

**ORDINANCE 10-06**

**AN ORDINANCE GRANTING A VARIANCE FROM THE  
WEST DUNDEE SIGN ORDINANCE  
FOR PROPERTY LOCATED AT  
551 S. Eighth Street**

WHEREAS, THE VILLAGE OF WEST DUNDEE has been requested by a petition signed by Esther Zamudio as owner of the subject property and Pascalis Shakallis as the operator of the tenant restaurant for a variation from the West Dundee Sign Ordinance to allow for the installation of a changeable copy sign cabinet onto the existing freestanding sign; 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 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 9-4-7-1A Freestanding Signs of the West Dundee Municipal Code be granted to allow for the installation of a 10 square foot changeable copy sign cabinet on the existing freestanding sign located at the front property line for the following described parcel of property:

LOT 1 IN HIGHLAND PLAZA, BEING A SUBDIVISION OF PART OF  
OUTLOT 1 IN DUNDEE HIGHLANDS, UNIT NO. 7 IN THE VILLAGE OF  
WEST DUNDEE, KANE COUNTY, ILLINOIS

Section 2: That all requirements set forth in the Zoning and Sign 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 site plan and building sketches submitted by Pascalis Shiakallis dated January 20, 2010.
2. 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.

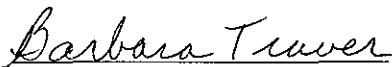
Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

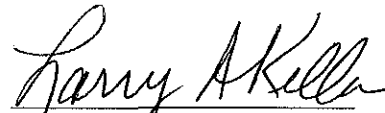
Section 6 That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publication is hereby authorized) as provided by law.

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

NAYS:

ATTEST:

  
Barbara Traver  
Village Clerk

  
Larry Keller  
Village President

Passed: March 1, 2010

Approved: March 1, 2010

Prepared by:

Village of West Dundee  
102 South Second Street  
West Dundee, IL 60118