

ORDINANCE 16-33

AN ORDINANCE GRANTING A VARIATION FROM THE WEST DUNDEE ZONING ORDINANCE PERTAINING TO AN INCREASE IN THE MAXIMUM ALLOWABLE SQUARE FOOTAGE OF A DETACHED GARAGE FOR PROPERTY LOCATED AT 618 WASHINGTON STREET IN THE VILLAGE OF WEST DUNDEE, ILLINOIS.

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 Village of West Dundee has been requested by a petition signed by Mr. Richard Schuring for a variation from the West Dundee Zoning Ordinance to increase the maximum allowable square footage of a detached garage; and

WHEREAS, a Public Hearing was held by the West Dundee Planning and Zoning Commission on October 31, 2016 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 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 10-3-9-E Accessory Motor Vehicle Storage of the West Dundee Municipal Code be and is hereby granted allowing an increase of the maximum allowable square footage of a detached garage from seven-hundred (700) square feet to nine hundred and twelve (912) square feet on the following described parcel of property.

THE WEST HALF OF LOT 4, ALL OF LOT 5, LOT 6 (EXCEPT THE NORTH 115 FEET) AND THE SOUTH 35 FEET OF THE WEST HALF OF LOT 7, ALL IN BLOCK 19 OF THE ORIGINAL TOWN OF DUNDEE ON THE WEST SIDE OF THE FOX RIVER, IN THE VILLAGE OF DUNDEE, KANE COUNTY, ILLINOIS
Said property is commonly described as: 618 Washington 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 West Dundee 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. Compliance with documents including site plan as submitted with the Planning and Zoning Application.
2. Compliance with all other applicable Village 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.

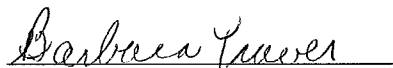
Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

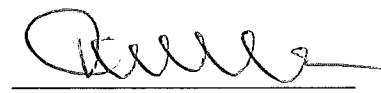
Section 6 That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publication is hereby authorized as provided by law.

PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois and approved by the President of said Village this 7 day of November, 2016.

AYES: Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka
NAYS: None
ABSENT: None

ATTEST:


Barbara Traver
Village Clerk


Christopher Nelson
Village President

Passed: November 7, 2016
Approved: November 7, 2016
Published: November 7, 2016

Prepared by:
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Community Development Department
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