

VILLAGE OF BIG ROCK

ORDINANCE NO. 2018- _____

**AN ORDINANCE APPROVING A ZONING CODE VARIANCE TO ALLOW A
DETACHED GARAGE WHICH EXCEEDS THE MAXIMUM SQUARE FOOTAGE
ALLOWED FOR ALL ROOFED ACCESSORY STRUCTURES FOR PROPERTY
LOCATED AT 7S529 RHODES, BIG ROCK**

ADOPTED BY THE BOARD OF TRUSTEES
OF THE VILLAGE OF BIG ROCK
THIS 24TH DAY OF JULY, 2018

Published in pamphlet form by the authority of the Board of Trustees of the
Village of Big Rock, Kane County, Illinois
this 24th day of July, 2018

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WHEREAS, the Village of Big Rock is a municipal corporation duly organized and operating pursuant to the laws of the State of Illinois; and

WHEREAS, Christine Freeland (along with Steve Brackett)(collectively the “Applicant”) is the owner of real property commonly known as 7S529 Rhodes, Big Rock, Illinois (the “Subject Property”), which is legally described in Exhibit “A” attached hereto; and

WHEREAS, the Applicant has requested a Zoning Code variance to allow for the construction of a new detached garage on the Subject Property which exceeds the maximum square footage allowed for all roofed accessory structures on the Subject Property; and

WHEREAS, based on the property’s size, the Village’s Zoning Code requires that all roofed accessory structures shall not exceed 900 square feet; and

WHEREAS, the Applicant is proposing to construct a detached garage measuring 980 square feet, and there are no other roofed accessory structures on the Subject Property; and

WHEREAS, the Village of Big Rock Planning and Zoning Commission conducted a public hearing after due notice on this variance request and recommended to approve this variance pursuant to its written findings of fact; and

WHEREAS, the Village of Big Rock Board of Trustees adopts said findings of fact and desires to approve this variance, finding sufficient hardship and finding no substantial adverse impact on surrounding properties.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Big Rock, Kane County, Illinois, as follows:

Section 1: The above-stated Recitals are hereby restated and incorporated into this Section 1 as though fully set forth herein.

Section 2: Applicant’s request for a variance to allow the construction of a detached garage measuring no more than 980 square feet on the Subject Property where the Zoning Code allows no more than 900 square feet for all roofed accessory structures is hereby granted. This approval is subject to the issuance of a building permit for said detached garage by Kane County, and is subject to Applicant’s compliance with all other ordinances and regulations of the Village.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

Section 4: This ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED to the Board of Trustees of the Village of Big Rock, Kane County, Illinois on this 24th day of July, 2018.

Trustee Hanninen ____ Trustee Metzger ____ Trustee Lynch ____
Trustee McCannon ____ Trustee Walsh ____ Trustee Fitzpatrick ____

PASSED by the Board of Trustees of the Village of Big Rock, Kane County, Illinois, this 24th day of July, 2018.

SIGNED by the President of the Board of Trustees of the Village of Big Rock, Kane County, Illinois, this 24th day of July, 2018.

Dean Hummell, President
Village of Big Rock, Illinois

ATTEST:

Tim May, Village Clerk
Village of Big Rock, Illinois

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

I, Tim May, certify that I am the Village Clerk of the Village of Big Rock, 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:

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was adopted by the President and Board of Trustees of the Village of Big Rock at a meeting held on July 24, 2018 and approved by the Village President on July 24, 2018. I do further certify that a quorum of said Board of Trustees was present at said meeting, and that the Board complied with all the requirements of the Illinois Open Meeting Act.

I do further certify that the ordinance, of which the attached is a true and correct copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of same.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and the seal of the municipality this 24th day of July, 2018.

(SEAL)

Tim May, Village Clerk
Village of Big Rock, Illinois

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 9 of Unit No. 1, Burkhall, Town of Big Rock, Kane County, Illinois.

P.I.N.: 13-22-302-002

More Common Location: 7S529 Rhodes Road, Big Rock, Illinois