

Ordinance No. 17-34

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AMENDING THE EAST DUNDEE ZONING ORDINANCE TO AMEND THE REAR YARD SETBACK IN THE B-1 DOWNTOWN BUSINESS DISTRICT

WHEREAS, the Village of East Dundee, Cook and Kane Counties, Illinois (the "Village") is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to Title 15, Chapter 150 of the East Dundee Zoning Chapter the regulations imposed and districts created under the authority of the home-rule East Dundee Zoning Ordinance may be amended; and,

WHEREAS, pursuant to Section 150.03(J) of the East Dundee Zoning Chapter the Village filed an application to reduce the requirement in Section 157.051(G)(3) of the rear yard setback in the B-1 Downtown Business District from twenty feet to zero feet; and,

WHEREAS, notice of a public hearing before the Planning and Zoning Commission on the amendment was duly published in a newspaper of general circulation in the Village; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on June 8, 2017, on the question of the application for a text amendment; and,

WHEREAS, the Planning and Zoning Commission adopted findings of fact and made a recommendation to approve the proposed text amendment; and,

WHEREAS, the Corporate Authorities have reviewed the Planning and Zoning Commission's findings of fact and recommendation.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That Section 157.051(G)(3) of the East Dundee Zoning Chapter be and is hereby amended by amending the rear yard setback in the B-1 Downtown Business District as follows:

"(3) Rear yard or setback: zero feet (0.0') unless the property is adjacent to a residential district then the rear yard or setback shall be eight feet (8.0')"

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

