

Ordinance No. 18-07

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, ILLINOIS,  
GRANTING A VARIANCE FROM THE SIGN CHAPTER FOR THE PROPERTY  
LOCATED AT 160 DUNDEE AVENUE  
(MOBILE GAS STATION)**

**WHEREAS**, the Village of East Dundee, Kane and Cook Counties, Illinois (the “Village”) is a duly organized and validly existing home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, Mobile Gas Station (“the Applicant”) is seeking to install certain signs on its property located at 160 Dundee Avenue (the “Subject Property”) and requested that the Village grant certain sign variances for the project; and,

**WHEREAS**, pursuant to Section 156.05(B)(3) of the Village Code, the President and Board of Trustees of the Village (the “Corporate Authorities”) may allow variances to provide relief from the requirements of the East Dundee Sign Chapter (the “Sign Code”) where there are practical difficulties or a particular hardship in the way of carrying out the strict letter of the regulations of the Sign Code; and,

**WHEREAS**, the Applicant filed an application, requesting a variance from Section 156.04(C)(1)(a) of the Sign Code allowing for two additional wall signs for the Subject Property; and,

**WHEREAS**, notice of the public hearing on said application was given as required by the Section 157.207(B) of the Village’s Zoning Chapter; and,

**WHEREAS**, pursuant to said notice, the President and Board of Trustees of the Village (the “Corporate Authorities”) conducted a public hearing on May 7, 2018, on said application in accordance with the ordinances of the Village; and,

WHEREAS, the Corporate Authorities found that the variation did meet the standards in Section 157.207(C) of the Zoning Chapter.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, Illinois, as follows:

**Section 1:** The above recitals are incorporated herein and made a part of this Ordinance.

**Section 2:** That this Ordinance shall apply to the Subject Property legally described on Exhibit A attached hereto and made a part hereof.

**Section 3:** That a variation from Subsection 156.04(C)(1)(a) of the Sign Code is hereby granted for the Subject Property to allow for two additional wall signs.

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

Passed this 7<sup>th</sup> day of May, 2018

AYES: Trustees Lynam, Selep, Hall, Mahony and Andresen

NAYS: Ø

ABSENT: Trustee Wood

Approved this 7<sup>th</sup> day of May, 2018

[Signature]  
Village President

Attest: [Signature]  
Village Clerk

Published in pamphlet form:

May 8, 2018

**EXHIBIT A**

**PROPERTY LEGAL DESCRIPTION**

That part of the Southwest quarter of Section 24, Township 42 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at a point on the West line of said Southwest quarter, 1687.5 feet North of the Southwest corner thereof; thence East 48.1 feet to the Easterly line of State Route No.25 the point of beginning; thence East 150 feet; thence Southerly parallel with the Easterly line of said State Route No. 25; thence Northerly along said Easterly line to the point of beginning, in the Village of East Dundee, Kane County, Illinois.

PIN: 03-24-302-014

This property is commonly known as 160 Dundee Avenue, East Dundee, IL 60118