

VILLAGE OF ELBURN
KANE COUNTY, ILLINOIS

ORDINANCE NO. 93-18

AN ORDINANCE AMENDING SECTION 5.1 OF ARTICLE V
"NON-CONFORMITIES" OF THE VILLAGE OF ELBURN
ZONING ORDINANCE

ADOPTED BY THE BOARD OF TRUSTEES
OF THE
VILLAGE OF ELBURN
THIS 7th DAY OF September, 1993

Published in Pamphlet Form
by Authority of the Board of Trustees
of the Village of Elburn,
Kane County, Illinois,
this 7th day of September, 1993

AN ORDINANCE AMENDING SECTION 5.1 OF ARTICLE V
"NON-CONFORMITIES" OF THE VILLAGE OF ELBURN
ZONING ORDINANCE

WHEREAS, On August 16, 1993 the President and Board of Trustees proposed that Section 5.1 of Article V "Non-Conformities" of the Village of Elburn Zoning Ordinance be amended to provide that front yard set-backs appearing on plats of subdivision for property zoned residential, dated prior to April 12, 1993 shall not be affected by the front yard set-back minimums set forth in the Village Zoning Ordinance adopted April 12, 1993; and

WHEREAS, on September 7, 1993 at the hour of 7:00 p.m. a public hearing was conducted before the Village of Elburn Planning Commission regarding the adoption of said amendment; and

WHEREAS, on September 7, 1993 at the hour of 7:15 p.m. a special meeting of the village of Elburn Planning Commission was held whereat the Village of Elburn Planning Commission recommended adoption of said amendment.

Therefore, Be It Ordained by the President and Board of Trustees of the Village of Elburn, County of Kane, State of Illinois that section 5.1 of Article V "Non-Conformities" of the Village of Elburn Zoning Ordinance is hereby amended in its entirety to hereinafter read as follows:

NON-CONFORMING LOTS OF RECORD - Any lot of record, on the effective date of the enactment of this ordinance, which does not comply with the requirements of the district in which it is located as to lot area, lot width and lot depth, may be used for the erection of a building intended for a use permitted in the district in which the lot is located provided, however, that such

building complies with all setback and other applicable requirements of this Ordinance. Notwithstanding the foregoing, any lot in a platted subdivision which plat was approved prior to the adoption date of this ordinance, which lot is located in a residentially zoned district which plat specifies a front yard setback of less than that specified in this ordinance may be used for the erection of a building intended for residential use, however, in no case shall a front yard setback of less than twenty feet be permitted.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ELBURN, ILLINOIS, this 7 day of September, 1993

AYES: Ekstrom, Hone, Ludwig, Peterson

NAYES: None

ABSENT: Hone, Anderson

APPROVED:

S. Michael Hoffa
Village President

DATE: 9/7/93



ATTEST:

Barbara Ke Horne
Clerk

PUBLICATION IN PAMPHLET FORM

STATE OF ILLINOIS)
)
COUNTY OF KANE) SS.
)
VILLAGE OF ELBURN)

I, Barbara K. Horna, certify that I am the Village Clerk of the Village of Elburn, Kane County, Illinois, and as such officer I am the keeper of the records, files and proceedings of the corporate authorities of said municipality.

I further certify that, as of the date hereof, Ordinance No. 93-18, adopted by the corporate authorities on September 7, 1993, entitled "AN ORDINANCE AMENDING SECTION 5.1 OF ARTICLE V "NON-CONFORMITIES" OF THE VILLAGE OF ELBURN ZONING ORDINANCE has been duly published in pamphlet form in accordance with Section 1-2-4 of the Illinois Municipal Code.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and the seal of the municipality this 7 day of September, 1993.



Barbara K. Horna
Village Clerk