ORDINANCE NO. 15-143

AN ORDINANCE APPROVING AN EXTENSION OF VARIANCE APPROVALS FOR CASS AVENUE DREAM HOMES, LLC FOR 408-414 N. CASS AVENUE

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

WHEREAS, Cass Avenue Dream Homes, LLC ("Applicant") is the owner of real property located at 408-414 North Cass Avenue, Westmont, Illinois (the "Subject Property"), which is zoned R-4 General Residence District; and

WHEREAS, the Applicant received various development approvals from the Village of Westmont on June 12, 2014, including the approval of certain variances, to allow for the development of four (4) townhouse buildings upon the Subject Property; and

WHEREAS, variances granted by the Village are valid for a period of twelve (12) months, and expire if construction is not commenced within said twelve (12) month time frame; and

WHEREAS, the Applicant has been working with its civil engineer to finalize the necessary engineering approvals, but could not complete this work within said twelve (12) month time frame, and accordingly, the Applicant seeks an extension of the variance approvals to allow it to finalize its civil engineering for the project; and

WHEREAS, the Village Board desires to grant this extension of variances, finding that the Applicant has worked diligently towards final engineering approval in order to commence construction, and finding that the ultimate completion of this project will benefit the Village and the public.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Westmont, DuPage 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: The variance for density and the variance for the front yard setback granted on June 12, 2014 by the Village of Westmont for the Subject Property are hereby extended through April 1, 2016. Applicant shall commence construction upon the Subject Property on or before April 1, 2016 or said variances shall expire.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.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

PASSED AND APPROVED by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, this 3rd day of September, 2015.

Ayes: 4 Nays: 0 Absent: 2

APPROVED:

Ronald J. Gunter, Mayor

ATTEST:

Virginia Szymski, Village Clerk

VILLAGE OF WESTMONT CORPORATE SEAL DuPAGE COUNTY, ILL