

ORDINANCE NUMBER 21 - 08

AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS APPROVING A SIGN VARIATION FROM CHAPTER 156: SIGNS OF THE EAST DUNDEE VILLAGE CODE TO ALLOW FOR TWO (2) WALL SIGNS AND THREE (3) FREESTANDING SIGNS FOR ALTORFER CAT, 1030 E. MAIN STREET, EAST DUNDEE, IL 60118

WHEREAS, the Village of East Dundee (“Village”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, Altorfer Inc. (“Applicant”) is the owner of the property located at 1030 E. Main Street, East Dundee, Illinois, legally described in Section 2 below (“Subject Property”); and

WHEREAS, the Applicant filed an application with the Village seeking a sign variation from Section 156: Signs of the Village of East Dundee Village Code (“Village Code”), which does not have sign requirements for properties located in the M-1 District, as depicted and described in the application (“Application”); and

WHEREAS, pursuant to Section 156.05(B)(3) of the Village Code, and the Village’s home rule authority, the President and Board of Trustees of the Village (collectively the “Corporate Authorities”) may provide for and allow sign variances from the requirements of the Village Code when there are practical difficulties or a particular hardship with the strict compliance with the Village Code; and

WHEREAS, the Corporate Authorities convened and held a public hearing on March 15, 2021 to consider the Application pursuant to notice; and

WHEREAS, the Corporate Authorities reviewed the standards set forth in Section 157.207(C) of the Village of East Dundee Zoning Ordinance with regard to the Application and find that the standards have been met; and

WHEREAS, the Corporate Authorities find it to be in the best interests of the health, safety and welfare of its residents to approve the Application and to allow the requested sign variation;

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

SECTION 1: Incorporation. That each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Ordinance.

SECTION 2: Sign Variation. That the Corporate Authorities hereby grant the Application for the Subject Property, legally described as:

THAT PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THRID MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF GATEWAY SUBDIVISION PER DOCUMENT NO. 1972329; THENCE NORTH 08 DEGREES 30 MINUTES 18 SECOINDS EAST, ALONG THE EAST LINE OF SAID GATEWAY SUBDIVSION, 924.83 FEET THE SOUTH EAST CORNER OF LOT 2 IN SATURN RESUBIDIVISION PER DCUMENT NO. 93K77117 BEING THE POINT OF BEGINNNING; THENCE NORTH 08 DEGREES 30 MINUTES 18 SECONDS EAST CONTINUING ALONG SAID EAST LINE, 1368.46 FEET TO THE SOUTHWESTERNLY LINE OF PARCEL 0002 ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONEMNATION CASE ED 92 0015 BY ORDER DATED APRIL 22, 1993; THENCE SOUTH 61 DEGREES 53 MINUTES 04 SECONDS EAST ALONG SAID SOUTHERLY LINE, 491.34 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 22,704.25 FEET, AN ARC DISTANCE OF 480.76 FEET, THE CHORD OF SAID ARC HAS A LENGTH OF 480.75 FEET AND A BEARING OF SOUTH 61 DEGREES 16 MINUTES 40 SECONDS EAST; THENCE SOUTH 30 DEGREES 12 MINUTES 09 SECONDS WEST, 113.56 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1033.00 FEET, AN ARC DISTANCE OF 384.01 FEET, THE CHORD OF SAID ARC HAS A LENGTH OF 381.80 FEET AND BEARING OF SOUTH 19 DEGREES 33 MINUTES 10 SECONDS WEST; THENCE SOUTH 08 DEGREES 54 MINUTES 12 SECONDS WEST, 562.72 FEET; THENCE NORTH 81 DEGREES 05 MINUTES 48 SECONDS WEST, 794.93 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

with Property Index Number 03-25-300-027, a sign variation from Chapter 156: Signs of the East Dundee Village Code is approved on the Subject Property allowing for two (2) wall signs and three (3) freestanding signs, as depicted and described in the Application. The variation granted in this Ordinance is specific to the signs proposed in the Application and shall not apply to any other sign.

SECTION 3: Recording. That prior to the issuance of any building permit by the Village for the sign depicted in the Application, the Applicant shall record a copy of this Ordinance on title to the Subject Property at Applicant's sole cost and expense, and the Applicant shall provide proof of said filing to the Village.

SECTION 4: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 6: Effect. That this Ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

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ADOPTED this 15th day of March, 2021 pursuant to a roll call vote as follows:

AYES: Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze

NAYES: None

ABSENT: None

APPROVED by me this 15th day of March, 2021.



Lael Miller, Village President

ATTEST:



Katherine Diehl, Village Clerk

Published in pamphlet form this 16th day of March, 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on March 16, 2021.

EAST DUNDEE

Village Board Meeting Memorandum

To: Village President and Board of Trustees
CC: Jennifer Johnsen, Village Administrator
From: Brad Mitchell, Assistant Village Administrator
Chris Ranieri, Building Inspector
Subject: Public Hearing – Altorfer CAT Sign Variance
Date: March 15, 2021

The Village has received an Application for Sign Variance from Altorfer CAT for a variance from Chapter 156: Signs of the East Dundee Village Code to allow for two (2) wall signs and three (3) freestanding signs at their new facility located at 1030 E. Main Street in East Dundee. The variance is being requested because the Village Code Chapter 156: Signs does not have sign requirements for properties located in the M-1 District. Upon request by Village staff, Altorfer modified the freestanding signs from pole signs to monument signs with a solid black base. Upon review by the Village's Building Inspector, the proposed signs would comply with all sign code regulations.

2 Wall Signs

Sign #1 is 4 x 15-10 = 63 sq. ft.

Sign #2 is 2 x 6 = 12 sq. ft.

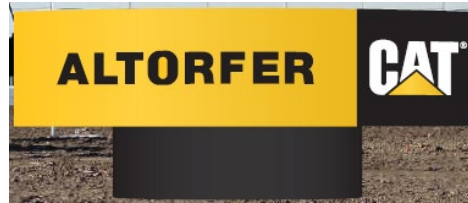


3 Freestanding Signs

Sign #1 is 3 x 12= 36 sq. ft

Sign #2 is 5 X 5= 25 sq. ft.

Sign #3 is 4 X 4 = 16 sq. ft.



Per Section 156.05 (B)(3), a public hearing before the Village Board is required for any requested signage variation. The Village Board may require conditions and restrictions upon the premises benefitted by a variation as may be necessary to comply with the standards set forth in the Village Code or reduce or minimize the injurious effect of the variation upon other property in the neighborhood.

VILLAGE STAFF RECOMMENDATION

Village staff is supportive of the proposed signage and recommends approval of the requested variance.

ACTION REQUESTED

Motion to approve of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois approving a sign variation from CHAPTER 156: SIGNS of the East Dundee Village Code to allow for two (2) wall signs and three (3) freestanding signs for Altorfer CAT, 1030 E. Main Street, East Dundee, IL 60118.