

**ORDINANCE NUMBER 20-16**

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK  
AND KANE COUNTIES, ILLINOIS, AMENDING VARIOUS SECTIONS OF THE  
VILLAGE OF EAST DUNDEE VILLAGE CODE  
REGARDING BUILDING ON R5 LOTS**

**WHEREAS**, the Village of East Dundee (“Village”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, pursuant to Chapter 157.080 of the Village of East Dundee Zoning Ordinance (“Zoning Ordinance”), in residence districts, every dwelling hereafter erected or structurally altered shall be located on a lot and there shall not be more than one principal building on one lot, except in a planned development; and

**WHEREAS**, the Village desires to amend the Zoning Ordinance to allow for more than one principal building on a lot zoned R5 whereby the buildings are maintained under single ownership; and

**WHEREAS**, on May 7, 2020, the Planning & Zoning Commission (“P&Z”) held a public hearing on the Proposed Code Amendments pursuant to notice thereof given in the manner required by law; and

**WHEREAS**, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the P&Z, and all of the materials, facts and circumstances affecting the Proposed Code Amendments; and

**WHEREAS**, pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.), the President and Board of Trustees of the Village of East Dundee approve the Proposed Code Amendments to the Village Code set forth below, and find the adoption of the Proposed Code Amendments to be in the best interests of the Village.

**BE IT ORDAINED** by the President and Board of Trustees of the Village of East Dundee, Cook County, Illinois, as follows:

**BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:**

**SECTION 1: Incorporation.** That each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

**SECTION 2: Amendments.** Section 157.080 of the East Dundee Village Code is hereby amended to read as follows, with additions underlined and deletions struck through:

“In ~~residence~~ residential districts, every dwelling hereafter erected or structurally altered shall be located on a lot and there shall not be more than one principal building on one lot, except in a planned development: or in the R-5 Multiple Dwelling Residential District where no more than two principal buildings shall be permitted on one lot as long as the buildings remain under single ownership.”

**SECTION 3:** All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

**SECTION 4:** Each section, paragraph, clause and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

**SECTION 5:** Except as to the Code Amendments set forth above in this Ordinance, all Chapters and Sections of the Village Code, as amended, shall remain in full force and effect.

**SECTION 6: Effect.** That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

**ADOPTED** this 18th day of May, 2020 pursuant to a roll call vote as follows:

AYES: Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze

NAYES: NONE

ABSENT: NONE

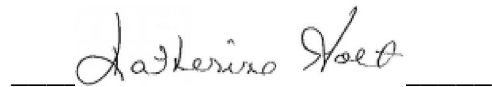
**APPROVED** by me this 18th day of May, 2020.



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Lael Miller, Village President

**ATTEST:**



Katherine Holt, Village Clerk

Published in pamphlet form this 19th day of May, 2020, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on May 19, 2020.