

**MINUTES OF THE PLAN COMMISSION & ZONING BOARD
OF APPEALS OF THE VILLAGE OF SOUTH BARRINGTON
Held Monday, November 9, 2015**

CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Chairman Mr. Michael McCombie. Roll call was taken.

PRESENT: Commissioners Kwasek, Fox, Gillis, Decker, and Chairman McCombie.

ABSENT: Commissioners Murarka and White.

A quorum was present. Also in attendance were Village Building Officer Michael Moreland and Ms. Melissa Wolf of Storino, Ramello & Durkin, Village Attorney.

PUBLIC COMMENT - None

APPROVAL OF MINUTES

Chairman McCombie asked for a Motion from the Board to approve the Minutes from the meeting held June 30, 2015. Commissioner Kwasek made a Motion. Commissioner Gillis seconded. By unanimous vote the Motion was passed.

AGENDA ITEMS

Chairman McCombie stated that originally there were three Public Hearing scheduled for this evening, however the Woods of South Barrington has decided not to appear before the Board this evening.

Chairman McCombie stated that the first Public Hearing is the request to consider a size and setback variance in order to install an identification sign at the Barbara B. Rose Elementary School located at 61 West Penny Road. Chairman McCombie asked for a Motion from the Board to open the Public Hearing. Commissioner Gillis made a Motion. Commissioner Fox seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner Decker - yes. By unanimous vote the Motion was passed.

Representing the petitioner were Mr. Tom Campagna and Mr. Walter Graft. Proof of Notification of Surrounding Properties were presented to the secretary. Chairman McCombie asked representatives who would be giving testimony this evening to stand and be sworn in. Chairman McCombie asked if the testimony they were about to give

was the truth and whole truth. All representatives answered yes. Mr. Campagna displayed a rendering of the proposed identification sign for the Board. Mr. Campagna stated that the identification sign is the standard for the school district and will have a concrete base with a capstone top. The sign will be double sided with no lights. Mr. Campagna further stated that the landscape plan for the sign will be submitted at a later date because they are having a contest for the students to design the landscape plan for the sign.

Chairman McCombie asked Officer Moreland for his comments. Officer Moreland stated that the Village Ordinance requires a 50 foot setback from the right of way and they are asking for a variance of 10 feet from the right of way. Officer Moreland further stated that the petitioner did not have much of a choice for placement of the sign and this is the most logical place to have it located. Officer Moreland stated that the sign is the standard for all schools in the District.

Commissioner Fox stated that she felt the sign would not look good if it were moved further back. Mr. Campagna stated that the sign can be seen from both directions, including from the turn lane coming into the school. The Board agreed that they felt the landscape contest was a great idea and Mr. Campagna stated that the children are very excited to participate. Commissioner Kwasek stated that he felt the sign was also in a good location for snow plowing purposes.

Being no further comments, Commissioner McCombie asked for a Motion from the Board to approve a 10 foot variance from right of way for the Barbara Rose Elementary School identification sign. Commissioner Decker made a Motion. Commissioner Fox seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner Decker - yes. By unanimous vote the Motion was passed. Mr. Campagna stated that they will have the landscaping plans to present to the Board when the contest is completed and may have the children present the plan to the Board. The Board felt that would be a wonderful idea.

Chairman McCombie asked for a Motion to close the Public Hearing. Commissioner Decker made a Motion. Commissioner Gillis seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner Decker - yes. By unanimous vote the Motion was passed.

Chairman McCombie stated that the second Public Hearing for this evening was the request for variations to those provisions regulating temporary signs of Chapter 10 entitled "Signs" of the Zoning Regulations of the Village Code of the Village of

South Barrington at Willow Creek Community Church located at 67 East Algonquin Road.

Chairman McCombie asked for a Motion from the Board to open the Public Hearing. Commissioner Kwasek made a Motion. Commissioner Fox seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner Gillis - yes. By unanimous vote the Motion was passed.

Representing the petitioner was Mr. Scott Troeger, Director Willow Creek Church. Chairman McCombie asked that if the testimony he was about to give was the truth and whole truth. Mr. Troeger responded yes. Proof of Notification of Surrounding Properties were presented to the secretary.

Mr. Troeger stated that the request is for temporary signage at the corner of Barrington Road and Algonquin Road that would be displayed approximately six times per year. Mr. Troeger showed the area where the sign would be located and stated that they are asking for approval of signage measuring 5 feet 6 inches by 20 feet in square footage. Mr. Troeger stated that they are asking for approval of square footage for the sign in order to give their creative team members some latitude in the shape of the sign.

Chairman McCombie asked if the signs will be banners attached to solid poles? Mr. Troeger stated that they will have aluminum trusses attached to footings in the ground. The signs will slide over the poles and be tied securely in place. Commissioner Decker asked if the footings will be landscaped? Mr. Troeger answered yes. Chairman McCombie asked how far the sign would be from the road? Officer Moreland stated that it will be 85 feet from curb and the elevation is 6 to 8 feet. in height. Officer Moreland further stated that the requested square footage of sign is the same as the temporary signs that have been granted at their other two entrances. Mr. Troeger stated that the signs will be displayed approximately 6 times per year for a duration of two weeks at a time per event.

Commissioner Fox asked if the sign would be doubled sided? Mr. Troeger stated that it could be v-shaped. Commissioner Gillis asked if there will be lighting in the area where the sign is located? Mr. Troeger stated that they will be having ground based lighting for that area. Commissioner Kwasek stated that he preferred one sign on a diagonal rather than a v-shape. Mr. Troeger asked if he would need to come back before the Board if they wanted to do a v-shape with larger square footage than approved by the Board this evening.? Ms. Wolf stated yes they would have to come back before the Board for approval. The Board consensus was for a diagonal sign rather than a v-shaped.

Being no further discussion, Chairman McCombie asked for a Motion from the Board to approve a diagonal shaped sign measuring 110 square feet (5 feet 6 inches) by 20 feet, not to exceed 10 feet in height or a multi-dimensional sign not to exceed 140 square feet and not to exceed 10 feet in height. Commissioner Kwasek made a Motion. Commissioner Decker seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner Decker - yes. By unanimous vote the Motion was passed.

Chairman McCombie asked for a Motion from the Board to close the Public Hearing. Commissioner Kwasek made a Motion. Commissioner Fox seconded. Roll call was taken. Commissioner Kwasek - yes, Commissioner Fox - yes, Chairman McCombie - yes, Commissioner Gillis - yes, Commissioner Decker - yes. By unanimous decision the Motion was passed.

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

Chairman McCombie asked for a Motion from the Board to adjourn the meeting. Commissioner Kwasek made a Motion. Commissioner Fox seconded. By unanimous vote the meeting was adjourned at 8:20 p.m.

Respectfully Submitted

Christine Latoria, Secretary

These Minutes were approved this
_____ day of _____, 20__

