

ORDINANCE NUMBER 21 - 18

**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
FOUR (4) WALL SIGNS FOR YULIVAN HOLDINGS LLC, 110 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, Yulivan Holdings LLC ("Applicant") is the owner of the property located at 110 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 May 3, 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 34 IN PRAIRIE LAKE INDUSTRIAL PARK SIXTH RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 18 AND 19 IN PRARIE LAKE INDUSTRIAL PARK BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2006 AS DOCUMENT 2006K102867 IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

Property Index Number: 03-24-226-011

Common Address: 110 Prairie Lake Road, East Dundee, IL 60118

A sign variation from Chapter 156: Signs of the East Dundee Village Code is approved on the Subject Property allowing for four (4) wall 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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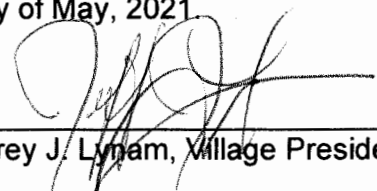
ADOPTED this 3rd day of May, 2021 pursuant to a roll call vote as follows:

AYES: Trustees Mahony, Andresen, Kunze, Brittin and Saviano

NAYES: Ø

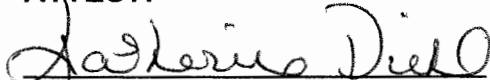
ABSENT: Ø

APPROVED by me this 3rd day of May, 2021.



Jeffrey J. Lynam, Village President

ATTEST:



Katherine Diehl, Village Clerk

Published in pamphlet form this 4th day of May, 2021, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on May 4, 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 – Sign Variance for 110 Prairie Lake Road
Date: May 3, 2021

The Village has received an Application for Sign Variance from Yulivan Holdings LLC for a variance from Chapter 156: Signs of the East Dundee Village Code to allow for four (4) wall signs at their new facility located at 110 Prairie Lake Road 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. The Village Board recently approved similar variance requests for Altorfer CAT and Chicago Nut & Bolt. Upon review by the Village's Building Inspector, the proposed signs would comply with all sign code regulations.



South Side



North Side



West Side



North Side

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 wall signs 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 four (4) wall signs for Yulivan Holdings LLC, 110 Prairie Lake Road, East Dundee, IL 60118.

ATTACHMENTS

1. Ordinance
2. Variance Application
3. Sign Permit Applications/Renderings
4. Public Notice



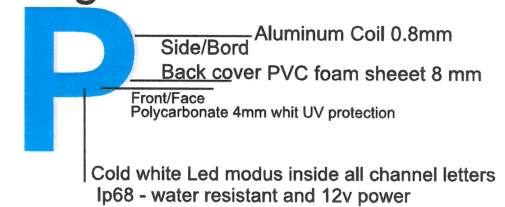
North Side

Light channel letters and elements



All channel letters and elements
are build from the same materilas

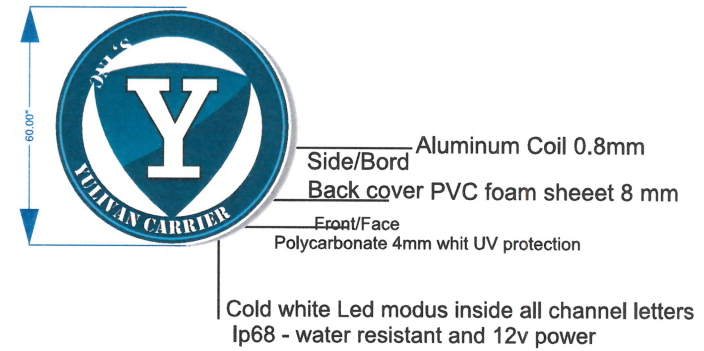
Channel light letters and elements





West Side

Light Box 60 inch diameter
Materials used :





North Side

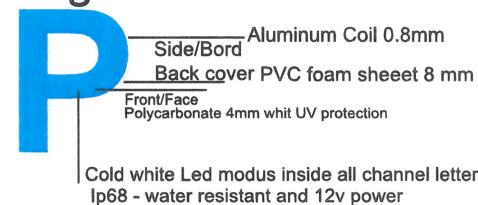
Light channel letters and elements



PARTS & SERVICE

All channel letters and elements
are build from the same materilas

Channel light letters and elements





South side

Light channel letters and elements



All channel letters and elements
are build from the same materilas

	Side/Bord	Aluminum Coil 0.8mm
	Back cover	PVC foam sheeet 8 mm
	Front/Face	Polycarbonate 3mm whit UV protection

Cold white Led modus inside all channel letters
Ip68 - water resistant and 12v power

LEGAL DISCRIPTION.

LOT 34 IN PRAIRIE LAKE INDUSTRIAL PARK SIXTH RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 18 AND 19 IN PRARIE LAKE INDUSTRIAL PARK BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2006 AS DOCUMENT 2006K102867 IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

PIN; 03-24-226-011

COMMON ADDRESS; 110 PRAIRIE LAKE RD.

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 May 3, 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 four (4) wall signs.

Property Legal Description:

LOT 34 IN PRAIRIE LAKE INDUSTRIAL PARK SIXTH RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 18 AND 19 IN PRAIRIE LAKE INDUSTRIAL PARK BEING A SUBDIVISION OF THAT PART OF THE SOUTH-EAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2006 AS DOCUMENT 2006K102867 IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

Pin: 03-24-226-011

Common Address: 110 Prairie Lake Road,
East Dundee, IL 60118

All interested persons will be given an opportunity to be heard.

Published in Daily Herald April 19, 2021 (4562111)

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 04/19/2021 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 # 4562111