

ORDINANCE 2017-O-18

**AN ORDINANCE APPROVING A VARIANCE TO TODD FEDLER
REPAIR AN EXISTING LEGAL NON-CONFORMING SIGN
(FILE NO. 07-PZB-17)**

WHEREAS, Todd Fedler is the owner of record of the photograph studio located at 1332 Sheridan Road, which property is legally described as set forth on Exhibit A hereto, and which property is hereafter described as the “Subject Property”, and

WHEREAS, Mr. Fedler, (“Petitioner”), has petitioned the Village for approval of a variance from the Village’s Sign Code in order to repair a relatively new legal nonconforming sign which was recently damaged by a vehicle in a hit and run collision, and

WHEREAS, the Combined Planning Commission and Zoning Board (“PZB”) conducted a public hearing, following notification as required by law, on September 12, 2017, and

WHEREAS, following testimony from the petitioner, Staff and the public, the PZB concluded with a unanimous positive recommendation on the request, and

WHEREAS, the Village Board has received the recommendations of the PZB, and has duly deliberated upon the issues and it thereupon makes the following factual findings:

1. The proposed use of the subject property will not materially affect any other property, will not impose any hardship to anyone else and the specific repair requested will only marginally extend the life of the current non-conforming sign.
2. The hardship that exists is the unique topography of the subject site, which has had a sign with the existing layout for over three decades without objection, and which peculiarly fits the location due to the physical distances between the roadway and the principal structure, as well as the fact that the south face of this sign is obscured by dense foliage on the adjoining property during the warm weather months.
3. The Planning and Zoning Board further noted that the sign has been meticulously maintained by Mr. Fedler for many years, is well landscaped and that he continually modifies the changeable copy on the sign in promotion of his business, which is considered an asset to the Village’s business community.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINTHROP HARBOR, ILLINOIS, AS FOLLOWS:

SECTION ONE. The Mayor and Board of Trustees of the Village of Winthrop Harbor hereby find the facts as stated in the preamble hereof are true and correct and said findings are made a part of this Resolution.

SECTION TWO. The request for a zoning variance is granted, and a permit may be issued to Mr. Fedler to complete the repairs to his existing sign

SECTION THREE. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

YEAS: (6) Hargett, Levin, Marabella, McCarthy, Robards, Weiss
NAYS: (0)
ABSENT: (0)

PASSED and APPROVED this 18th day of SEPTEMBER, 2017.

Dr. MICHAEL BRUNO, Mayor

ATTEST:

JULIE RITTENHOUSE, Clerk