

ORDINANCE 10 -05

**AN ORDINANCE GRANTING A VARIANCE FROM THE
WEST DUNDEE SIGN ORDINANCE
FOR PROPERTY LOCATED AT
850 Main Street**

WHEREAS, THE VILLAGE OF WEST DUNDEE has been requested by a petition signed by Stelios Aktipis as owner of the subject property for a variance from the West Dundee Sign Ordinance to allow for the installation of a sign cabinet on the rear wall of the existing building; and

WHEREAS, a Public Hearing was held by the West Dundee Planning and Zoning Commission, after due notice in the manner provided by law; and

WHEREAS, The Planning and Zoning Commission, after deliberation, has made a report and recommended the granting of said zoning variation from the West Dundee Sign Ordinance; and

WHEREAS, the Village Board has considered the findings of fact, based upon the evidence presented at the public hearing, presented to the West Dundee Planning and Zoning Commission by the petitioners.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES, VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS, as follows:

Section 1: That a variation from of Section 9-4-7-2 Wall Signs of the West Dundee Municipal Code be granted to allow for the installation of a 243.9 square foot sign cabinet on the rear wall of the building (see attached location drawing) to allow the insertion of window signage for the following described parcel of property:

LOTS 1, 2 AND 3 IN SPRING HILL FASHION CORNER, BEING A RESUBDIVISION OF LOTS 5 THROUGH 9 OF THE PLAT OF SPRING HILL SOUTHEAST AND UNSUBDIVIDED LANDS IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1984 AS DOCUMENT 1702859, IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS (

Section 2: That all requirements set forth in the Sign Ordinance and the Zoning Ordinance of the Village of West Dundee, as would be required by any owner of property zoned in the same manner as the Subject Property shall be complied with, except as otherwise provided in this Ordinance.

Section 3: The findings and recommendations of the Planning and Zoning Commission on the question of granting the variation for the Subject Property are hereby accepted subject to the following conditions for approval:

1. Compliance with wall signage cabinet plans and photos submitted by Stelios Aktipis dated February 11, 2010 and attached herein.
2. Removal of the sign box at the time a grocery store use at 850 Main ceases to operate. Removal must occur no later than 60 days after the store closes; no new occupancy permit will be issued until compliance with removal requirements herein.
3. Display restrictions within the sign box area to be limited to eight (8) individual graphics: 4 pictorial and 4: advertising of special offers.
4. Strict Compliance with all village sign regulations.
5. Approval of plans by Appearance Review Commission.
6. Compliance with all other applicable codes and ordinances.

Section 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

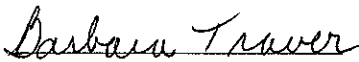
Section 6 That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publication is hereby authorized) as provided by law.

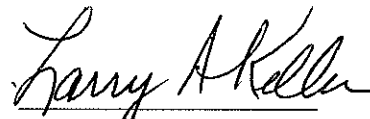
AYES: Trustees Voss, Gillam, Price, Osth, Hanley and Yuscka

NAYS:

ABSENT:

ATTEST:


Barbara Traver
Village Clerk


Larry Keller
Village President

Passed: March 1, 2010

Approved: March 1, 2010

Published: March 1, 2010

Prepared by:
Village of West Dundee
100 Carrington Drive
West Dundee, IL 60118