

VILLAGE OF BIG ROCK
ORDINANCE NO. 2017- 14

**AN ORDINANCE APPROVING A ZONING ORDINANCE VARIANCE FOR DANA
INMAN, 103 W. GALENA STREET (ROUTE 30), BIG ROCK, TO ALLOW
ACCESSORY STRUCTURES WHICH EXCEED THE MAXIMUM SQUARE
FOOTAGE ALLOWED FOR ALL ACCESSORY STRUCTURES IN THE B-3
GATEWAY COMMERCIAL/OFFICE DISTRICT**

ADOPTED BY THE BOARD OF TRUSTEES
OF THE VILLAGE OF BIG ROCK
THIS 8TH DAY OF AUGUST, 2017

Published in pamphlet form by the authority of the Board of Trustees of the
Village of Big Rock, Kane County, Illinois
this 8th day of August, 2017

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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, Dana Inman ("Applicant") is the owner of real property commonly known as 103 W. Galena Street (Route 30), Big Rock, Illinois (the "Subject Property"), which is legally described in Exhibit "A" attached hereto; and

WHEREAS, the Subject Property is located in the B-3 Gateway Commercial/Office District, which permits no more than two roofed accessory structures on a property, and the combined square footage of all roofed accessory structures shall not exceed five hundred (500) square feet;

WHEREAS, the Applicant proposes to remove certain roofed accessory structures which are no longer functional structures, and to add a new roofed accessory structure on the rear of the Subject Property; and

WHEREAS, the Applicant seeks a Zoning Ordinance variance to exceed the maximum square footage allowed for all roofed accessory structures in that the Zoning Ordinance permits up to five hundred (500) square feet and the Applicant is proposing over 1,300 combined square feet for all roofed accessory structures; and

WHEREAS, the Big Rock Planning and Zoning Commission conducted a public hearing after due notice and voted unanimously to recommend this variance pursuant to their 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.

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 Zoning Ordinance variance for the Subject Property to exceed the maximum square footage allowed for all roofed accessory structures is hereby approved. Applicant's accessory structures shall substantially conform to the size and location of the roofed accessory structures shown on the site plan submitted to the Village in

conjunction with this request, and Applicant shall obtain all necessary building permits prior to performing work.

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 8th day of August, 2017.

Trustee Hanninen Y Trustee Metzger Y Trustee Lynch Y
Trustee McCannon Y Trustee Walsh A


PASSED by the Board of Trustees of the Village of Big Rock, Kane County, Illinois, this 8th day of August, 2017.

SIGNED by the President of the Board of Trustees of the Village of Big Rock, Kane County, Illinois, this 8th day of August, 2017.



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 August 8, 2017 and approved by the Village President on August 8, 2017. 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 8th day of August, 2017.

(SEAL)



Tim May, Village Clerk
Village of Big Rock, Illinois

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the southeast quarter of Section 16, Township 38 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the southeast corner of said southeast quarter; thence west along the south line of said quarter section 1.25 chains for the point of beginning; thence south parallel with the east line of said quarter section 8 chains to the south line of said quarter section; thence east along said south line 1.25 chains to the point of beginning; in the Township of Big Rock, Kane County, Illinois.

More Common Location: 103 W. Galena Street (Route 30), Big Rock, Illinois