

ORDINANCE NUMBER 22 - 52

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS GRANTING VARIATIONS FROM SECTION
156.04(A)(3)(b) AND SECTION 156.04(A)(3)(d) FOR HEIGHT, WIDTH, THICKNESS
AND A SETBACK LOCATION LOCATED AT PATRICIA LANE, EAST DUNDEE, IL
60118 (PIN 03-25-126-008) IN THE M-1 MANUFACTURING DISTRICT**

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 b d

WHEREAS, PAL 250, LLC ("Applicant") is the owner of the property with PIN 03-25-126-008 located in East Dundee, Illinois, legally described in Section 2 below ("Subject Property"); and

WHEREAS, the Applicant filed an application with the Village seeking variations from the Signs Chapter of the East Dundee Village Code as described in the application; and

WHEREAS, pursuant to Section 156.05 of the Sign Ordinance, 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 variances to the requirements of the Sign Ordinance when there are practical difficulties or a particular hardship with the strict compliance with the Sign Ordinance; and

WHEREAS, the Village Board of trustees convened and held a public hearing on December 5, 2022 to consider the Application pursuant to the variances; and

WHEREAS, the Village Board of Trustees reviewed the standards set forth in Section 157.207(C) of the Zoning Ordinance for variations and recommended approval of the Application, and related findings of fact; and

WHEREAS, the Applicant filed an application with the Village seeking a variation from Sections 156.04(A)(3)(b) and 156.04(A)(3)(d); 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 requested variations;

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: Variations. That the Corporate Authorities hereby grant the Application for the Subject Property, legally described as:

PIN 03-25-126-008

LOT 5 IN PATRICIA LANE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN LOT IN TERRA BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF PART OF SECTION 24 AND 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PATRICIA LANE RESUBDIVISION, RECORDED JULY 28TH, 2021 AS DOCUMENT 2021K057700, IN KANE COUNTY, ILLINOIS.

Variation 1

A variation from Section 156.04(A)(3)(b), of the Signs Chapter of the East Dundee Village Code requiring the total size, including the base of a free standing sign shall not exceed nine feet in height, seven feet in width, nor 16 inches in thickness. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development or sign of the Subject Property. The variation will allow development identification sign to be 10.51 feet in height.

Variation 2

A variation from Section 156.04(A)(3)(d), of the Signs Chapter of the East Dundee Village Code requiring the sign shall be located such that the nearest edge shall be set back a minimum of 15 feet from the frontage property line. The variation granted in this Ordinance is specific to the Project as proposed in the Application and shall not apply to any other development or sign of the Subject Property. The variation will allow the development identification sign to be located up to the edge of the frontage property line at the Subject Property.

SECTION 3: 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 4: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

SECTION 5: 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.

PASSED this 5th day of December 2022 pursuant to a roll call vote as follows:

AYES: Mahony, Kunze, Brittin, Saviano, Treiber and Sauder

NAYES: 0

ABSENT: 0

APPROVED by me this 5th day of December 2022.



Jeffrey Lynam, Village President

ATTEST:



Katherine Diehl, Village Clerk

Published in pamphlet form this 5th day of December 2022, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on December 26, 2022.

The Applicant acknowledges hereby the reasonableness of the above and foregoing terms and conditions in the Ordinance, and hereby accepts the same.

By: _____

Applicant

Date: December __, 2022



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: Monument Sign / Palumbo Management
2. Project Location: 250 Patricia Lane
3. Brief Project Description: Produce and erect a monument sign for a directory of tenants.
4. Project Property Legal Description: provide the legal description in a word document.
Lot 5 of the Patricia Lane Resubdivision
5. Project Property Size in Acres and Square Feet: 9.66 acres (420,817 sf)
6. Current Zoning Status: M1
7. Current Use Status: Industrial Building
8. Surrounding Land Use Zoning: M1
9. Zoning District Being Requested (if applicable): _____
10. Parcel Index Numbers of Property: 03-25-126-008

B. Owner Information

1. Signature: [Signature]
2. Name: Joe Palumbo
3. Address: 201 Christina Drive, East Dundee, IL 60118
4. _____

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

1. Name/Company: Pal 250 LLC
2. Address: 201 Christina Drive, East Dundee, IL 60118
3. _____

FOR A SIGN VARIANCE COMPLETE THE FOLLOWING:

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

156.04 (A)(3)(b) - Limit of development sign to max height 9' x max width 7' x 16" thick

156.04 (A)(3)(d) - Sign minimum setback is 15 feet from frontage property line.

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

Limit of development sign to max height 9' x max width 7' x 16" thick

15 foot setback for signs

3. What is proposed?

- Request approval of actual sign chassis is 7 ft wide x 10 ft tall x 1 foot thick (top 6 inch crown of sign is 7 ft 8 inches). This matches the existing 3 additional development signs already in use on project - 201 Christina Drive, 401 Christina Drive and 200 Christina Drive.

- Requesting removal of setback restriction to 0 feet so sign can be placed up to property line edge. This will situate sign in the parkway and not up to the edge of the parking lot curb where it will be a hazard to cars parking and may get hit.

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

- Quantity of tenants listed on development sign and matching existing signage of park are reasons for variance request.

- Poor visibility. Too close to the parking lot curb. Vehicles may hit it and cause damage are the reasons for the setback variance request.

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?

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)

N/A

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

Keeping the look of the park consistent and better visibility for our tenants.

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) | YES | <input type="radio"/> NO |
| b. Injurious to surround properties? (Circle) | YES | <input type="radio"/> NO |
| c. Impair an adequate supply of light and air to adjacent property? (Circle) | YES | <input type="radio"/> NO |
| d. Endanger public health and safety? (Circle) | YES | <input type="radio"/> NO |
| e. Substantially diminish property values within the neighborhood? (Circle) | YES | <input type="radio"/> NO |
| f. Conformance to the Land Use Plan? (Circle) | YES | <input type="radio"/> NO |

If needed in the future, the sign can be moved for access to utilities.

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

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**

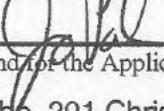
The Undersigned applicant acknowledges that the Village of East Dundee may seek advice and counsel from professional sources outside the employee staff of the Village of East Dundee in consideration of the application submitted to the Village of East Dundee by the applicant, including the services as 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.

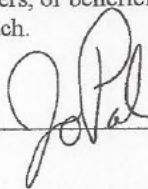
The applicant, having read this application and fully understanding the purpose thereof, declares that the proceeding statement made are true and that the information provided herein is complete to the best of the applicant's knowledge and belief.

	11/9/22
Individually and for the Applicant	Date
Joe Palumbo, 201 Christina Drive, East Dundee, IL 60118 -	
Address	Phone Number



Affidavit of Ownership & Control

I (We), Pal 250 LLC 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:  as manager

Owner: Pal 250 LLC

Address: 201 Christina Drive

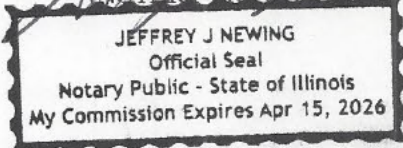
East Dundee, IL 60118

Phone: 

SUBSCRIBED AND SWORN TO before me this

21st day of November, 2022.

(NOTARY SIGNATURE)



(NOTARY STAMP)



Affidavit & Disclosure Agreement

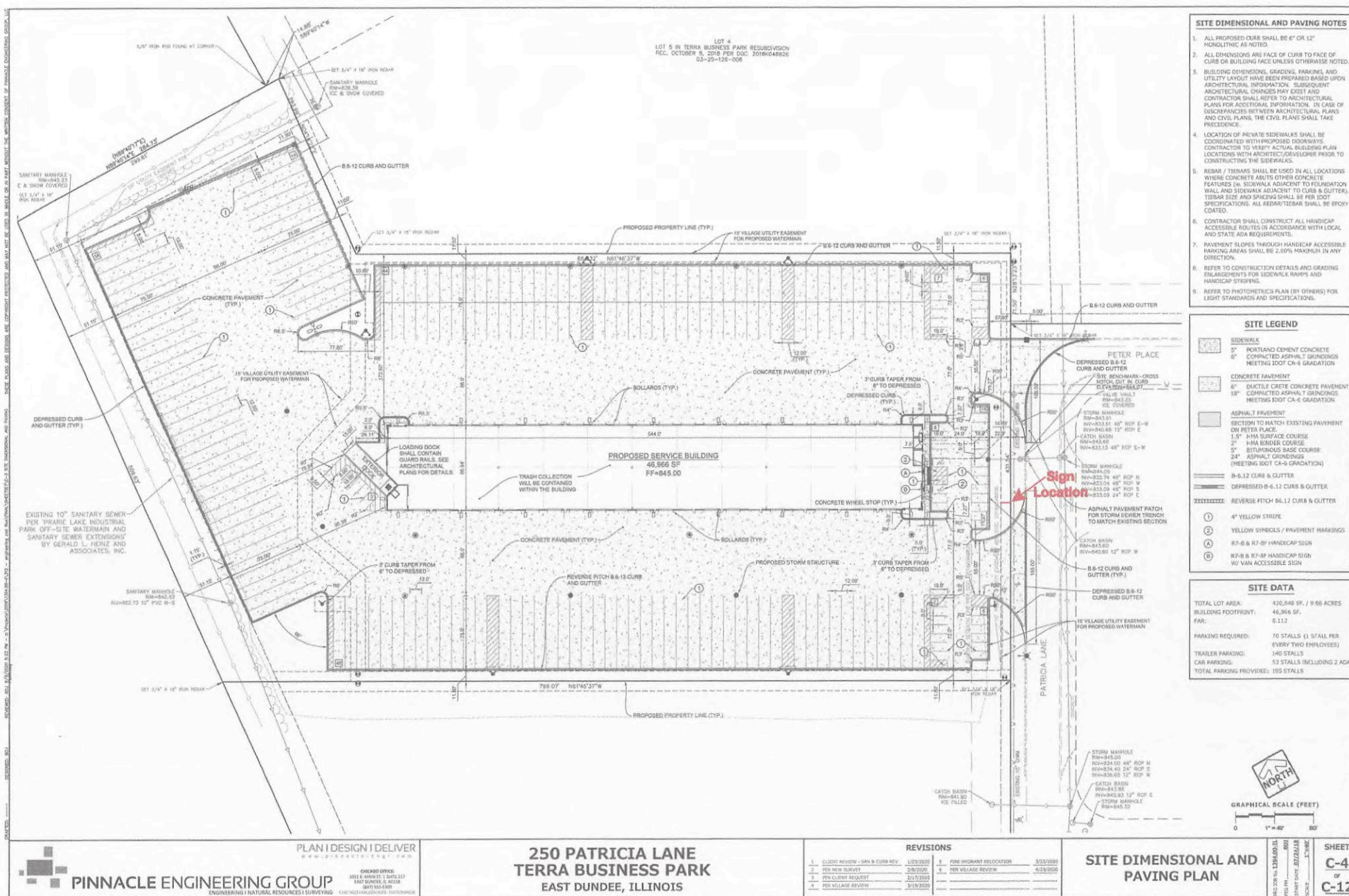
To cover the Village expenses relating to applications for Variations:

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: Joe Palumbo

Print Name: Joe Palumbo

Project Address: 250 Patricia Lane, East Dundee, IL 60118

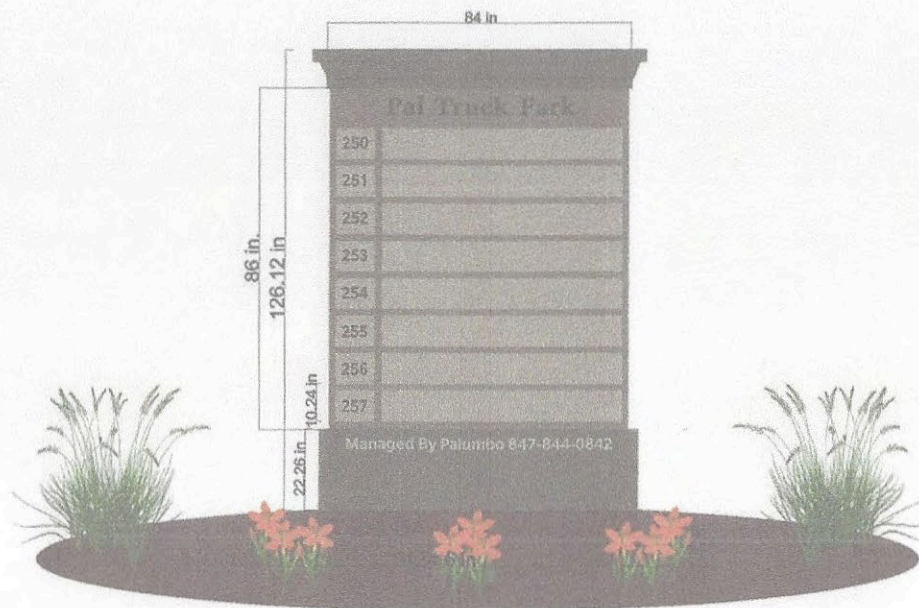


A1

LED illuminated Directory Monument Sign

Location : 250 Patricia Lane. East Dundee

- New Double-sided Internally Illuminated Changeable copy .080 cabinet, Welded and screwed together. 5600 Kelvin LED illumination with 2 12V power packs.
- Double sided Benchmark Synthetic Base and Structure with Stucco finish
- Electric Supplied by others - 277V 20A within 1 foot of sign location
- All LED Illuminated
- Sign placement within an elevated irrigated landscape bed



MEYER SIGNS & GRAPHICS

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Pal Truck Park

252	Lemberg Truck Service
256	OCMC Trucking
258	Blue Experts, Inc.
260	US EXP Trucking
262	Absolut Plus Repair Shop
264	Luxo Truck Service
266	Xpress Shop Inc.

Managed By Palumbo 847-844-0842