

ZONING BOARD OF APPEALS
April 28, 2008

CALL TO ORDER

Acting Chairman Schneider called the meeting to order at 7:00 p.m.

ROLL CALL

Quid polled the members present: Celske, Haselhorst, Murren, Rosch, Ruckoldt and Schneider. Hughes was excused. Also present were Peter Rosenthal, Village Attorney; Art Osten, Village Administrator; Paulette Pellitier and Cindy Cramer, Village Trustees and Kim Prell, member of PEDC.

APPROVAL FEBRUARY 27, 2007 MINUTES

A motion was made by Murren and seconded by Haselhorst to approve the minutes from the February 27, 2007 meeting. A roll call vote followed with all in favor. The motion was passed.

ZONING CASE #2008-02 (Kent Locke, Jr., 104 Northwest Highway)

The public hearing opened at 7:00 p.m. Return receipts and a photo of the posted public hearing sign were presented and those wishing to speak were sworn in.

The petitioner, Kent Locke, is requesting a variation to allow for off street parking for a proposed office building. as specified in the Fox River Grove Zoning Ordinance Article IX.G.11.d.iv.

Robin Whitehurst and Greg Williams, Architects with Bailey Edward in Chicago, referred to a memo from Rolf Campbell, Village Planning Consultants, dated April 18.

1. Three tandem parking spaces have been created on the inside of the building. There are 16 private parking spaces for a consulting engineering firm inside the building. Rosenthal explained that by having additional onsite parking (using tandem parking which doesn't meet the requirements of the zoning ordinance) it will reduce the additional spaces required through the ordinance.
2. Three spaces in front of the building have been removed to allow more green space.
3. Those using the parking inside the building will be primarily staff members and there will be very little ingress/egress which will take place through the garage doors.

4. Carrie Quinn, Owner of Pieceful Gathering, located at 106 Northwest Highway. She has agreed to supply 6 overflow parking spaces.
5. A landscape designer has not been secured. Mr. Locke has agreed to work with the Village regarding all landscaping issues. Osten suggested using Chuck Stewart at Urban Forest Management, Village consultant.
6. The showcase window is for a business that is run primarily out of the owners's home. He will be using that space as an office to meet with clients "by appointment only".
7. The sign on the building will be mesh with a perforated metal screen. It will have metal letters with low key LED lighting behind it.
8. There are presently 7 employees and there will be 8 total in May. They have sized the interior space for future growth.

A motion was made by Murren and seconded by Haselhorst to recommend to Public Health & Safety approval of the variance to allow off Street Parking subject to 3 conditions:

- 1. Revised parking plan approved by the Plan Commission.***
- 2. Landscape plan subject to approval by the Village.***
- 3. Proposed development in accordance with plans and drawings submitted to the Zoning Board.***

A roll call vote followed with all in favor. The motion was passed.

The public hearing closed at 7:48 p.m. Public Health & Safety will be meeting on May 6.

SIGN ORDINANCE

At the February meeting, Ulrich explained that the Village would like the ZBA to discuss the issue of pole vs. monument signs (pertaining to new signs and new businesses) in the Village. There is a maximum height of 25 ft. currently for pole signs Rosenthal explained the options:

1. Keep the same ordinance allowing pole signs.
2. Prohibit pole signs and allow only monument signs.
3. Reduce the height or size of the permissible pole signs.
4. Rosch suggested eliminating monument signs altogether because they obstruct the view of motorists.

Current pole signs would need to conform if new standards were set. Discussion followed with the following views expressed by board members:

- Pole signs are distracting and unattractive (example: Fox Pantry). Consider lowering signs and using monument signs instead.
- Restrictions could be placed on setback requirements. If the sign is closer to the road it would need to be lower.
- Monument signs block the view of traffic. It was suggested that monument signs could be proposed subject to a traffic study. It would also depend on the individual building sight as to the placement of a monument sign.
- Restrictions could be placed on new construction but existing pole signs could be grandfathered in unless they need major repair. They would then have to seek a variance. Discussion followed regarding what constitutes “major repair”.

Rosenthal stated that the ZBA needs to give some direction as to whether they want to phase out pole signs or limit their height. They don't necessarily have to be replaced with monument signs. Some may choose to have their signs on the building. Pole signs can't be eliminated overnight. It has to be done gradually over a period of 5-10 years.

Osten will have Rolf Campbell put together examples of sign ordinances from other communities and e-mail them to ZBA members. It was suggested that a special meeting be scheduled to discuss this issue.

OTHER BUSINESS

None at this time.

ADJOURNMENT

A motion was made by Murren and seconded by Rosch to adjourn the meeting. The meeting adjourned at 8:27 p.m. A roll call vote followed with all in favor. The motion was passed.

Allen Schneider, Acting Chairman

Karen Quid, Secretary

Date approved