

MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS

OCTOBER 23, 2017

7:00 P.M.

VILLAGE HALL

40W270 LAFOX ROAD, STE B
CAMPTON HILLS, IL

1. CALL TO ORDER – Chairman Johnson called the meeting to order at 7:04 p.m.
2. ROLL CALL – Administrator Searl (Acting Clerk) called the Roll:

<i>Present</i>	<i>Absent</i>	<i>Also Present</i>
Commissioner Clarkson		Building and Zoning Officer Fitzgibbon
Commissioner Drago		Administrator Searl
Commissioner Phillips		Trustee Tyrrell
Commissioner Pree		President Blecker
Commissioner Carpenter		
Commissioner Brauer		
Chairman Johnson		

Chairman Johnson swore in testifying attendees and reminded them to sign in.

3. **Pledge of Allegiance.** Chairman led in the reciting the Pledge of Allegiance.
4. **Public Hearing:**
 - Chairman Johnson described the *Petition for a Sign Variance at 40W099 Illinois Route 64, Campton Hills, IL. 60175; PIN: 08-23-281-010:*
 - Increasing the number of signs from two (2) to four (4)
 - Increasing the size of each sign from 32 square feet to 35.5 square feet

MOTION TO OPEN THE PUBLIC HEARING FOR REQUESTS, AS DESCRIBED BY CHAIRMAN JOHNSON, made by Commissioner Drago; and seconded by Commissioner Phillips.

Voice Vote: [AYES: 7] [Nays: 0] Motion CARRIED

Building and Zoning Official (BZO) Fitzgibbon explained the petitioner’s request as follows:

- 3i
 - The total number of signs currently existing at this location is 4 – two facing IL RTE 64 and 2 facing Campton Crossings Drive.
 - The number of signs was approved by Kane County, when the location was under their jurisdiction.
 - The building was expected to accommodate 2-3 tenant spaces, with each tenant allowed one sign per frontage, or four to six total signs.
 - Ultimately a liquor store and a finance company occupied two tenant spaces, resulting in the current arrangement of four total signs.
 - The Village of Campton Hills sign ordinance limits signage to one sign per business, per street frontage.
 - This necessitates the variance request, under Campton Hills jurisdiction, to allow for the total number of signs to remain at four (4) – two (2) facing each street frontage.
- 3ii
 - The size of the signs located at 40W099 Illinois Route 64 are 35.5 square feet.

- The size of the signs was approved by Kane County, when the location was under their jurisdiction.
- The Village of Campton Hills sign ordinance states the signs can't be any larger than 32 square feet.
- This necessitates the variance request, under Campton Hills jurisdiction, to allow each existing sign to remain at 35.5 square feet.

BZO Fitzgibbon introduced Kevin Pirok from Pirok Design, Inc. representing the petitioner. Mentioned that staff has obtained a letter from the business development association that supports the petitioner's request.

Mr. Pirok explained a slight change in the exhibit and artwork for the sign. The owner wants to incorporate a "tag line" into the sign.

Commissioner Clarkson asked the petitioner if he knew whether or not the proposed signs are similar in size to the signs that the previous business had. He explained that the sign "face" is being changed out but the "box" is not.

BZO Fitzgibbon stated that he believes the "center" has a mixture of signs and that some could be non-conforming since the "center" was developed in the County prior to the Village's incorporation.

Commissioner Pree commented that many of the Campton Crossing businesses have similar style and sized signs. Therefore, Commissioner Pree felt it was important to recognize the potential of similar future requests.

Mr. Pirok commented that the Commission should bear in mind the way-finding challenge and the need to have a sign as close to the corner of Rt. 64 as possible.

Commissioner Phillips expressed his concern that the proposed signage near Rt. 64 runs counter to what was talked about when the sign ordinance was adopted.

Commissioner Brauer stated that she usually agrees with Commissioner Phillips but likes the "balance" in petitioner's proposal.

Commissioner Dragoo asked if the lighting in the sign boxes are "dark skies" ordinance compliant. The petitioner said he assumes so since they are not changing the existing lighting framework and the same are on a timer.

Commissioner Dragoo stated that he agrees with Commissioner Phillips and would like to keep with one (1) sign per building. However, he stated that he has no problem with a larger sign.

Commissioner Carpenter stated that he is in favor of granting the variance because his general concern is to not burden new businesses with the cost of installing complete new sign boxes each time a space changes occupant.

Chairman Johnson said he believes the Rt. 64 facing sign makes sense.

BZO Fitzgibbon clarified that the petitioner wants to move the "center" sign facing 64 to the west. He further stated that "this is the built environment that is out there". "The granting of the variance brings the nonconformity into conformity". BZO Fitzgibbon further stated that proposal before the Commission provides a uniform look that takes into account the "built" environment.

BZO Fitzgibbon further stated that while he is not making a recommendation, he pointed out that this is an opportunity to bring a non-conforming situation into lawful conformance without making a gross change in the "built" environment. He believes the proposal is not out of character with existing nearby businesses.

Chairman Johnson asked if there were any comments from the public.

Commissioner Phillips reiterated that his perspective is that the Village's sign ordinance allows for only one (1) sign per business and the fact that the petitioner is combining spaces does not mean that the Village should void the existing ordinance's one (1) sign requirement.

MOTION TO CLOSE THE PUBLIC HEARING, made by Commissioner Dragoo; and seconded by Commissioner Pree.

Voice Vote: [AYES: 7] [Nays: 0] Motion CARRIED

5. **MOTION TO APPROVE THE SIGN VARIANCE AT 40W099 ILLINOIS ROUTE 64, CAMPTON HILLS 60175; PIN 08-23-281-010 TO ALLOW THE SIZE OF THE EXISTING SIGNS AND BOXES TO BE 35.5 SQUARE FEET FOR THE BALMORAL RESTAURANT** made by Commissioner Phillips; and seconded by Commissioner Clarkson.

Roll Call Vote: [AYES: 7] [NAYES: 0] [ABSENT: 0] Motion: **CARRIED**
Johnson
Phillips
Brauer
Pree
Dragoo
Carpenter
Clarkson

6. **MOTION TO APPROVE THE SIGN VARIANCE AT 40W099 ILLINOIS ROUTE 64, CAMPTON HILLS 60175; PIN 08-23-281-010 TO ALLOW FOUR (4) EXISTING SIGNS AT THIS LOCATION FOR THE BALMORAL RESTAURANT**, made by Commissioner Brauer; and seconded by Commissioner Carpenter.

Roll Call Vote: [AYES: 5] [NAYES: 2] [ABSENT: 0] Motion: **CARRIED**
Brauer Johnson
Pree Phillips
Dragoo
Carpenter
Clarkson

7. **MOTION TO APPROVE THE SEPTEMBER 25, 2017 PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING MINUTES as corrected**, made by Commissioner Phillips; and seconded by Commissioner Dragoo.

Voice Vote: [AYES: 6] [NAYES: 0] [ABSTAIN: 1¹] Motion **CARRIED**

8. **OTHER BUSINESS THAT NORMALLY WOULD COME BEFORE THE PLAN COMMISSION FOR DISCUSSION**

Commissioner Pree brought up the need to address a flashing sign at the Auto Repair business on Old Waso Road as well as a general review of the Village sign code. Commission Clarkson also noted that temporary sign banners are another area of the sign code that businesses in the Village seem to ignore. BZO Fitzgibbon stated that he will be giving violators a gentle reminder of the code requirements before any formal violation notices are issued.

9. **PUBLIC COMMENTS** – no one present

¹ Commission Brauer abstained due to absence from the September 25, 2017 meeting.

10. **MOTION TO ADJOURN THE MEETING** at 8:42pm made by Commissioner Brauer;
seconded by Commissioner Clarkson.

Voice Vote: [AYES: 7]

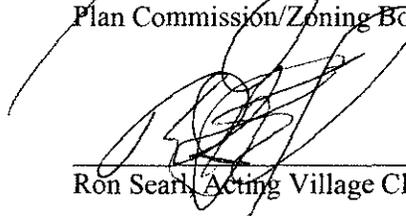
[NAYES: 0]

Motion **CARRIED**

APPROVED THIS 23rd DAY OF APRIL, 2018



Jerry Johnson, Chairman
Plan Commission/Zoning Board of Appeals



Ron Seash, Acting Village Clerk