

**ORDINANCE NUMBER 21 - 10**

**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  
ONE (1) WALL SIGN FOR CHICAGO NUT & BOLT, 145 PRAIRIE LAKE ROAD,  
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**, Chicago Nut & Bolt ("Applicant") is the owner of the property located at 145 Prairie Lake Road, 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 April 5, 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:

LOT 37 IN PRAIRIE LAKE INDUSTRIAL PARK, EIGHTH RESUBDIVISION BEING A RESUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 13 AND PART OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. 2009K034606, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

Property Index Number: 03-13-475-058

Common Address: 145 Prairie Lake Road, East Dundee, IL 60018

A sign variation from Chapter 156: Signs of the East Dundee Village Code is approved on the Subject Property allowing for one (1) wall sign, 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.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**ADOPTED** this 5th day of April, 2021 pursuant to a roll call vote as follows:

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

NAYES: None

ABSENT: Trustee Wood

**APPROVED** by me this 5th day of April, 2021.



\_\_\_\_\_  
Lael Miller, Village President

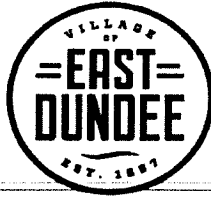
**ATTEST:**



\_\_\_\_\_  
Katherine Diehl, Village Clerk

Published in pamphlet form this 6th day of April, 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on April 6th, 2021.



## APPLICATION FOR SIGN VARIANCE

This form is to be used for all SIGN VARIANCE applications (except Planned Developments) to be heard by the Village of East Dundee Village Board at a Public Hearing.

Failure to complete this form properly will delay its consideration.

### PART I. GENERAL INFORMATION

#### A. Project Information

1. Project/Owner Name: Chicago Nut and Bolt
2. Project Location: 145 Prairie Lake Road East Dundee
3. Brief Project Description: Exterior Sign
4. Project Property Legal Description: provide the legal description in a word document.
5. Project Property Size in Acres and Square Feet: \_\_\_\_\_
6. Current Zoning Status: \_\_\_\_\_
7. Current Use Status: \_\_\_\_\_
8. Surrounding Land Use Zoning: \_\_\_\_\_

9. Zoning District Being Requested (if applicable): \_\_\_\_\_
10. Parcel Index Numbers of Property: 03-13-475-058

#### B. Owner Information

1. Signature: \_\_\_\_\_
2. Name: Eric Carlson
3. Address: 150 Covington Rd. Bloomington, IL 60108
4. Phone Number: 630-529-8600 Fax: 630-529-8620 Email: ecarlson@cnb-inc.com

#### C. Billing Information (Name and address all bills should be sent to)

1. Name/Company: ER2 Image Group
2. Address: 4350 Chandler Dr Hanover Park, IL 60133
3. Phone Number: 630-980-4567 Fax: \_\_\_\_\_ Email: gfirak@gmail.com

FOR A SIGN VARIANCE COMPLETE THE FOLLOWING:

1. From which specific standard of the Village Code is a Variance requested (include Code section number)?

Chap 156 - Signs

2. For this site, what does the Code require?

M1 zoning - not allow wall signs

3. What is proposed?

Exterior aluminum non-lit sign business identification

4. What unique circumstances have caused the need for a variance?

M1 zoning requirement

5. What specific mitigation measures will be used to ensure that the essential character of the area will not be altered? (Suitability of Present Area)

N/A

6. Specifically, how do the particular physical surroundings, shape, or topographical condition of the property result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are carried out?

Promote building and advertisement  
of business

7. Specifically, what conditions are present on the property that would not be applicable generally to other property within the same zoning classification? (Suitability of Zoning)

other buildings have signage

8. Other than financial return, what other purposes is the variance request based on?

Advertisements

9. Has the alleged difficulty been created by any person presently having an interest in the property?

N/A

10. Please give an explanation for any questions answered YES.

- a. Will the granting of the variation be detrimental to the public welfare? (Circle)  
b. Injurious to surround properties? (Circle)  
c. Impair an adequate supply of light and air to adjacent property? (Circle)  
d. Endanger public health and safety? (Circle)  
e. Substantially diminish property values within the neighborhood? (Circle)  
f. Conformance to the Land Use Plan? (Circle)

YES NO  
YES NO  
YES NO  
YES NO  
YES NO  
YES NO

Yes

**THE APPLICANT MUST PROVIDE A MAILING LIST AND ADDRESSED; POSTAGE PAID ENVELOPS FOR ALL PROPERTY OWNERS WITHIN 250 FEET OF THE SUBJECT PROPERTY.**

The Dundee Township can provide the list of properties. at [info@dundeetownship.org](mailto:info@dundeetownship.org)

**Application fee.**

For business districts (B-1, B-2, B-3, B-4) is \$150.00 plus a \$250.00 deposit to pay for village cost.

For other districts (AG-1, OD, M-1, M-2) is \$200.00 plus a \$1,000.00 deposit to pay for village cost.

**APPLICATION AGREEMENT  
TO PAY COSTS INCURRED AND HOLD THE VILLAGE HARMLESS**

The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as those provided by the Village Staff, Village Attorney, Village Engineer, Planner and Fire Protection District.

The applicant further acknowledges that testimony of all witness at Public Hearings may be recorded before a court reporter and that full transcripts of the proceedings may be prepared and retained by the Village of East Dundee as part of the official record concerning the said applicant and the applicant's costs.

As an express condition in making the said application and the consideration thereof by the Village of East Dundee, the undersigned, both personally and on behalf of the applicant, agrees to hold the Village harmless and agrees to pay forthwith the costs and expenses that may be incurred by the Village of East Dundee for such professional services, including the costs and expenses of recording and transcribing any testimony at Public Hearings in connection with the said application.

The owner hereby authorizes, support and consents to this request for variation, and further authorizes, agrees and consents to allow the temporary installation and display by the Village of East Dundee of Public Notice (signage) upon the subject property.

The applicant, having read this application and fully understanding the purpose thereof, declares that the proceeding statement made are true and that the information provided herein is complete to the best of the applicant's knowledge and belief.

|  |                     |
|--|---------------------|
| <u>CHICAGO NUT &amp; BOLT, INC.</u>      | <u>2-26-21</u>      |
| Individually and for the Applicant       | Date                |
| <u>145 Prairie Lake Road East Dundee</u> | <u>630 529 8100</u> |
| Address                                  | Phone Number        |
| <u>C. J.</u>                             |                     |

contact: Tammy Gless 630-529-8600 x406



### Affidavit of Ownership & Control

I (We), Eric Carlson do hereby certify or affirm that I am the owner(s), contract purchasers, or beneficiary(s) of the title holding trust for the aforesaid described property and hereby make application of such.

Signature: 

Owner: Eric Carlson

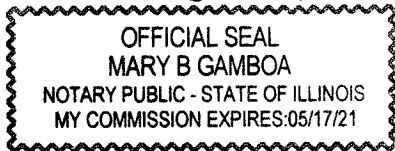
Address: 145 Prairie Lake Road  
East Dundee, IL 60118

Phone: 630 529 8600

SUBSCRIBED AND SWORN TO before me this  
26 day of February, 2021.



(NOTARY SIGNATURE)



(NOTARY STAMP)





### Affidavit & Disclosure Agreement

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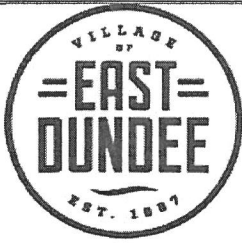
To cover the Village expenses relating to applications for Variations:

Applications shall deposit the sum required based on the type and extent of the applicant's project. Any bills received by the village and any costs incurred by the Village related to the project will be billed to the applicant. Upon payment of all bills to the Village the applicant will receive their deposit back.

Signature: 

Print Name: Eric Carlson

Project Address: 145 Prairie Lake Road East Dundee



Village of East Dundee  
Building Basic Application  
120 Barrington Ave. East Dundee, IL 60118  
Phone: (847) 426-2822 Fax: (847) 426-2956

Sign Application

Date: 1/20/2021

Permit No: \_\_\_\_\_

Address of Proposed Sign: 145 Prairie Lake Rd East Dundee, IL 60118

Business Name: Chicago Nut and Bolt Owner Phone: \_\_\_\_\_

Owner/Manager Name & Address: Eric Carlson City: East Dundee

State: IL Zip Code: 60118 Parcel No: \_\_\_\_\_

Contractors Name: ERZ

Address: 4350 Chandler Dr. Hanover Park, IL 60133 Phone: 630-980-4567

Contact Name: Gary Firah Email: gfirah@erzimage.com

Plat of Survey attached indicating location of sign: Yes ☒ No ☐ Zoning Classification: \_\_\_\_\_

Front Façade Wall Area 272 sq ft. Height from Grade 36'

**Note:** A scale, color drawing is required for all signage to determine compliance.

✓ CHECK ALL BOXES THAT APPLY

☐ Freestanding ☐ Electric ☒ Wall ☐ Monument ☐ Banner  
☐ Window ☐ Canopy/Awning ☐ Face Change ☐ Temporary ☐ Other

Sign Dimensions: 433.08" X 56" Hl = \_\_\_\_\_ Sq. ft.

Approved : \_\_\_\_\_

Not Approved: \_\_\_\_\_

Cost of Sign: \$ \_\_\_\_\_

\_\_\_\_\_  
Owner or Authorized Agent

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Building Official

Received by \_\_\_\_\_ Check# \_\_\_\_\_ Cash \_\_\_\_\_ Date: \_\_\_\_\_ Historical Approval \_\_\_\_\_ Charge # 421000

145 Prairie Lake Road - East Dundee, IL 60118

Printer



Cut Vinyl



Grand Format



Channel



Small Format



UV Flatbed

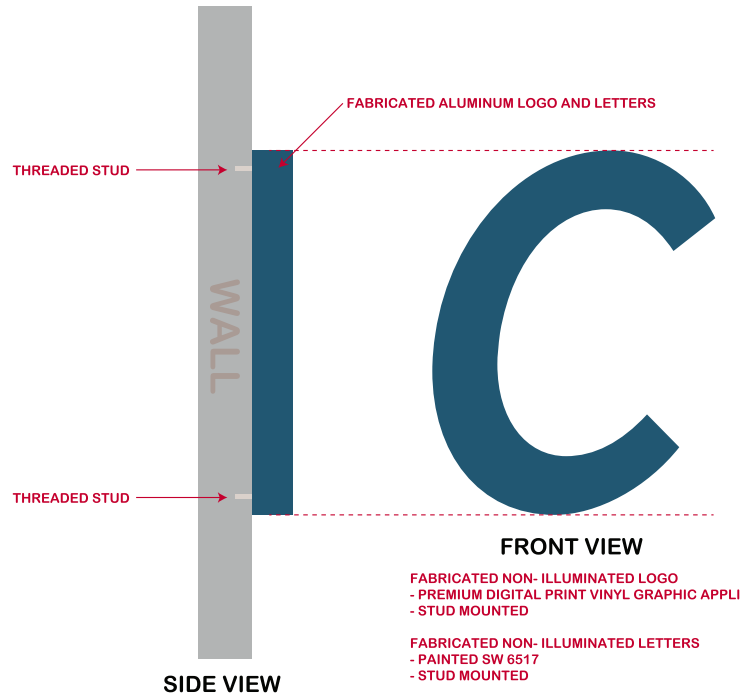
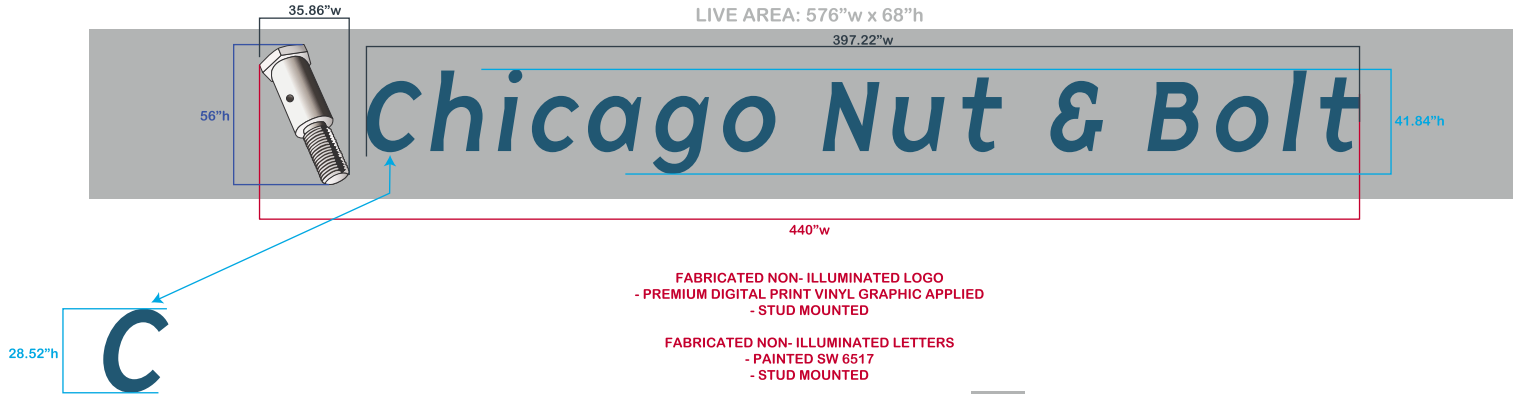


Dye Sub

## SIGN DETAIL

ORDER #: 153120  
PO/JOB #:

Chicago Nut & Bolt, Inc.



SW 6517 Regatta

☐ PMS ---- ☐ PMS ----

☐ PMS ---- ☐ PMS ----

☐ PMS ---- ☐ PMS ----

☐ PMS ---- ☐ PMS ----

☐ PMS ---- ☐ PMS ----

SW 6517  
Regatta  
Interior / Exterior  
Location Number: 184-C7

(Qty:1) 327.6"w x 39.28"h

### FINISHING NOTES

Dimensional fabricated aluminum channel logo and lettering applied to exterior wall surface. Thread stud mounted application.

**PLEASE CAREFULLY REVIEW YOUR PROOF!** It is the responsibility of the client to approve all aspects of the artwork provided. This may include, size, color, spelling, and finishing instructions.

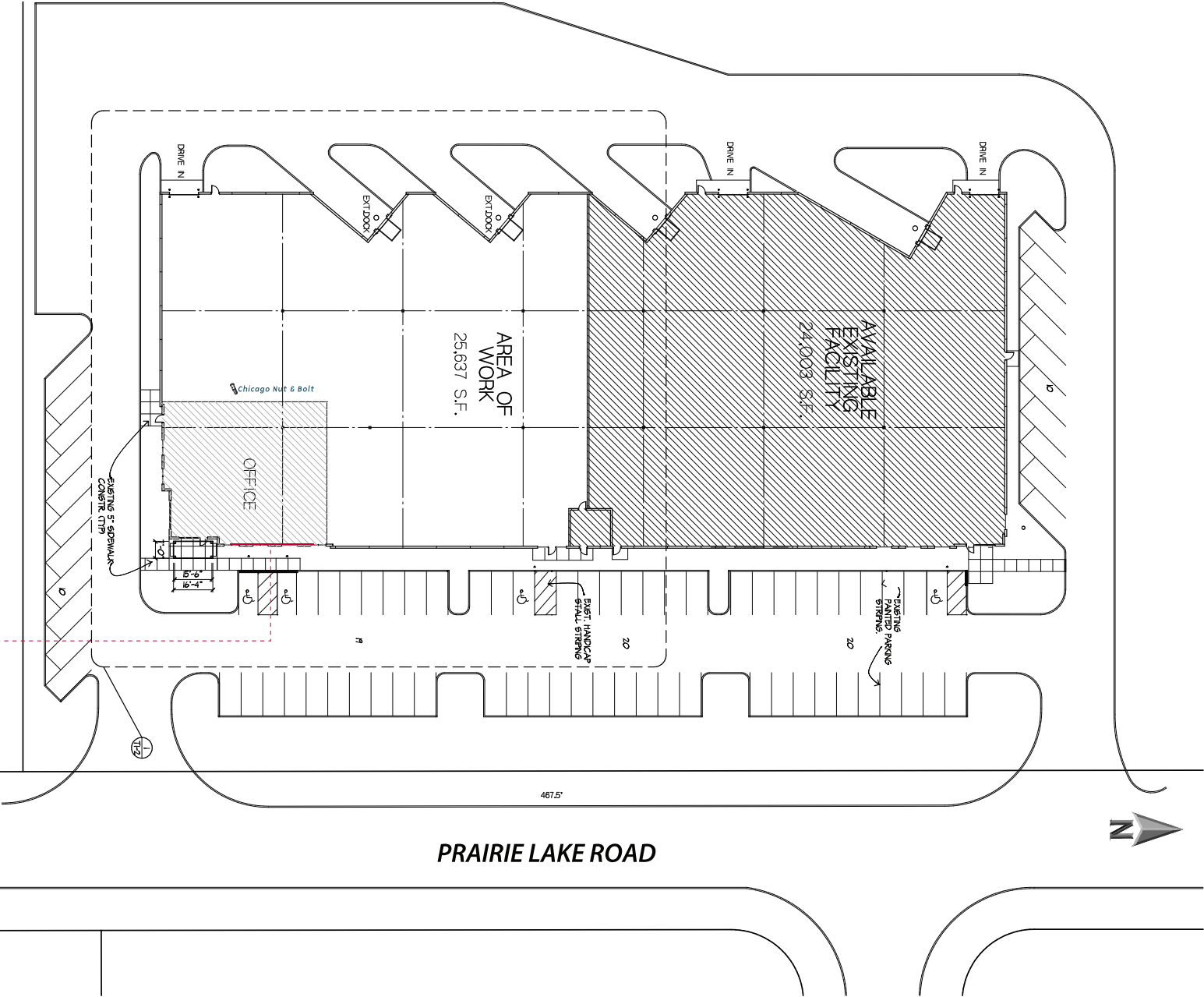
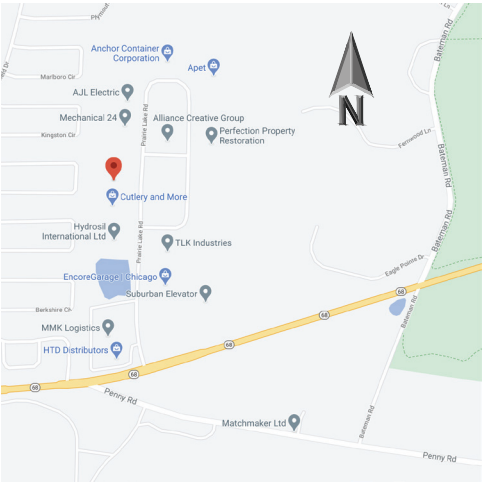
# ELEVATION DETAIL

145 Prairie Lake Road - East Dundee, IL 60118

Chicago Nut & Bolt, Inc.







State of Illinois )  
County of Kane )SS  
Village of East Dundee)

**NOTICE OF  
PUBLIC HEARING**  
Notice is hereby given that the Village Board of the Village of East Dundee will hold a public hearing on April 5, 2021 at 6:00 P.M. via teleconference call by authorization of Gov. Pritzker waiving a portion of the Illinois Open Meetings act to allow local governments to hold "remote" meetings to help control the spread of COVID-19.

1. A request for a variance from CHAPTER 156: SIGNS of the East Dundee Village Code to allow for one (1) wall sign.

**Property Legal  
Description:**

LOT 37 IN PRAIRIE LAKE INDUSTRIAL PARK, EIGHTH RESUBDIVISION BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13 AND PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. 2009K034606, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

PIN: 03-13-475-058-0000

**Common Address:**

145 Prairie Lake Road,  
East Dundee, IL 60118  
All interested persons will be given an opportunity to be heard.  
Published in Daily Herald  
March 19, 2021 (4560408)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Fox Valley

# Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin and has been circulated daily in the Village(s) of:

Aurora, Batavia, Burlington, Carpentersville, East Dundee, Elgin,  
Elburn, Geneva, Gilberts, Hampshire, Montgomery, North Aurora,  
Sleepy Hollow, Saint Charles, South Elgin, Sugar Grove, Wayne,  
West Dundee

County(ies) of Kane

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Fox Valley DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/19/2021 in said Fox Valley DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY

Designee of the Publisher and Officer of the Daily Herald

Control # 4560408