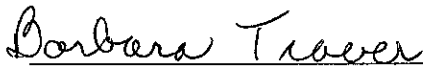
Christopher Nelson



Village President

ATTEST:

Barbara Traver



Village Clerk

Passed: March 17, 2014

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