

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, November 9, 2022 7:00pm

NOTE: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the City of Yorkville is allowing remote attendance at this meeting. Social distancing is being encouraged due to the current Covid-19 pandemic.

Meeting Called to Order

Chairman Jeff Olson called the meeting to order at 7:10pm, roll was called and a quorum was established.

Roll Call

Deborah Horaz-yes/electronic attendance

Rusty Hyett-yes/electronic attendance

Greg Millen-yes/in-person

Jeff Olson-yes/in-person

Richard Vinyard-yes/in-person

Absent: Danny Williams

City Staff

Krysti Barksdale-Noble, Community Development Director/in-person

Jason Engberg, Senior Planner/in-person

Other Guests

Lynn Dubajic Kellogg, City Consultant/in-person

Chris Vitosh, Vitosh Reporting Service/electronic attendance

Mr. Ronak Patel, Cork Keg & Liquor/in-person

Greg Groat, Correct Digital Displays/in-person

Donald Smith/electronic attendance

Matt Asselmeier/electronic attendance

Previous Meeting Minutes October 12, 2022

The minutes were approved as presented on a motion and second by Commissioners Vinyard and Millen, respectively.

Roll call: Horaz-yes, Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes. Carried 5-0.

Citizen's Comments None

Public Hearing

Chairman Olson explained the Public Hearing procedure and swore in those who would present testimony. The Public Hearing was opened at 7:13pm on a motion and second by Commissioners Vinyard and Millen, respectively.

Roll call: Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Horaz-yes. Carried 5-0.

The Public Hearing description was read by Chairman Olson:

1. **PZC 2022-18** Greg Groat, Correct Digital Displays, Inc., petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting sign variance approval to permit a building mounted sign to be larger than the maximum permitted sign area, wider than the maximum permitted sign width, and to allow the sign to be closer than one (1) foot from a vertical or horizontal edge of the wall to which the sign is affixed. The real property is generally located northeast of the North Bridge Street (Route 47) and East Main Street intersection.

(see Court Reporter's full transcript)

(The Petitioner requested the standards be entered into the public record)

There was no further testimony and a motion was made and seconded at about 7:25pm by Mr. Vinyard and Mr. Millen, respectively, to close the Hearing. Roll call: Millen-yes, Olson-yes, Vinyard-yes, Horaz-yes, Hyett-yes. Carried 5-0.

Unfinished Business None

New Business

1. **PZC 2022-19** (see full description above)

Chairman Olson read the standards for granting the variance. There was no further discussion and Mr. Vinyard moved, seconded by Mr. Millen, to approve PZC 2022-19. The motion was read by Mr. Vinyard as follows: In consideration of testimony presented during a Public Hearing on November 9, 2022 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the sign regulations contained in Section 10-20-9-A-1 of the United City of Yorkville Zoning Ordinance to permit a building mounted sign to be erected which exceeds the maximum sign area, maximum sign width, and be located closer than one foot from a horizontal and vertical edge of the wall to which it is affixed at the property commonly known as 302 N. Bridge Street as stated in a staff memorandum dated November 2, 2022.

Roll call: Olson-yes, Vinyard-yes, Horaz-yes, Hyett-yes, Millen-yes. Carried 5-0.

2. **PZC 2022-21** Donald Smith, petitioner, is requesting a variance to encroach into the required front yard in the County's R-3 One Family Residential Zoning District. The petitioner is seeking to construct a garage addition onto the front of his house which would encroach the fifty foot (50') required front yard setback by twenty feet (20') resulting in a thirty foot (30') front yard. The real property is located at 505 E. Spring Street which is generally located at the northeast corner of the McHugh Road and E. Spring Street intersection.

Mr. Engberg presented the information for this petition and said it is a 1.5 mile review near Wackerlin Subdivision. The county received a variance request for a front-yard setback which is currently 50 feet. The petitioner wishes to add an extension on the garage on the front of his house and convert an old garage into livable space. This would leave a 30 foot setback. It is close to the Yorkville planning boundary and a nearby house is zoned R-2 and already in the city. Under the R-2 zoning in the city code, the front yard setback is 30 feet. He feels the petitioner will eventually be incorporated in the city. Mr. Smith is improving the property rather than doing a major improvement.

Mr. Vinyard moved and Mr. Millen seconded to approve a motion of approval for PZC 2022-21 Donald Smith. Mr. Vinyard read the motion as follows: In consideration of the proposed mile and half review of Kendall County Petition 2022-21 for a variance request to encroach the required front yard setback by twenty feet within the Kendall County R-3 Zoning District at the property commonly known as 505 E. Spring Street, the Planning and Zoning Commission recommends the City Council to not object to the request. Roll call: Vinyard-yes, Horaz-yes, Hyett-yes, Millen-yes, Olson-yes. Carried 5-0.

Additional Business None

Adjournment

There was no further business and the meeting was adjourned at 7:34pm on a motion and second by Commissioners Vinyard and Horaz, respectively. Unanimous voice vote approval..

Respectfully submitted by,
Marlys Young, Minute Taker/electronic attendance

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, November 9, 2022
7:00 p.m.

1 PRESENT: (In-person and via Zoom)

2 Mr. Jeff Olson, Chairman,

3 Ms. Deborah Horaz,

4 Mr. Richard Vinyard,

5 Mr. Rusty Hyett,

6 Mr. Greg Millen.

7
8 ALSO PRESENT:

9 Ms. Krysti Barksdale-Noble, Community

10 Development Director;

11 Mr. Jason Engberg, Senior Planner;

12 Ms. Marlys Young, Minute Taker.

13 - - - - -

1 (WHEREUPON, the following
2 proceedings were in had public
3 hearing:)

4 CHAIRMAN OLSON: There is one public
5 hearing scheduled for tonight's Planning and
6 Zoning Commission meeting. The purpose of this
7 hearing is to invite testimony from members of
8 the public regarding the proposed request that is
9 being considered before this Commission tonight.

10 Public testimony from persons
11 present who wish to speak may be for or may be
12 against the request or to ask questions of the
13 petitioner regarding the request being heard.

14 Those persons wishing to testify are
15 asked to speak clearly, one at a time, and state
16 your name and who you represent. You are also
17 asked to sign in at the podium, which I saw
18 somebody already did.

19 If you plan to speak during
20 tonight's public hearing as a petitioner or as a
21 member of the public, please stand now, raise
22 your right hand, and repeat after me.

23 (Witness thereupon duly sworn.)

24 CHAIRMAN OLSON: All right. Anybody in

1 Zoomland that is going to be speaking tonight?
2 If there is, I would ask that you do the same
3 thing on your own. Thank you.

4 (No response.)

5 CHAIRMAN OLSON: The order for receiving
6 testimony during the public hearing portion
7 tonight will be as follows: There will be the
8 petitioner presentation, then we will have people
9 who wish to speak in favor of the proposal and
10 then those who wish to speak in opposition of the
11 proposal.

12 And with that out of the way, may I
13 please have a motion to open the public hearing
14 on PZC 2022-18, sign variance?

15 MR. VINYARD: So moved.

16 MR. MILLEN: Second.

17 CHAIRMAN OLSON: Roll call vote on the
18 motion, please.

19 MS. YOUNG: Yes. Hyett. Hyett.

20 MR. HYETT: Yes.

21 MS. YOUNG: Thank you. Millen.

22 MR. MILLEN: Yes.

23 MS. YOUNG: Olson.

24 CHAIRMAN OLSON: Yes.

1 MS. YOUNG: Vinyard.

2 MR. VINYARD: Yes.

3 MS. YOUNG: And Horaz.

4 MS. HORAZ: Yes.

5 MS. YOUNG: Thank you.

6 CHAIRMAN OLSON: All right. The public
7 hearing up for discussion tonight is PZC 2022-18,
8 Greg Groat, Correct Digital Displays,
9 Incorporated, petitioner, has filed an
10 application with the United City of Yorkville,
11 Kendall County, Illinois, requesting sign
12 variance approval to permit a building mounted
13 sign to be larger than the maximum permitted sign
14 area, wider than the maximum permitted sign
15 width, and to allow the sign to be closer than
16 one foot from a vertical or horizontal edge of
17 the wall to where -- to which the sign is
18 affixed.

19 The real property is generally
20 located northeast of the North Bridge Street,
21 Route 47, and East Main Street intersection.

22 All right. Is the petitioner
23 present or, Jason, are you doing the
24 presentation? What are we doing?

1 MR. ENGBERG: Greg can start, then I can
2 fill in.

3 CHAIRMAN OLSON: Do you have anything to
4 say, sir?

5 MR. GROAT: Yeah, I'd be happy to, I
6 just am not exactly sure how you would like to
7 proceed as far as --

8 CHAIRMAN OLSON: Pretend I don't know
9 anything about it.

10 GREG GROAT,
11 having been first duly sworn, testified from the
12 podium as follows:

13 MR. GROAT: Okay. So I was with the
14 company for about two months when I started and
15 spoke to the customer, and at that point I really
16 had no frame of reference on permitting or how
17 that process went, so ignorance is kind of my
18 plea on that situation. I've gotten well versed
19 over the last year and almost a half probably
20 through a lot of learning, so it was a good
21 lesson to have learned.

22 I think I stated in the material
23 that you have that to move the sign where it was
24 proposed to move would have made it less visible

1 going northbound on 47, almost impossible to see.

2 Understanding what the ordinance is
3 now, hindsight being 20/20, I would have probably
4 most definitely taken the correct precautions to
5 make it follow the code, but I think, as many
6 people have stated, as you see the sign now, the
7 size of the sign, although it is large, doesn't
8 seem preposterously large to how it's affixed on
9 the building.

10 I think if it was to be moved, there
11 would be really no other place to put the sign on
12 the building that would really make sense,
13 especially with that frontage and how -- the
14 speed of vehicles going by, it would really kind
15 of be a futile effort.

16 So with that being said, I do
17 apologize, as I have before, for the oversight,
18 it was not intentional, but I was hoping that the
19 variance could be granted so he could keep the
20 sign where it's at.

21 Really the ordinance that really hit
22 me more was the vestibule being ten feet away
23 from the building, whereas if it was four feet or
24 closer to the building the entire front of the

1 building could have been used and it wouldn't
2 have been an issue, so, you know, understanding
3 that now, hindsight being 20/20, it would have
4 been different, but -- so that's why we are
5 requesting a variance.

6 CHAIRMAN OLSON: Thank you. Jason, do
7 you have anything to add?

8 MR. ENGBERG: So I can either do that
9 here or outside the public hearing. If you want
10 me to do that here, I can.

11 So I can just give Staff's summary
12 of what happened. So, yes, back in the spring
13 Code Enforcement was out and saw the sign being
14 changed at OMG Liquor up on Bridge Street, so,
15 for the most part, they stopped, said, hey, you
16 know, I don't think we've got a permit for this,
17 we need you to come in and apply for a permit.
18 Like was stated, it was just one of those things
19 that happened.

20 So we reviewed the permit, but it
21 was denied. It was too large per our ordinance,
22 too wide for the wall to which it was affixed,
23 and it was closer than one foot to the edge.

24 If you guys remember, about a few

1 years ago, we actually did a text amendment for
2 this exact reason, it was actually a sign over on
3 Commercial up there, that we were trying to add
4 some proportionality clauses into the text of our
5 zoning ordinance.

6 The OMG Liquor sign was originally
7 approved prior, so it measured the whole
8 frontage, it wasn't measuring any depth or
9 architectural features on the building, so it was
10 permitted in 2015.

11 So now that it changed, when they
12 submitted the permit we had to deny it because
13 that vestibule sticks out nine to ten feet, that
14 creates a new wall, so while not drastically
15 larger than the OMG sign, the way the text reads
16 now in the code, it would not permit it, so they
17 are requesting a variance to make it larger.

18 The maximum permitted is at the --
19 on that wall is 20.9 square feet, they are asking
20 for 36 and a half; the side width, the proposed
21 is ten feet, the maximum should be 7.8 feet; and
22 it's about three -- three to nine inches from the
23 edge, so they are asking for that as well.

24 There was questions from EDC about

1 how we address this in the UDO, so we're working
2 on that project still to update our codes. We
3 have been discussing is this working for us. I
4 know we made the text amendment, but as we're
5 moving forward, what does the city want, what are
6 the ideals.

7 I believe, as it stands now, at
8 least in the draft, we are going to remove that
9 one foot from the edge, because there are a lot
10 of unique signs and things like that, can be
11 brought up to the edge and still look nice and
12 still, you know, give us the aesthetic look we
13 are looking for, but, you know, still keeping
14 with the widths, that's still in the UDO, so this
15 would still -- even if the UDO passed, this would
16 still require a variance request, which is what
17 they are doing, so while the UDO might have -- if
18 it passed the way it is drafted right now, it
19 might be a little more lenient, but this would
20 still not be a permitted sign, so like I said,
21 they are requesting a variance for those special
22 things so they can keep it where it's at. You
23 know, we can answer any other questions in terms
24 of the standard in the memorandum.

1 MS. NOBLE: Enter into the record.

2 MR. ENGBERG: Oh, yes. The standards
3 for a variance, the answers on the application,
4 we would like to have those entered into the
5 public record.

6 CHAIRMAN OLSON: All right. So can you
7 help me remember what solution we came to for
8 Greg's sign back in the day? Because I remember
9 we hemmed and hawed and then Krysti lowered --
10 came down from the heavens like an angel and
11 offered a solution.

12 MR. ENGBERG: So our solution, that was
13 an appeal of how our -- that was not a specific
14 sign variance request, that was an appeal of the
15 appeal process for how Krysti and I determined
16 how the code was interpreted, right, so we had a
17 little broader language previously, so we
18 couldn't -- the way we had always measured signs
19 and measured walls was one way, but it was
20 determined that it's broad and vague, so we
21 decided to let them keep the sign up. They won
22 the appeal, but we would go back and change the
23 text within the ordinance so it wouldn't be
24 allowed in the future.

1 MS. NOBLE: Right. So they are legally
2 non-conforming.

3 MR. ENGBERG: Correct.

4 CHAIRMAN OLSON: So there is standards
5 that you the owner have to meet in order for us
6 to grant a variance, and they are very specific,
7 so as much as we would want to do something
8 because we want to help business owners and we
9 want -- we don't want any signs to have to be
10 replaced, we don't want to waste anybody's money,
11 you might not meet all these variance
12 requirements.

13 Help my memory, is this something
14 that we have the final say on or is it going to
15 City Council?

16 MR. ENGBERG: This is not. So this will
17 be a recommendation to City Council. If Planning
18 and Zoning Commission recommends approval, they
19 need a simple majority at City Council. If you
20 guys recommend against a variance, they would
21 need a super majority vote at City Council.

22 CHAIRMAN OLSON: So to make sure that's
23 clear, right, we can say yes or no tonight. Our
24 saying yes or no just determines how many votes

1 the City Council needs in order to pass it, all
2 right?

3 So we'll talk about it, we'll vote
4 it, but this is not the final say-so on it,
5 you've got to come back to the City Council
6 meeting where they will vote and then that will
7 be actually who determines what's going on.

8 Okay. Any of you folks in Zoomland,
9 Rich, Greg, have any questions for Jason right
10 now?

11 MR. VINYARD: I have one question. What
12 percentage of the -- what percentage of the area
13 is taken up by the sign?

14 I know we discussed this because
15 with Greg's building, when you look at -- it is
16 measured in linear, there are three separate
17 sections that encompass that linear, so I don't
18 remember, did we come up with a percentage of
19 that area?

20 MS. NOBLE: Yes. Go ahead, Jason.

21 MR. ENGBERG: Just do the math real
22 quick. So it looks like there is 50 feet of
23 frontage, so it probably takes up 36 square feet,
24 yeah, so something around there, because, again,

1 it was originally approved, you get two square
2 foot of sign for every one linear foot.

3 Typically, let's say it was a
4 frontage, they would be allowed 100 square feet
5 of signage on that facade. They do have some
6 smaller sized ones, but it would be size-wise,
7 just like why the OMG sign was allowed, it would
8 be well under the total size.

9 CHAIRMAN OLSON: All right. Is there
10 anyone present in here or Zoomland who wishes to
11 speak in favor of the request?

12 (No response.)

13 CHAIRMAN OLSON: Is there anyone that
14 wishes to speak in opposition of the request?

15 (No response.)

16 CHAIRMAN OLSON: All right. Seeing as
17 there are none -- Oh. Go ahead, Greg.

18 MR. MILLEN: We want to go on the
19 record. I think we put up that sign up fast for
20 the variance, you know, so we went through the
21 process, and then that's when we were here before
22 for the sign, if you remember that.

23 MS. NOBLE: Okay.

24 MR. MILLEN: Also, she's left, I just

1 want to bring this up, she lives right across the
2 street from this establishment.

3 CHAIRMAN OLSON: Sue you mean?

4 MR. MILLEN: Yeah.

5 CHAIRMAN OLSON: Yeah.

6 MR. MILLEN: And she said oh, the sign
7 is already up, I don't think it's offensive or --
8 I think that's a good indication. I think the
9 sign also -- as two-time Chamber president,
10 business owners, now 20, 30 years, I don't think
11 it's that out-of-line either, but again, again,
12 that's my opinion as a business owner and -- as
13 far as that perspective, from business, and be
14 fair.

15 CHAIRMAN OLSON: That is a good
16 perspective. Okay. Thank you, Greg. Since all
17 public testimony regarding this petition has been
18 taken, may I have a motion, please, to close the
19 taking of testimony at this public hearing?

20 MR. VINYARD: So moved.

21 MR. MILLEN: Second.

22 CHAIRMAN OLSON: Roll call vote on the
23 motion, please.

24 MS. YOUNG: Yes. Millen.

1 MR. MILLEN: Yes.

2 MS. YOUNG: Olson.

3 CHAIRMAN OLSON: Yes.

4 MS. YOUNG: Vinyard.

5 MR. VINYARD: Yes.

6 MS. YOUNG: Horaz.

7 MS. HORAZ: Yes.

8 MS. YOUNG: And Hyett.

9 MR. HYETT: Yes.

10 CHAIRMAN OLSON: All right. The public
11 hearing portion of tonight's meeting is closed.

12 (Which were all the proceedings
13 had in the public hearing portion
14 of the meeting.)

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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF LASALLE)

4 I, Christine M. Vitosh, a Certified Shorthand
5 Reporter, do hereby certify that I transcribed
6 the proceedings had at the public hearing and that
7 the foregoing, Pages 1 through 17 inclusive, is a
8 true, correct and complete computer-generated
9 transcript of the proceedings had at the time and
10 place aforesaid.

11 I further certify that my certificate annexed
12 hereto applies to the original transcript and
13 copies thereof, signed and certified under my
14 hand only. I assume no responsibility for the
15 accuracy of any reproduced copies not made under
16 my control or direction.

17 As certification thereof, I have hereunto set
18 my hand this 10th day of November, A.D., 2022.

19 *Christine M Vitosh*

20 _____
21 Christine M. Vitosh, CSR
22 Illinois CSR No. 084-002883
23
24

PZC - Public Hearing - November 9, 2022

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United City of Yorkville
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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

WAS THE SIGN ERECTED LEGALLY WITH A SIGN PERMIT?

☐ YES ☒ NO

ARE THERE LIMITED AVAILABLE LOCATIONS FOR SIGNAGE ON THE PROPERTY?

☒ YES ☐ NO

DOES THE SIGN FACE A STREET WITH A FORTY (40) MILE PER HOUR OR HIGHER SPEED LIMIT?

☒ YES ☐ NO

IS THE SIGN ON A STREET WITH TWENTY THOUSAND (20,000) OR HIGHER VEHICLE TRIPS PER DAY?

☒ YES ☐ NO

IS THE SIGN ON A WALL FACING A PUBLIC RIGHT-OF-WAY WITHOUT A PUBLIC ENTRANCE?

☐ YES ☒ NO

WOULD THE SIGN BE BLOCKED BY EXISTING OR REQUIRED LANDSCAPING?

☐ YES ☒ NO

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

10-20-9A and 10-20-9A-2

Requesting a variance on the square foot requirement and the sign distance from the edge of the horizontal and vertical edge of the vestibule walls.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

Based on the ordinance: 10-20-9A: The vestibule far exceeds the maximum distance from the rest of the building which hinders other mounting location on this property. The linear square footage of that particular space limits the size of the channel letters (which would making viewing the sign from Bridge St. quite difficult), also this is the only location on the building that would be sensible. Left or right of the vestibule there is only 1 mounting location available (Left of the vestibule) which would prohibit north bound traffic from seeing the signage.

Based on the ordinance: 10-20-9A-2: The sign cannot exceed two (2) square feet for each one (1) linear foot. The sign is approximately 1.5 linear square larger than the ordinance requirement. Bridge St. being one of a few major roadways in Yorkville, and with the signage being more than 65 feet from the roadway, smaller channel letters simply would make viewing the signage improbable with the average traffic speed of 40 - 45 mph.

PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.

Based on the denial letter, the sign meets all other ordinance standards set forth by the city of Yorkville.



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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

PLEASE DESCRIBE THE COST TO THE PETITIONER OF COMPLYING WITH THE SIGN ORDINANCE REQUIREMENTS:

If a variance is not granted in this matter, the costs associated with compliance would include, but not limited to: taking down the signage, new fabrication of pieces of the sign or potentially the entire sign, reinstallation of signage: @\$4,000.00 - \$5,000.00. (addition to money already spent on existing signage).

IF THERE ARE ANY UNIQUE PHYSICAL CHARACTERISTICS OF THE PROPERTY, PLEASE DESCRIBE THEM BELOW:

The vestibule extends out approximately 10 feet from the rest of the western facing facade of the building. This vestibule is the center point of the property and the logical place for the signage. This vestibule extending so far out has made the sign size difficult to manage in respect to fitting the ordinance requirements, as well as being an optimal size for promoting the business.

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

In no way will granting this variation be detrimental to the public. Neither would there be any destructive, intrusive or detracting from the surrounding neighborhood. The new signage is clean, bright, crisp and tasteful. The signage is an extension of the business owners commitment to providing a respectful, successful business that is representative of the city of Yorkville.

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

The other proposed sign locations are simply not viable. A strict adherence to the ordinance would be costly for the business owner with new fabrication costs and reinstallation. Not to mention the smaller size would effect visibility considering the distance from the road frontage and vehicle speed.



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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

The vestibule is the factor that is cause for the variance. Distance of the building from the roadway, lack of other mounting locations and limited space on the facade of the vestibule are all contributing factors.

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

The vestibule was already part of the property location before the business owner took control of the property. This facade being the only logical/viable mounting location on the building is pre-existing.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**

