

Ordinance No. 14-32

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, ILLINOIS,  
GRANTING SIGN VARIANCES FOR THE PROPERTY LOCATED AT 611 EAST  
MAIN STREET, EAST DUNDEE, ILLINOIS  
(Summit Square)**

**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**, pursuant to Section 156.05(B)(3) of the Code of the Village of East Dundee the Village President and Board of Trustees of the Village (the “Corporate Authorities”) may provide for and allow variances to provide relief when strict compliance with the requirements of Chapter 156, entitled *Signs*, presents a particular hardship; and,

**WHEREAS**, an application was filed by Otto Engineering, Inc. (the Applicant”), requesting a variance from section 156.04(A)(2)(a) to allow a directional sign larger than four square feet, a variance from Section 156.04(E)(2)(d)3 to reduce the fifteen setback from the property line for the directional sign and a monument sign with an electronic message display with respect to the real property described in Section 1 herein (the “Subject Property”); and,

**WHEREAS**, Notice of a public hearing on said application was published and pursuant to said notice the Planning and Zoning Commission of the Village conducted a public hearing on October 9, 2014, on said application in accordance with the State statutes and the ordinances of the Village; and,

**WHEREAS**, the Planning and Zoning Commission determined that the variations met the standards in Sections 157.207(C)(1) of the East Dundee Zoning Chapter (the “Zoning Ordinance”) and recommended that the variances be granted; and,

**WHEREAS**, the Corporate Authorities have received and considered the recommendation of the Planning and Zoning Commission.

**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:** That this Ordinance shall apply to the Subject Property commonly known as 611 East Main Street, East Dundee, Illinois and legally described as:

Lots 5, 6, 7, 8 and 11, and all that part of vacated Robert Avenue lying between the Southeasterly extension of the Northeasterly and Southwesterly lines of said Lots 5 through 8, in Block 1 of Fox River Bluffs Unit 1, a subdivision of part of Section 23, Township 42 North, Range 8 East of the Third Principal Meridian, in the Village of East Dundee, Kane County, Illinois.

**Section 2:** That variations are hereby granted for the Subject Property for:

- A. A variance from Section 156.04(A)(2)(a) to allow an additional nineteen (19) square foot directional monument sign at the corner of Howard Avenue and Route 72 as shown on Exhibit A, and
- B. A variance from Section 156.04(E)(2)(d)3 to allow a one (1) foot setback from the property line along Route 72 and an eight foot setback from the property line along Howard Avenue for the directional monument sign as shown on Exhibit A, and
- C. A variance from Section 156.04(E)(2)(d)3 to allow a five (5) foot setback from the property line for the monument sign with an electronic message display along Route 72 as shown on Exhibit B.

**Section 3:** That the signs shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A. The sign plan for a directional sign, Work Order #Est 27031, prepared by FASTSIGNS attached hereto and made a part hereof as Exhibit A.

B. The sign plan for a monument sign with an electronic message display, Work Order #Est 27031, prepared by FASTSIGNS attached hereto and made a part hereof as Exhibit B.

C. Locations as shown on the Plat of Survey prepared by Alan J. Coulson dated April 5, 2013 (Field Work Completed) attached hereto and made a part hereof as Exhibit C.

**Section 4:** That ordinances or parts of ordinances in conflict with the provisions hereof, are hereby repealed to the extent of such conflict.

**Section 5:** 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.

Adopted this 20<sup>th</sup> day of October, 2014.

AYES: Trustees Gorman, Skillicorn, Lynam and Selep

NAYS: Ø

ABSENT: Trustees Wood and Ruffalo

Approved this, 20<sup>th</sup> day of October, 2014.

[Signature]  
Village President

Attest:

[Signature]  
Village Clerk

Published in pamphlet form:  
October 21, 2014



120 Barrington Ave - East Dundee, IL 60118

Phone: 847-426-2822 Fax 847-426-2956

## MEMO

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To: The Village President and Board of Trustees  
From: Heather Maieritsch, Deputy Village Administrator/Village Clerk  
Date: October 16, 2014  
Re: 611 Main Street, Summit School Sign Variances

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On October 9<sup>th</sup> the Planning and Zoning Commission held a public hearing on the application for variances requested OTTO. They proposed two signs. The first matter being discussed was a variance was to approve a large directional sign with the names of a few businesses. The second matter discussed was for variances to the setback of this signage due to the close proximity of the building along Route 72 due to the expansion of Route 72.

First, a variance from 156.04(A)(2)(a) which allows for a four (4) square foot directional sign and grant approval for an additional monument sign that can act as a large directional sign at the corner of Howard Avenue and Route 72.

Second, for a variance from the allowable fifteen foot minimum setback for signage from the property line at the corner of Route 72 and Howard to allow for a one foot setback from the property line along Route 72 and an eight foot setback from the property line along Howard Avenue. Lastly, a variance from the fifteen foot setback from the property line for the monument/electronic message sign along Route 72 to allow for a setback of five feet from the property line.

The Planning and Zoning Commission voted on the two matters before you separately. The first matter for the variance to allow for a large directional sign without the businesses listed below and to have the base of the sign no more than 18 inches off of the ground was approved (8 ayes, 0 nays, 1 absent). The second matter the commission addressed concern over the size and electronic message display although both items were within what is allowed by the Village Code. The motion was made to approve the setbacks for the directional sign was approved (8 ayes, 0 nays, 1 absent). The motion to approve the variance to allow the monument/electronic message sign five feet from the property line failed due to a tie (4 ayes, 4 nays, 1 absent).

The applicant was unable to attend the meeting and after the meeting came to the Village and expressed concern that the removal of the tenants under the directional sign on Route 72 and Howard may cause a tenant to not commit to that location and would like the Village Board to reconsider the Planning and Zoning's change to the variance.

**Attached are the following documents:**

- Picture of proposed directional sign
- Picture of tenant/electronic sign
- Picture of sign as approved by the Planning and Zoning Commission.
- Plat of the location of the signs



Work Order #: Est\_27031

Full size Designer:

Page 1 of 1

**OVERALL SIGN AREA:**

Dimensions/S.F. 48" x 42.87" 14.29 Sq. Ft.

Mounting Method: \_\_\_\_\_

Letter Depth: \_\_\_\_\_

Protusion from mounting surface: \_\_\_\_\_

Height from grade to center of sign: \_\_\_\_\_

**Color Assignments:**

Face: \_\_\_\_\_

Trim: \_\_\_\_\_

Returns: \_\_\_\_\_

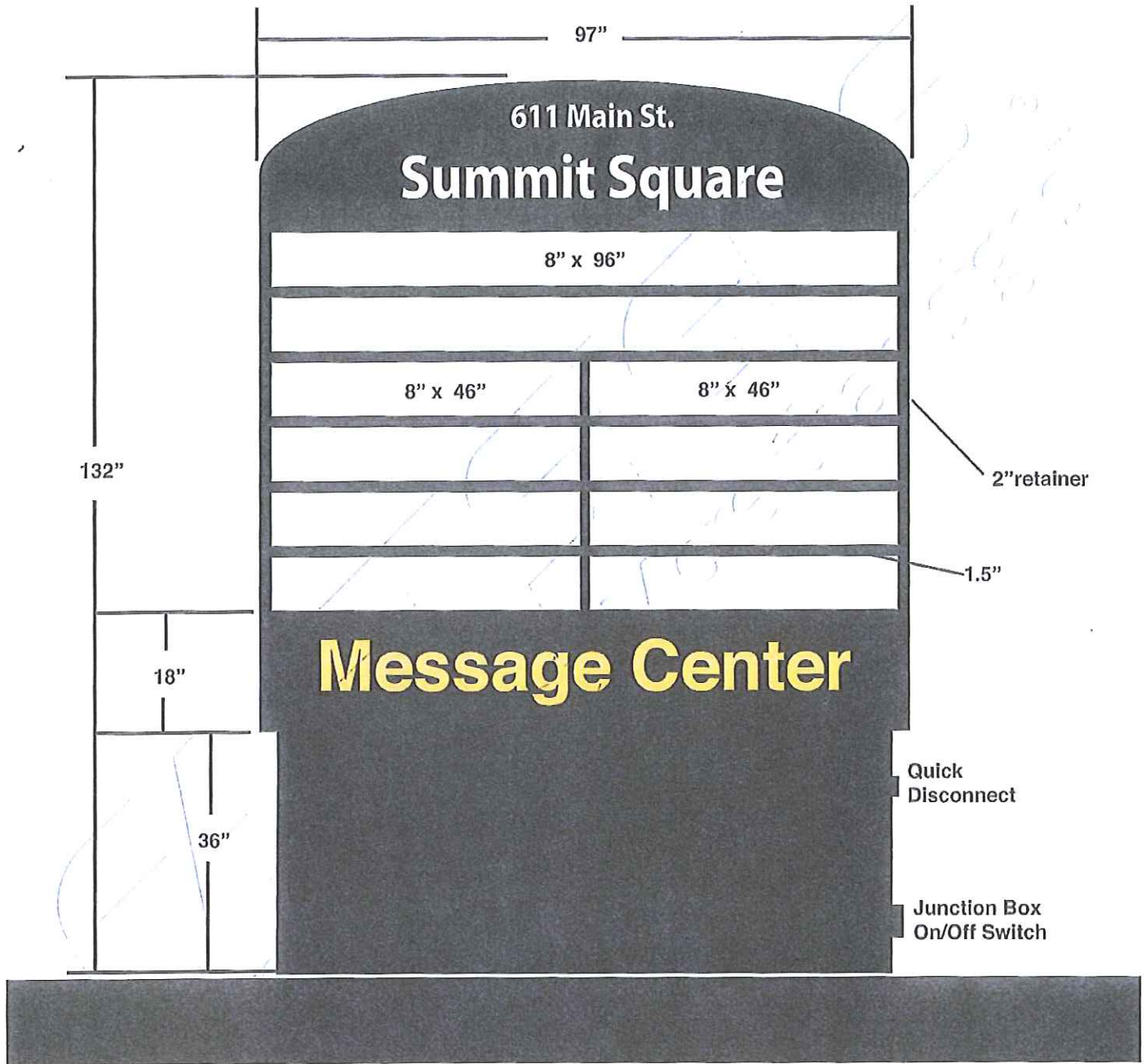
Raceway: \_\_\_\_\_

**Materials:**

double sided sandblasted high density urethane sign, 4" x 4" Cedar posts with tenant panels.



Sign cost includes two proof charges. All other proof charges will incur a design charge. At FASTSIGNS Corporation, we take pride in precision, but the final examination for accuracy is your responsibility. Before giving approval, please examine all proofs carefully for the accuracy of information presented, as well as quality, size, spelling, punctuation, graphics, colors and general layout.



Internally Illuminated aluminum box sign with individual tenant signs and LED Message Center.

Work Order #: Est\_27031

1/4 Scale Designer:

OVERALL SIGN AREA:

Dimensions/S.F. 97" w x 132" h 88.9 sq. ft

Mounting Method: \_\_\_\_\_

Letter Depth: \_\_\_\_\_

Protusion from mounting surface: \_\_\_\_\_

Height from grade to center of sign: \_\_\_\_\_

Color Assignments: \_\_\_\_\_

Face: \_\_\_\_\_

Trim: \_\_\_\_\_

Returns: \_\_\_\_\_

Raceway: \_\_\_\_\_

Materials:

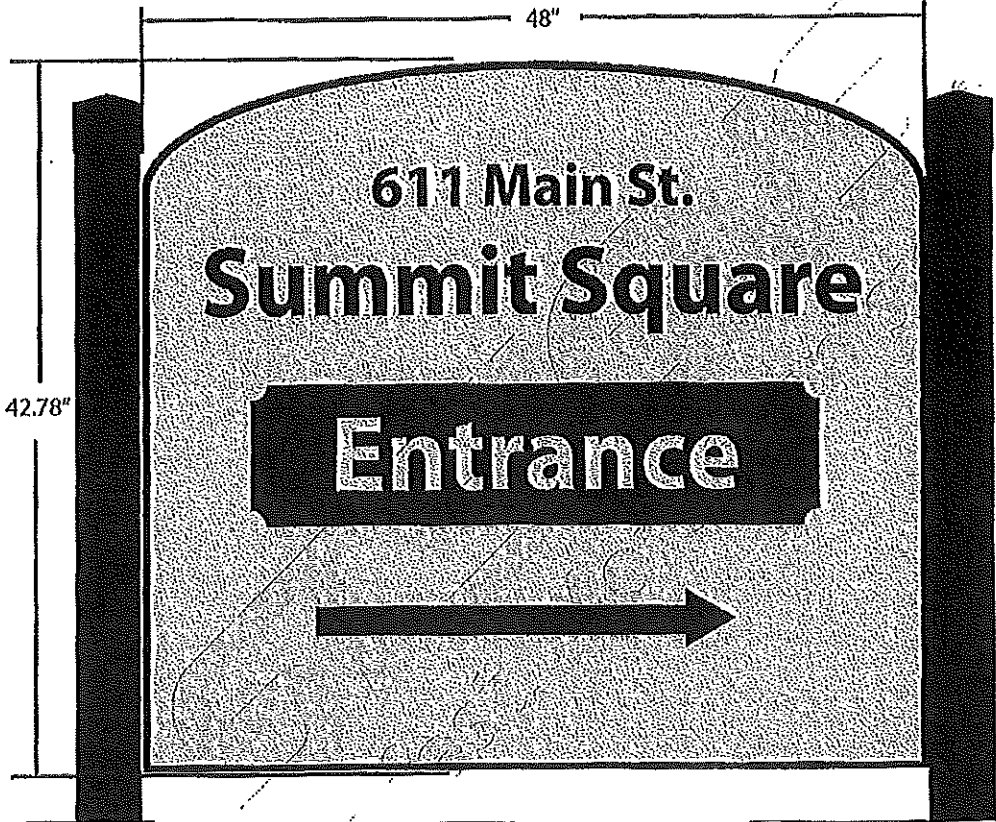
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Sign cost includes two proof charges. Additional proof changes will incur a design charge. At FASTSIGNS Carpentersville, we take pride in precision, but the final examination for accuracy is your responsibility. Before giving approval, please examine all proofs carefully for the accuracy of information presented, as well as quantity, sizes, spelling, punctuation, graphics, colors and general layout.



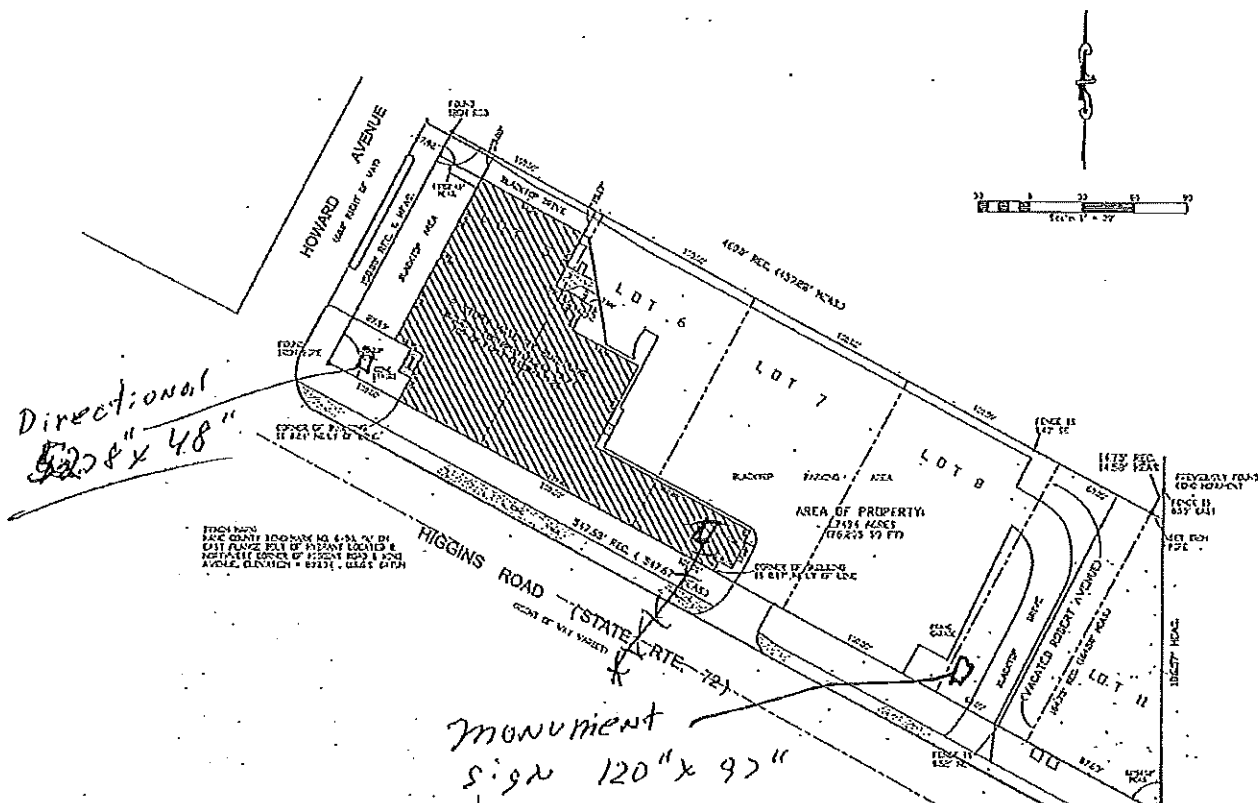
**Alan J. Coulson, P.C.**  
**PROFESSIONAL LAND SURVEYORS**  
**PLAT OF SURVEY**

OF PROPERTY DESCRIBED AS FOLLOWS:

Lots 6, 7, 8, and 11, and all that part of vacated Robert Avenue lying between the southeasterly extension of the Howard Avenue and southeasterly lines of said Lots 5 through 8, in Block 4 of Fox River Bluffs Unit 1, a subdivision of part of Section 27, Township 42 North, Range 8 East of the Third Principal Meridian, in the State of East Dundee, Kane County, Illinois.

**SUMMIT SQUARE CONDOMINIUM**

SHEET 1 OF 2



**GENERAL NOTES:**  
 Dimensions shown herein are given in feet and decimal parts thereof.  
 All horizontal dimensions are measured to center of roadway (30'±) wide.  
 All vertical dimensions are measured to face of curb and exposed concrete block walls.  
 All horizontal dimensions are measured to center of roadway (30'±) wide.  
 Boundary to Kane County Section 27, T42N, R8E, S27, located at intersection of Higgins Road & King Avenue, Elevation = 631.34, U.S.G.S. datum.  
 Area of property: 17,434 acres (76,255 sq ft)

"THIS PLAT IS PREPARED IN COMPLIANCE WITH AND IS BEING RECORDED IN COMPLIANCE WITH THE ILLINOIS CONDOMINIUM PROPERTY ACT"  
 CHARLES J. HILL (P.L.S. 8210)  
 MY LICENSE EXPIRES: NOVEMBER 30, 2011

THIS PLAT IS BEING RECORDED BY:  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

1:20  
 THE STATE OF ILLINOIS  
 COUNTY OF KANE  
 I, Alan J. Coulson, P.C., do hereby certify that I am a duly licensed Professional Land Surveyor in the State of Illinois, and that I am the author of the above plat.  
 My Commission Expires: 11/30/2011  
 My Address: 615 S. 6th St., East Dundee, IL 60118  
 My Phone: (815) 428-2911  
 My Fax: (815) 428-6374  
 My E-mail: SARVAYR@AOL.COM

STATE OF ILLINOIS }  
 COUNTY OF KANE }  
 I, Alan J. Coulson, P.C., do hereby certify that I am a duly licensed Professional Land Surveyor in the State of Illinois, and that I am the author of the above plat.  
 My Commission Expires: 11/30/2011  
 My Address: 615 S. 6th St., East Dundee, IL 60118  
 My Phone: (815) 428-2911  
 My Fax: (815) 428-6374  
 My E-mail: SARVAYR@AOL.COM

FIELD WORK COMPLETED: April 5, 2011  
 THIS PLAT IS BEING RECORDED BY:  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 Alan J. Coulson, P.C.  
 PROFESSIONAL LAND SURVEYORS  
 615 S. 6th St., (Rte. 31) East Dundee, IL 60118  
 Phone: (815) 428-2911 Fax: (815) 428-6374  
 E-MAIL: SARVAYR@AOL.COM

Compare the description on this plat with deed. Refer to deed for easements and building lines.