

ORDINANCE 14-22

**AN ORDINANCE GRANTING A VARIANCE FROM THE
WEST DUNDEE ZONING ORDINANCE
FOR PROPERTY LOCATED AT
530 South Seventh Street
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 Armando Sanchez Flores for a variance from the West Dundee Zoning Ordinance to allow for an extension of a nonconforming detached garage in a 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 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-C *Accessory Buildings, Structures, and Uses* of the West Dundee Municipal Code be and is hereby granted allowing a six foot addition onto the back of an existing nonconforming detached accessory motor vehicle storage structure located within the required side yard on the following described parcel of property.

LOT 41 OF DUNDEE HIGHLANDS SUBDIVISION, THIRD ADDITION, IN THE VILLAGE OF WEST DUNDEE, DUNDEE TOWNSHIP, KANE COUNTY, ILLINOIS
Said property is commonly described as: 530 South Seventh 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 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 site plan drawing as submitted with the Planning & Zoning Application.
2. No additional encroachment into the required side 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.

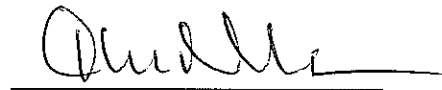
AYES: Trustees Price, Yuscka, Pflanz, Wilbrandt and Kembitzky

NAYS: None

ABSENT: Trustee Hanley

ATTEST:


Barbara Traver
Village Clerk


Christopher Nelson
Village President

Passed: 8/4/2014

Approved: 8/4/2014

Published: 8/4/2014

Prepared by:
Village of West Dundee
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