

VILLAGE OF CAMPTON HILLS
ZONING VARIATION ORDINANCE
(40W099 Illinois Route 64, Campton Hills, Illinois)
(Balmoral Restaurant)

WHEREAS, the corporate authorities of the Village of Campton Hills are authorized by the Illinois Municipal Code, 65 ILCS 5/11-13-5, to vary the application of zoning regulations relating to the use, construction, or alteration of buildings or structures or use of land within the Village; and,

WHEREAS, an application has been made by Balmoral Restaurant. ("Petitioner"), owner of the property legally described in Exhibit A attached hereto and a made a part hereof (the "Subject Property"), for a variation from the signage regulations of Section 18.6-10 of the Campton Hills Zoning Ordinance specifying the number of permitted signs and allowable sign display area for the Subject Property and;

WHEREAS, the question of granting said zoning variation hereinafter provided for, from the Zoning Ordinance of the Village, was referred to the Plan Commission/Zoning Board of Appeals of the Village to hold a public hearing thereon; and

WHEREAS, after due publication of notice of a public hearing as provided by law, and after notice given as provided by the Village Zoning Ordinance, said Plan Commission/Zoning Board of Appeals held a public hearing; and

WHEREAS, the said Plan Commission/Zoning Board of Appeals has made the following recommendations and has submitted findings of fact (Exhibit B) to the Corporate Authorities of the Village:

"The Plan Commission/Zoning Board of Appeals recommended to the Corporate Authorities that a variation to the signage regulations be granted to the property located at 40W099 Illinois Route 64 Campton Hills, Illinois to accommodate the existing signage on the Subject Property."

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Campton Hills, Kane County, Illinois that:

Section 1. The foregoing preambles are incorporated in this Section as if fully set forth herein.

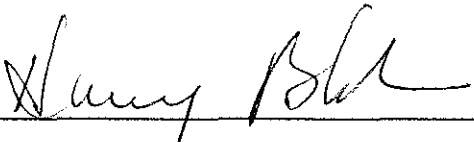
Section 2. The Application of the Zoning Ordinance of the Village of Campton Hills to the Subject Property is hereby varied, and a variation is granted to the Subject Property, to allow each existing sign to remain at 35.5 square feet on the Subject Property as presented in EXHIBIT B attached hereto and a made a part hereof.

Section 3. This Ordinance be in full force and effect upon its passage, approval, and publication pursuant to law and acceptance as provided for herein by the petitioners.

Passed this 7th day of November, 2017 pursuant to a roll call vote as follows:

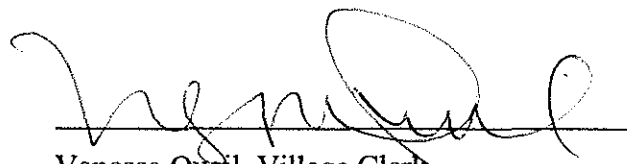
	AYES	NAYES	ABSENT	ABSTAIN
Trustee Laura B. Andersen	_____	_____	<u>X</u>	_____
Trustee Susan P. George	<u>X</u>	_____	_____	_____
Trustee Nick Girka	<u>X</u>	_____	_____	_____
Trustee Mike Millette	<u>X</u>	_____	_____	_____
Trustee Mike O'Dwyer	<u>X</u>	_____	_____	_____
Trustee Michael Tyrrell	<u>X</u>	_____	_____	_____
President Harry Blecker	_____	_____	_____	_____

APPROVED this 7th day of November, 2017



Harry Blecker, Village President

(SEAL)

ATTEST AND FILED:


Vanessa Quail, Village Clerk

EXHIBIT A
LEGAL DESCRIPTION

LOT 3 IN CAMPTON CROSSINGS UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 2001 AS DOCUMENT #2001K050665, IN KANE COUNTY, ILLINOIS.

CONTAINING 6,375 SQ. FT. OR 0.15 ACRE, MORE OR LESS

PIN: 08-23-281-010

The property is commonly known as 40W099 Illinois Route 64, Campton Hills, IL 60175.

Application for a Variation

Reason for Request:

Variation requested:

We request variation from section 18.6-5 of the existing sign code which allows a maximum of (1) sign for each business establishment. and (2) signs for an establishment that has more than (1) one business frontage.

We request to utilize all four existing wall sign cabinets on the building for the Balmoral Restaurant.

(2) Two on the south elevation located above first floor windows. (2) two on the north elevation located above first floor windows..

In addition, we seek approval to relocate one sign from the center of the north elevation to the northwest corner, centered above the windows. Same height from grade as the existing sign near the northeast corner of the building.

All signs measure 2'-8" tall x 13'-4" wide x 9" deep. We will replace sign faces for all four cabinets. Fabrication style and copy will be the same for each. Design and color per submitted renderings.

Reason for request: Reference existing signs on south elevation.

Sign near southwest corner. A hardship will be created by removing this sign.

It's location is imperative as it relates to capturing the attention of motorists entering Campton Crossings from the south via Campton Crossings Road. Site lines of the sign become enhanced as motorists proceed north through the parking lot to the restaurant.

Existing sign near southeast corner. A hardship will be created by removing this sign.

Sign will capture the attention of motorists entering the parking lot from the north.

Without this sign, motorists may not safely react, stop and park until they proceed past the restaurant.

Reason for request: Reference existing signs on north elevation.

Sign near northeast corner. A hardship will be created by removing this sign.

This sign is critical in capturing the attention of motorists traveling west bound on Rt. 64.

It will allow patrons to safely react in a timely manner to make a left turn on to LaFox Rd. and proceed to the entrance of Campton Crossings.

Relocation of existing sign from the center portion of the building. New location centered above windows near northwest corner.

This portion of the building is set back further from the center vestibule. This location will increase visibility of the sign from the corner of Rt. 64 and Burlington Rd. The new location is critical in capturing motorists attention while traveling south bound on Burlington Road or stopped at the light. Aesthetically, the new location will enhance the building architecture by creating a balanced approach in sign placement.



Business Identity That Gets The Job Done

CUSTOM SIGNS LOGO DESIGN GRAPHIC DESIGN WEBSITES

Application for a Variation

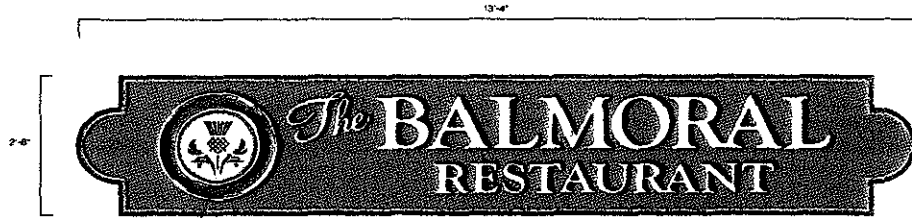
Action by Applicant on Property:

- Q. What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?
- A. A physical characteristic of the building would be the center portion of both elevations. On the south elevation, space is not available for signage. On the north elevation, the present location of the sign at the center of the building is not completely visible from the corner of Rt. 64 and Burlington Road.
- Q. Is the purpose of the proposed variation based on more than a desire to make money from the property?
- Yes, the additional permitted signs will heighten the visibility of the restaurant.
- A. The relocation of one sign on the north elevation will balance architecturally.

The Village of Campton Hills Zoning Ordinance requires that the zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The board must also consider certain factors related to the granting of a variance. As the Applicant, you should make your case by explaining how your request *will not*:

1. Impair an adequate supply of light and air to adjacent property.
Since signs are existing, no supply of light and/or air supply to adjacent property will be affected.
2. Increase the hazard from fire and other dangers to adjacent property.
Existing signs will not increase a hazard from fire or other dangers due to the power source and wiring of all signs are self contained within the metal cabinet. An exterior electrical disconnect switch provides immediate shut off if required.
3. Diminish the value of adjacent land and buildings.
The requested additional signs will not diminish the value of adjacent land and buildings. Signs will add value by capturing the attention of motorists and attract additional patrons. Not only to the Balmoral Restaurant, but to the other businesses within Campton Crossings as well.
4. Increase congestion to create traffic hazards.
Since the additional requested signs are existing, no increase to congestion or traffic hazards have been realized to date.
5. Impair the public health, safety, comfort, morals and general welfare.
The requested additional permitted signs will only provide a clear, unobstructed marker for the business.

EXHIBIT
SIGN SIZE

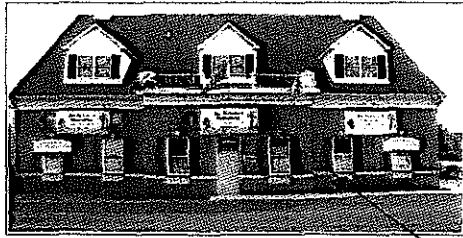


GRAPHIC ROUTED OUT AND BACKED WITH WHITE PLEXIGLASS. TRANSLUCENT DIGITAL PRINT APPLIED TO FACE.

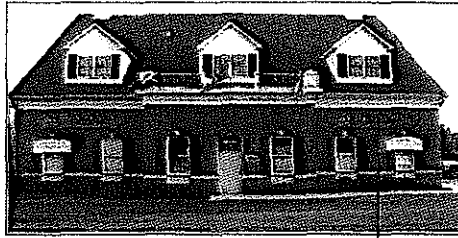
PROPOSED REPLACEMENT FACE FOR EXISTING INTERNALLY ILLUMINATED WALL SIGN.

SCALE: 3/4"=1'-0"

FABRICATED .125" FLANGED ALUMINUM FACE, SPRAYED BURGUNDY WITH MATHEWS ACRYLIC POLYURETHANE COLOR TO MATCH EXISTING SIGNS WITHIN CAMPTON CROSSING. GLOSS CLEARCOAT FINISH. COPY ROUTED OUT AND BACKED WITH WHITE PLEXIGLASS. TWO REQUIRED.



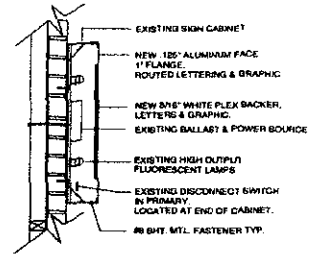
NORTH ELEVATION AT 40W069 RT.64 - CAMPTON CROSSING - N.T.S. EXISTING SIGNS.



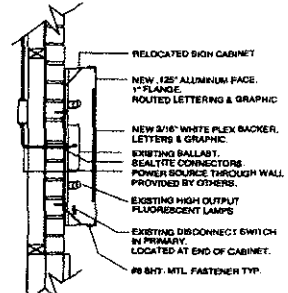
NORTH ELEVATION AT 40W069 RT.64 - CAMPTON CROSSING - N.T.S.

REMOVE SIGN FROM FASCIA ABOVE DOOR AND RELOCATE TO FASCIA ABOVE WINDOWS NEAR NORTHWEST CORNER. INSTALL NEW SIGN FACES.

NEW SIGN LOCATION. CENTER ABOVE WINDOWS. SAME HEIGHT FROM GRADE AS EXISTING.

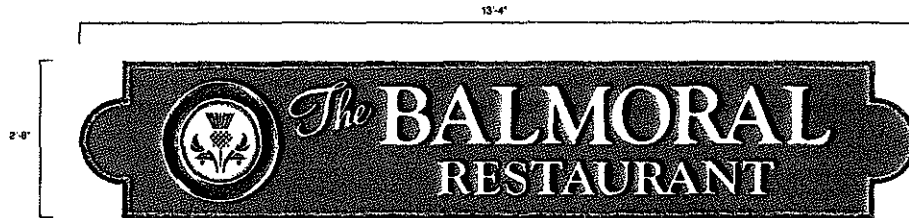


TYP. SECTION INTERNALLY ILLUMINATED WALL SIGN
NOT TO SCALE



SECTION - RELOCATED INTERNALLY ILLUMINATED WALL SIGN
NOT TO SCALE

THE BALMORAL RESTAURANT
 CLIENT: The Balmoral Restaurant
 LOCATION: 40W069 Route 64 St., Chester, E. 80175
 DESCRIPTION: Replacement face to existing sign
 DATE: 10/27/2016
 REVISION: 06/21/2017, 06/26/2017
 10/27/2016
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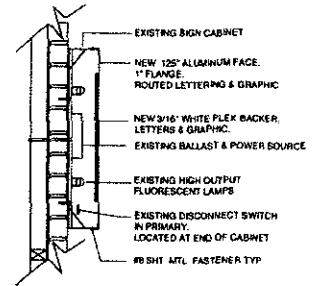


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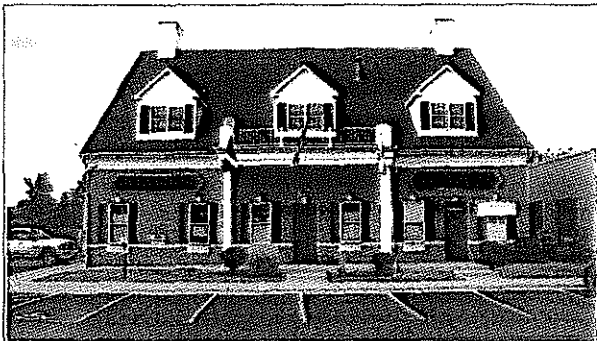
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TYP. SECTION INTERNALLY ILLUMINATED WALL SIGN
NOT TO SCALE



EXISTING SIGNS AT 40W069 RT.64 - CAMPTON CROSSING SOUTH ELEVATION N.T.S.



NEW SIGN FACES AT 40W069 RT.64 - CAMPTON CROSSING SOUTH ELEVATION N.T.S.

THE BALMORAL RESTAURANT
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