



**COMMITTEE OF THE WHOLE MEETING
MONDAY, NOVEMBER 20, 2017
NORTH AURORA VILLAGE HALL - 25 E. STATE ST.
(Immediately following the Village Board Meeting)**

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. Trustee Committee Structure
2. 2018 Annual Meeting Schedules
3. 111 Hettinger Lane Variance
4. Sign Text Amendment

EXECUTIVE SESSION

ADJOURN

Initials _____

A handwritten signature in black ink, appearing to be "SB", written over a horizontal line.

Memorandum



To: Village President and Village Board of Trustees

From: Steven Bosco, Village Administrator

Date: 11-16-17

Re: Trustee Committee Structure

The Village code allows the Village Board to approve the creation of committees of less than the whole Village Board by a motion or by resolution. Currently, the Village has four committees of this nature that were created in June of 2009. These committees are the Development Committee, Finance Committee, Public Facilities Committee and the Public Safety Committee. Each of the four committees are made up of three Village Trustees, with one of the Trustees being appointed as the chair of the committee. As of now, each of the six Village Trustees serve on two committees. The original purpose of the current committee structure was to give Village Trustees more direct interaction with staff on important topics as they arose, while also allowing the Village staff to vet ideas with Village Board members before determining whether to move forward with a full Village Board discussion.

In reviewing the current committee structure with the Village President, it was evident that the committees were not meeting as regularly as initially intended. This may be driven by two primary reasons. First, the Village staff often needs to address the whole Village Board on major topics, thus, items of this nature almost always go directly to the Committee of the Whole. Second, when time is of the essence, such as in certain dealings with economic development, going straight to the Committee of the Whole allows the staff to keep the process moving forward in a business-friendly manner by reducing extra meetings.

In conversation with the Village President, he stated that he would like to continue utilizing Trustee Committees while ensuring that they are utilized effectively. With that in mind, the discussion led to a proposed new Trustee Committee system in which the current four committees would be dissolved and two new Trustee Committees would be created. The new Trustee Committees would essentially combine all of the topics already covered by the current four committee system into two committees. Under the proposed committee structure, the two Trustee Committees would still be made up three Village Trustees each; however, the Mayor would also be a member of each committee.

The two new Trustee Committees being proposed and general topics they would cover are the following:

Operations Committee

(meets 1st Monday of the month at 6 p.m. at Village Hall)

General Topics

1. Budget
2. Audit
3. Finance
4. Human Resources
5. Development
6. Economic Development
7. Municipal Code
8. Code Enforcement

Services Committee

(meets 3rd Monday of the month at 6 p.m. at Village Hall)

General Topics

1. Police
2. Public Works
3. Village Facilities
4. Capital Improvements



MEMORANDUM

Date: November 16, 2017

To: Steve Bosco, Village Administrator, Mayor Berman and Board of Trustees

From: Cindy Torraco, Exec. Assistant

Re: 2018 Annual Meeting Schedules

Attached for your review is the 2018 Annual Meeting Schedule for the North Aurora Village Board meetings, the Committee of the Whole meetings, and the Plan Commission meetings for the 2018 calendar year. As noted on the Village Board meeting schedule, there are three instances when a Village Board meeting falls on a Village observed holiday where the Village Hall is closed: New Year's Day, Presidents Day, and Labor Day, resulting in one meeting for those months.

Also attached is the 2018 Annual Trustee Committee Meetings Schedule based on the current Trustee Committee structure, along with an alternate 2018 Trustee Committee Meeting Schedule in consideration of a possible change to the Trustee committee structure for 2018.

With regard to the Trustee Committee meeting schedules, the 2018 schedule includes the updated North Aurora Days Committee which will meet the 2nd Monday of each month at 6:00 p.m. as reflected on both the Trustee Committee meeting schedule and the alternate Trustee Committee meeting schedule. Based on the discussion at the November 20 Committee of the Whole meeting, the Trustee Committee structure may change from the current structure. The alternate Trustee Committee meeting schedule shows an updated Trustee Committee meeting structure that consists of two committees (an Operations Committee and a Services Committee) instead of the four Trustee Committees that currently exist.

The 2018 meeting schedules for all meetings must be approved before January 1, 2018 and depending on which Trustee Committee structure is considered, these schedules can be brought back to the Village Board meeting on December 4, 2017 for final approval.



VILLAGE OF NORTH AURORA

2018 ANNUAL MEETING SCHEDULE Village Board / C.O.W. / Plan Commission Meetings

Village Board & Committee of the Whole Meetings

1st & 3rd Mondays of each month - 7:00 pm

January	1*	15	*New Year's Holiday - No Meeting *President's Day Holiday - No Meeting
February	5	19*	
March	5	19	
April	2	16	
May	7	21	
June	4	18	
July	2	16	
August	6	20	
September	3*	17	*Labor Day Holiday - No Meeting
October	1	15	
November	5	19	
December	3	17	

*Village Holiday - No Meetings

Plan Commission Meetings

1st Tuesday of each month - 7:00 p.m.

January	2
February	6
March	6
April	3
May	1
June	5
July	3
August	7
September	4
October	2
November	6
December	4



VILLAGE OF NORTH AURORA

*Holidays
Village Hall Closed
No Meetings

2018 TRUSTEE COMMITTEE MEETINGS SCHEDULE

Committee	Meeting Days	Meeting Time	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PUBLIC SAFETY Trustees Gaffino, Chair; Carroll; Lowery	1st Monday of each month	6:00 p.m.	1 (New Year Holiday)	5	5	2	7	4	2	6	3 (Labor Day Holiday)	1	5	3
FINANCE COMMITTEE Trustees Curtis, Chair; Martinez; Lowery	2nd Monday of each month	5:00 p.m.	8	12	12	9	14	11	9	13	10	8	12* Veterans Day Holiday	10
PUBLIC FACILITIES Trustees Martinez, Chair; Guethle; Carroll	2nd Monday of each month	5:30 p.m.	8	12	12	9	14	11	9	13	10	8	12* Veterans Day Holiday	10
NORTH AURORA DAYS Chairman Trustee Gaffino	2nd Monday of each month	6:00 p.m.	8	12	12	9	14	11	9	13	10	8	12* Veterans Day Holiday	10
DEVELOPMENT Trustees Guethle, Chair; Gaffino; Curtis	3rd Wednesday of each month	8:30 a.m.	17	21	21	18	16	20	18	15	19	17	21	19

All Committee Meetings will be held at the North Aurora Village Hall, 25 E. State St., North Aurora, IL unless posted otherwise.



VILLAGE OF NORTH AURORA

*Holidays
Village Hall Closed
No Meetings

2018 TRUSTEE COMMITTEE MEETINGS SCHEDULE (Alternate)

Committee	Meeting Days	Meeting Time	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
OPERATIONS COMMITTEE Trustees:	1st Monday of each month	6:00 p.m.	1* (New Year Holiday)	5	5	2	7	4	2	6	3* (Labor Day Holiday)	1	5	3
NORTH AURORA DAYS Trustee Gaffino, Chairman	2nd Monday of each month	6:00 p.m.	8	12	12	9	14	11	9	13	10	8	12* (Veterans Day Holiday)	10
SERVICES COMMITTEE Trustees:	3rd Wednesday of each month	6:00 p.m.	15	19* (Presidents Day Holiday)	19	16	21	18	16	20	17	15	19	17

All Committee Meetings will be held at the North Aurora Village Hall, 25 E. State St., North Aurora, IL unless posted otherwise.

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: PETITION 17-05: 111 HETTINGER LANE VARIANCE
AGENDA: 11/20/2017 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

Chapter 12 of the Zoning Ordinance prohibits detached accessory buildings from exceeding the total square footage of the footprint of the principal building. The petitioner has constructed an addition to their detached garage, as a result, the floor area of the detached garage now exceeds the floor area of the principal structure. According to the petitioner, the home is 1,356 square feet and the detached garage is 1,828 square feet in area. As such, the detached garage is 472 square feet larger than the footprint of the home. As such, a variance is needed to allow the detached garage from exceeding the total square footage of the footprint of the principal building.

A public hearing was held before the Plan Commission on November 7, 2017. After a lengthy discussion of the petition, the Plan Commission recommended by a vote of 4-3 to deny the variance. A copy of the November 7, 2017 draft Plan Commission meeting minutes have been included to provide context to the discussion.

Staff would like to take this opportunity to solicit feedback from the Village Board on the proposed variance.

Attachments:

1. Staff report to the Plan Commission
2. November 7, 2017 Plan Commission Draft Minutes

Staff Report to the Village of North Aurora Plan Commission

FROM: Mike Toth, Community and Economic Development Director

GENERAL INFORMATION

Meeting Date: November 7, 2016

Petition Number: 17-05

Petitioner: Richard & Patricia Coleman

Request(s): Variance to allow a detached accessory building to exceed the total square footage of the footprint of the principal building.

Subject Property(s): 111 Hettinger Lane

Parcel Number(s): 15-03-152-015

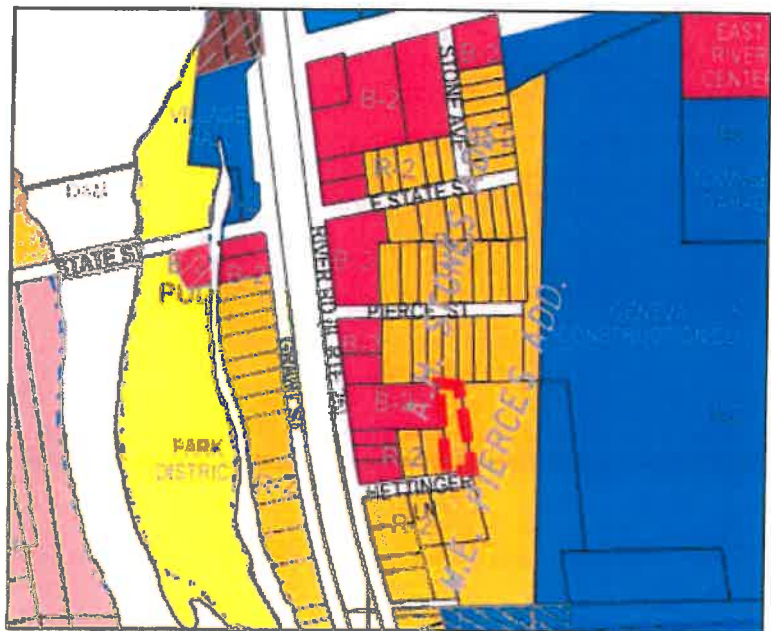
Size: Approximately 0.51 acres

Current Zoning: R-2 Single Family Residence District

Contiguous Zoning: North – R-2 Single Family Residence District, South – R-2 Single Family Residence District, East - R-2 Single Family Residence District, West - R-2 Single Family Residence District & B-2 General Business District

Contiguous Land Use: North – single-family residential, South – single-family residential, East – industrial, West – single-family residential & industrial.

Comprehensive Plan Designation: Office/Industrial



BACKGROUND

Chapter 12 of the Zoning Ordinance prohibits detached accessory buildings from exceeding the total square footage of the footprint of the principal building, as amended into the Zoning Ordinance in 2014. The petitioner has constructed an addition to their detached garage, as a result, the floor area of the detached garage exceeds to the floor area of the principal structure. According to the petitioner, the detached garage is 472 square feet larger in area than the principal structure, the home was built over 40 years ago and the footprint of the home is 1,356 square feet.

Staff notes that the subject property is located in a residential zoning district, but is situated between two industrial uses – Geneva Construction Company and Neslund & Associates. Neslund & Associates is an excavating contractor whose equipment storage yard abuts the northwest segment of the subject property. The entire eastern boundary of the subject property is bound by a wooded area in ownership of Geneva Construction.

The Comprehensive Plan recommends a future land use designation of Office/Industrial. The Commercial & Industrial Areas Plan included in the Comprehensive Plan states the following with regard to the *area* to which the subject property is located: *The site includes a mix of Public Works, industrial, and residential uses. The residences are heavily impacted by the industrial uses, and should be transitioned to office or light industrial uses, including materials storage, contractor inventory, and other such uses whose impacts can be mitigated from nearby residential areas.*

Should the Plan Commission recommend approval of Petition #17-05, staff recommends the following conditions:

- 1) *The detached garage shall not be further expanded without first obtaining an additional variance or increasing the footprint of the principal structure to accommodate the additional square footage.*
- 2) *The petitioner shall obtain a building permit for the garage expansion and meet all applicable building codes.*



25 East State Street, North Aurora, IL 60542
P: 630.897.1457 F: 630.897.0269
www.northaurora.org

APPLICATION FOR VARIATION

VILLAGE OF NORTH AURORA
25 E. State Street
North Aurora, IL 60542

PETITION NO. ~~NA-17-891~~ **17-05**

FILE NAME _____

DATE STAMP _____

I. APPLICANT AND OWNER DATA

Name of Applicant* Richard Coleman & Patricia Coleman

Address of Applicant 111 Hettinger, North Aurora IL 60542

Telephone No. (630) 892 4533

Name of Owner (s) * Richard & Patricia Coleman

Address of Owner (s) 111 Hettinger, North Aurora IL 60542

Telephone No. (630) 892-4533

Email Address PattiRickton@aol.com

If applicant is other than owner, attach letter of authorization from Owner

Title of Record to the real estate was acquired by Owner on N/A

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 111 Hettinger, North Aurora 60542
(indicate location of common address)

Legal Description: Lot 9 of Owner's Subdivision, according to the plat
recorded February 26, 1954 in Plat Book 31, Page 44 as document
744970, in the Village of North Aurora, Kane County, Illinois.
Parcel Size 75 x 290.92

Present Use Residential
(business, manufacturing, residential, etc.)

Present Zoning District Residential
(Zoning Ordinance Classification)

III. PROPOSED VARIATION(S)



VILLAGE OF
**NORTH
AURORA**
Crossroads on the Fox

25 East State Street, North Aurora, IL 60542
P: 630.897.1457 F: 630.897.0269
www.northaurora.org

Variation requested (state specific measurements) Garage addition 28'x30' sq. feet
Garage structure to exceed principle dwelling by 472 sq ft
Code Section that pertains to Variation Section 12.4(A)4

Reason for request Richard Coleman currently has congestive heart failure & COPD and therefore needs a golf cart in order to move about his property. A variance is needed to extend the square footage of the garage accessory building in order to store the golf cart. The garage accessory building is currently housing automobiles and is not large enough to store the golf cart as well.

Explanation of purpose to which property will be put _____

The addition to the accessory garage building will house the golf cart Richard Coleman uses to move about his property.

IV. Findings of Fact for Variations. A variation from the provisions of the Zoning Ordinance shall not be granted unless the Plan Commission in its recommendation, and Village Board in its decision, makes specific findings of fact directly based on each and every standard and condition imposed by this section. Please provide a written response to each of the following standards for variations:

1. Hardship. No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a practical difficulty or particular hardship.

2. Unique Physical Conditions. The subject property is exceptional, as compared to other properties subject to the same provisions, by means of a unique physical condition, including:

- a. Irregular or substandard size, shape, or configuration; or
- b. Exceptional topographical features; or
- c. Presence of an existing use, structure, or sign, whether conforming or nonconforming; or
- d. Other extraordinary physical conditions peculiar to, and inherent in, the subject property.

These unique physical conditions shall amount to more than a mere inconvenience to the property owner and shall relate to or arise out of the characteristics of the property rather than the personal situation or preference of the current property owner.



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3. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the property owner, or his/her predecessors in title, and it existed at the time of enactment of the provisions from which a variation is sought, was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance.
4. **Denied Substantial Rights.** The carrying out of the strict letter of the provision(s) from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other properties subject to the same provisions.
5. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupants to enjoy some special privilege or additional right not available to owners or occupants of other lots or properties subject to the same provisions, nor merely the inability of the owner to gain a greater financial return from the use of the subject property.
6. **Conformance with Ordinance and Plan Purposes.** The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this Ordinance, including the provision from which a variation is sought, or the general purpose and intent of the Comprehensive Plan.
7. **No Other Remedy.** There is no means, other than granting the requested variation, by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a legal and reasonable use of the subject property.
8. **Minimum Relief Required.** The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of the Ordinance.
9. **Public Welfare.** The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvement in the neighborhood in which the property is located.
10. **Public Safety, Light and Air.** The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety within the neighborhood in any way.



25 East State Street, North Aurora, IL 60542
P: 630.897.1457 F: 630.897.0269
www.northaurora.org

11. Noise and Odor. The proposed variation will not produce excessive noise or odor as to be detrimental to the health and welfare of the public, or which interferes unreasonably with the comfort of the public.

IV. CHECKLIST FOR ATTACHMENTS

The following items are attached hereto and made a part hereof:

☒ 25 copies of an 8 ½ x 11" or 8 ½ x 14" plot plan of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements, and adjoining streets or uses. (large sized copies may be requested by Staff)

☒ A list containing the names, address and tax parcel number of all properties within 250 feet of the location for which the variation is requested.

☒ Legal description.

☒ Proof of ownership by deed or title or insurance policy.

☒ Filing fee in the amount of \$200.00 - If payment is made by check, it should be made payable to the Village of North Aurora.

☐ Letter of authorization from owner, if applicable.

☐ Disclosure of beneficiaries of Land Trust, if applicable.

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending notices by mail to all properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

Brenton A. Brown, City
Applicant or Authorized Agent

9/21/17
Date

Paul M. Cole
Owner

9/21/17
Date

Mailing List for Notice of Public Hearing

JDM LAND HOLDINGS LLC 17 F ASHE RD SUGAR GROVE, IL 60554-7001	Sent on 10/12/17	
OLD SECOND NATIONAL BANK AURORA JACKSON JAMES T 110 PIERCE ST NORTH AURORA, IL 60542	Sent on 10/12/17	
JOHN & ANNA MARIE FRIES 114 N. PIERCE ST NORTH AURORA, IL 60542	Sent on 10/12/17	
WILLIAM R. & LINDA D. WADE 1703 STATE RTE 25 OSWEGO, IL 60543	Sent on 10/12/17	
RICHARD L. & GOLDIE L. GREER 124 PIERCE ST. NORTH AURORA, IL 60543	Sent on 10/12/17	
STATE BANK OF ILLINOIS NESLUND & ASSOCIATES INC 115 S. RIVER ST. NORTH AURORA, IL 60542	Sent on 10/12/17	
MATT'S PROPERTIES LLC 0S710 GREEN RD. ELBURN, IL 60119-9603	Sent on 10/12/17	
MARY D. & DANIEL K. & PETERSON JODENE PROVOST MARY PROVOST 119 S. RIVER RS. NORTH AURORA, IL 60542	Sent on 10/12/17	
JAMES M. LONG 11 KNOLLWOOD CT. MONTGOMERY, IL 60538	Sent on 10/12/17	
RONALD J. & NORMA A. MARCELIN 109 HETTINGER LC. NORTH AURORA, IL 60542	Sent on 10/12/17	
WM A. & MARGEY J. CARLSON WM A. CARLSON 116 PIERCE ST. NORTH AURORA, IL 60542-1604	Sent on 10/12/17	
WALLACE B. & ROBERT L. HAMLIN 108 HETTINGER LN. NORTH AURORA, IL 60542	Sent on 10/12/17	
LESTER T. & LINDA C. LEE 129 S. RIVER RD. NORTH AURORA, IL 60542	Sent on 10/12/17	

GARY A. BROWN 110 HETTINGER LANE NORTH AURORA, IL 60542	Sent on 10/12/17	
RICHARD A. & PAULSON CHARLES R. VESTER 101 SOUTH RIVER RD NORTH AURORA, IL 60542	Sent on 10/12/17	
OLD SECOND NATIONAL BANK OF AURORA DOUGLAS, LEONARD A. 311 HILLSIDE PLACE NORTH AURORA, IL 60542	Sent on 10/12/17	

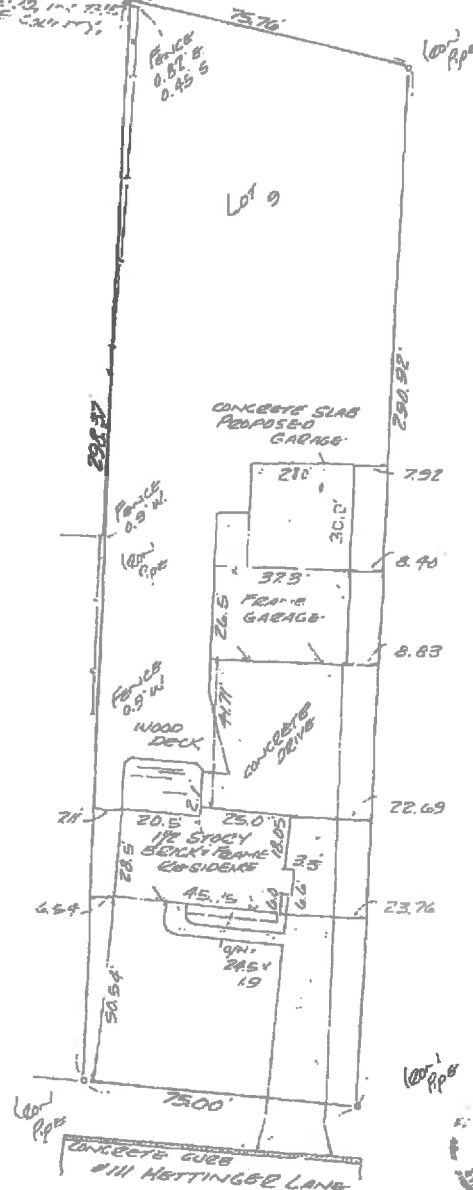
IV. Findings of fact for Variations

1. Carrying out the strict letter of the provisions of Provision 12.4(A)4 would create a practical difficulty and a particular hardship on Mr. Rick Coleman. Mr. Coleman has congestive heart failure and emphysema/COPD. Mr. Coleman must use a golf cart to move about his property and carry his oxygen tank. Mr. Coleman needs to extend the square footage of the garage to house the golf cart.
2. The subject property is unique because a majority of the property where the garage addition is built is only visible to two neighbors. The subject property is also physically unique because the principle dwelling was built by the owner himself 40 years ago and is of substandard size: 1356 square feet. Because the principle dwelling is of substandard size, any addition to accessory buildings poses a unique challenge in keeping within the parameters of Provision 12.4(A)4.
3. The addition was self-created by the homeowner. However, the addition was built out of medical necessity. Mr. Coleman must use a golf cart to move about the property, and the golf cart must be housed somewhere on the subject property.
4. The carrying out of the strict letter of Provision 12.4(A)4 would deprive Mr. Coleman of the substantial right to move about his property freely. Mr. Coleman's rights to life, liberty, and property would be substantially effected if the variance is not granted.
5. Mr. Coleman is not seeking a special privilege. Mr. Coleman is merely seeking to be able to store a medically necessary motorized vehicle on his property. Mr. Coleman will not gain financially and the addition will not enable Mr. Coleman to enjoy a special privilege. If anything, the ability to house the golf cart on his property would give Mr. Coleman the exact same privilege that other village property owners enjoy: the ability to move about his property.
6. The variation would be in harmony with the ordinance. The primary purpose of zoning is to segregate uses that are thought to be incompatible: to prevent new development from interfering with existing uses and/or to preserve the character of a community. The garage addition is not incompatible with the character of the community. It is simply a storage place for a necessary vehicle and does not clash with the other residential building in the area.

7. There is no means to store the golf cart other than to build an extension on the garage. The golf cart cannot be stored in the substandard sized home. The original garage is already housing automobiles. A variance to grant the addition is the only remedy for Mr. Coleman's hardship.
8. The requested variation is the minimum measure of relief necessary to alleviate the hardship. The addition on the garage will only exceed the zoning ordinance by 472 square feet; the size of a large living room. This amount of space is needed to store the golf cart and allow Mr. Coleman to access the golf cart freely with his oxygen tank in tow.
9. The granting of the variation will not be detrimental to the public welfare or injurious to other property in the neighborhood. The addition is not visible from the street. Only two neighbors can see the addition, and both neighbors do not object to the addition.
10. The proposed variation will not impair any light or air of any neighbors. The addition is to the rear of residential property. The addition will not increase congestion and will not endanger public safety in the neighborhood in anyway.
11. The granting of the variance to build the addition will not produce excessive noise or odor in any way. The addition is simply to store a golf cart, no noise or odor will emanate from the building.

PLAT OF SURVEY

LOT 9 COMMENCEMENT SHOWING OF RESIDENCE TO THE
PLAT EXHIBITED HEREBY IS 195-2 IN PLAT BOOK
31, PAGE 7-2 OF RECORDS 7-2-3070, IN THE
VILLAGE OF NORTH AURORA, KANE COUNTY,
ILLINOIS.



STATE OF ILLINOIS
COUNTY OF KANE

I, RANDALL R. SCHAFF, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINUTE EDITIONS FOR A SURVEY SURVEY, GIVEN UNDER MY HAND AND SEAL THE 8TH DAY OF AUGUST, 2015.

Randy Schaff
RANDALL R. SCHAFF
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 353126

COLEMAN

THIS PLAT IS TO BE USED FOR REAL ESTATE PURPOSES ONLY. NOT-TRANSFERABLE. THIS PLAT IS VALID ONLY TO THOSE PARTIES NAMED ABOVE. THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT PERMISSION FROM THE CERTIFYING LAND SURVEYOR. THERE MAY EXIST DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL. THIS PLAT DOES NOT IMPLY OWNERSHIP. COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY AT ONCE. NO DISTANCE SHOULD BE ASSUMED BY SCALING.

PERMANENT INDEX NUMBER 15-2-3070-25

SURVEY NUMBER 15-2-3070

RANDALL R. SCHAFF P.L.S.
7400 HERRINGTON RD
CHICAGO, IL 60615
312-586-0000

75.76

COPY

Plot PLAN

111 Hettlinger A.V.
Parcel # 15-03-152-015
MC Pierce Subdivision
Lot # 9

Proposed
Garage
Addition

Shed

Garage

Concrete
Driveway

DECK

HOUSE

WALK

DRIVEWAY

350-

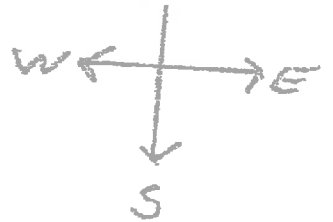
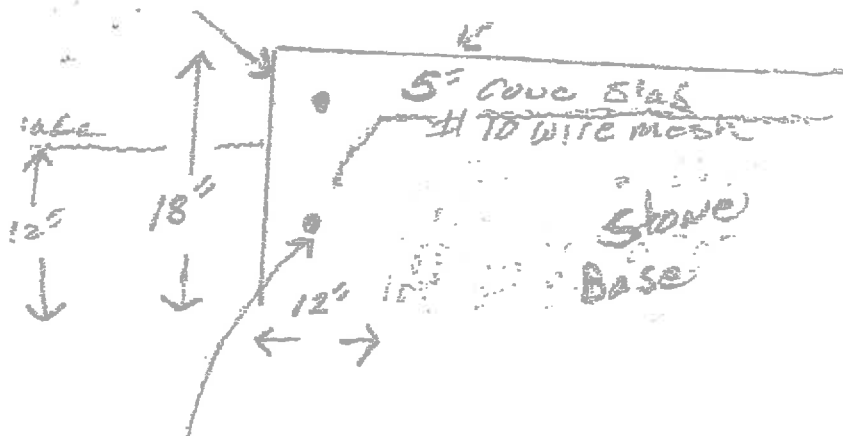
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Lot Line

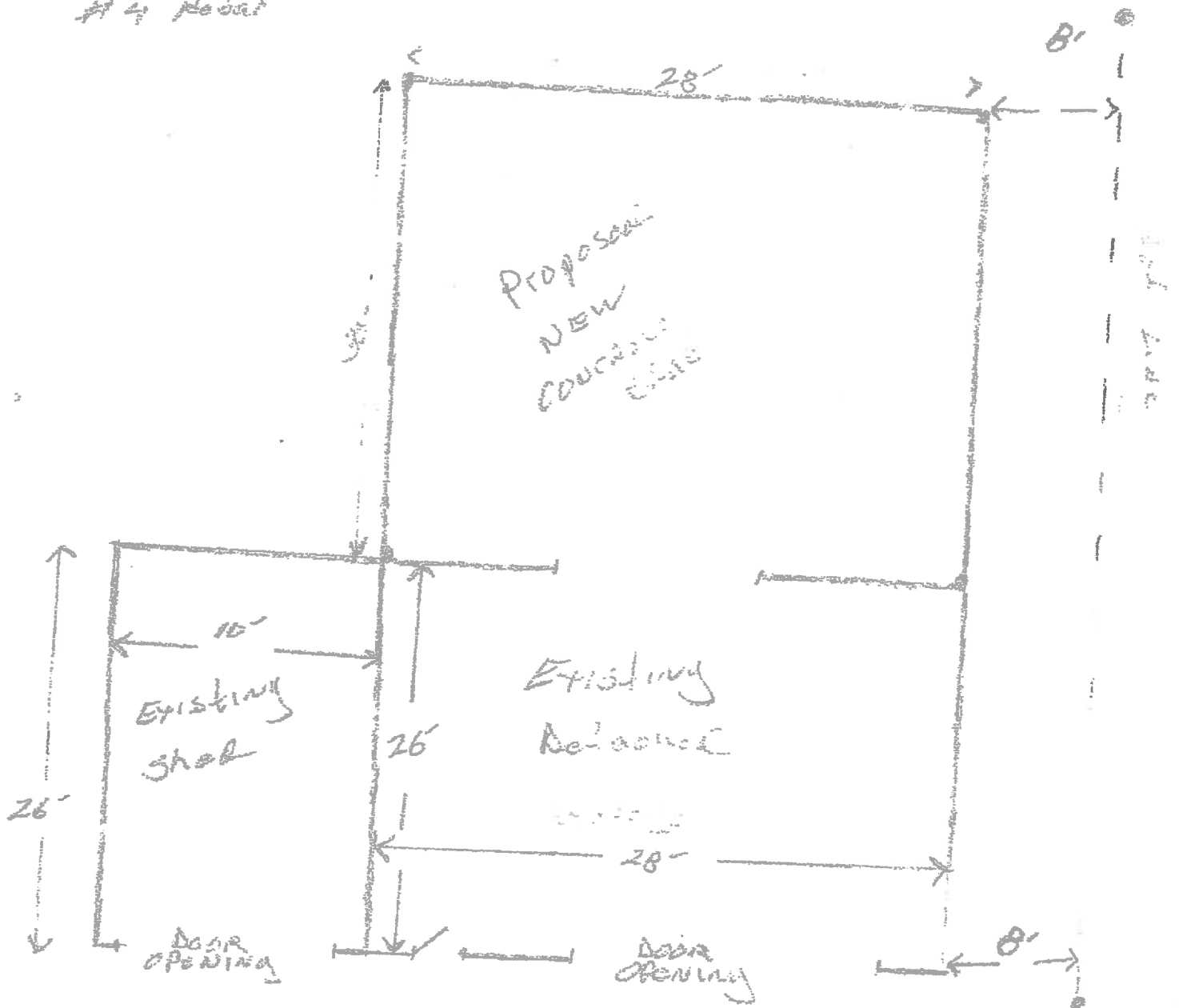
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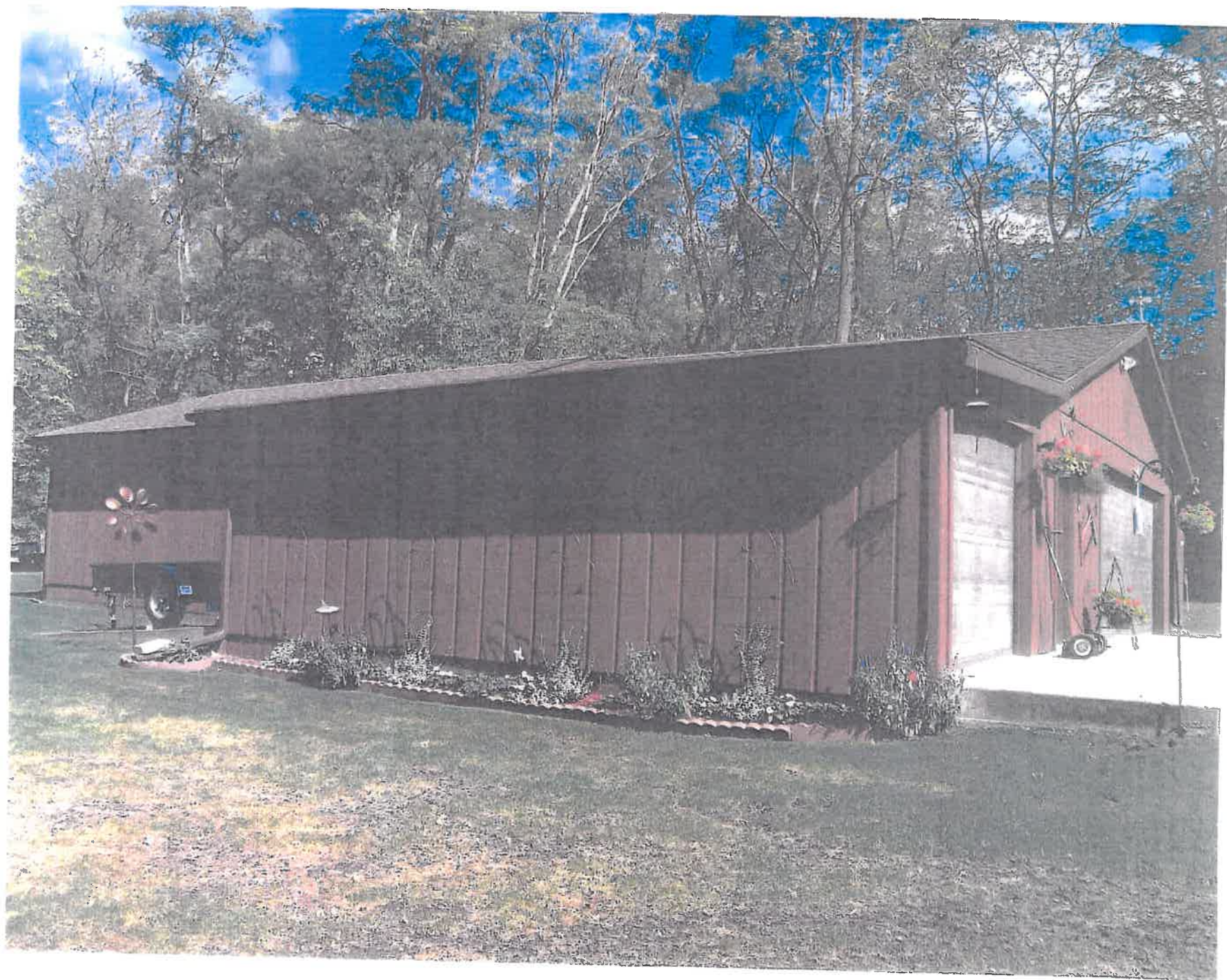


Drop edge reinforced
by 2 continuous
#4 Rebar









**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
NOVEMBER 7, 2017**

CALL TO ORDER

Chairman Mike Brackett called the meeting to order.

ROLL CALL

In attendance: Chairman Mike Brackett, Co-chairman Jennifer Duncan, Commissioners Mark Rivecco, Anna Tuohy, Aaron Anderson, Tom Lenkart, Mark Bozik and Doug Botkin. **Not in attendance:** Commissioner Connie Holbrook.

Staff in attendance: Village Administrator Steve Bosco, Community & Economic Development Director Mike Toth, Village Clerk Lori Murray.

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated June 6, 2017

Motion for approval made by Commissioner Bozik and seconded by Commissioner Botkin. All in favor. **Motion approved.**

PUBLIC HEARING

1. Petition #17-05 (111 Hettinger Lane): The petitioner requests a variation to allow a detached accessory building to exceed the total square footage of the footprint of the principal building.

2. Petition #17-06: The Village of North Aurora requests a text amendment to Title 15 of the North Aurora Municipal Code (Sign Ordinance) to amend the signage provisions for signs located in business districts.

Chairman Brackett opened the public hearing. Those who planned to speak were sworn in at this time. Chairman Brackett then closed the public hearing.

NEW BUSINESS

1. Petition #17-05 (111 Hettinger Lane): The petitioner requests a variation to allow a detached accessory building to exceed the total square footage of the footprint of the principal building.

Mike Toth informed the Committee that Chapter 12 of the Zoning Ordinance prohibits detached accessory buildings from exceeding the total square footage of the footprint of the principal building, as amended into the Zoning Ordinance in 2014. The petitioner has constructed an addition to their detached garage, as a result, the floor area of the detached garage exceeds the total floor area of the principal structure. According to the petitioner, the detached garage is 472 square feet larger in area than the principal structure. The home was built over 40 years ago and the footprint of the home is 1,356 square feet.

Staff included two conditions of approval should the Plan Commission decide to move forward. Those were noted in the staff report.

Commissioner Botkin asked if the work was permitted. Toth said that the work was done without a permit. The Village was made aware of the addition after it had been completed and have been working with the property owner and going through the adjudication process at this time. Commissioner Anderson asked if prior to the zoning amendment in 2014, if residents were allowed to have a detached accessory building with a footprint that exceeded the footage. Toth said he believed it would have been permissible.

Attorney Burt Brown, representing Mr. & Mrs. Coleman, owners of the property, addressed the Commission. Brown distributed pictures of the property. The Coleman's spent \$35,000 to build the garage addition. To the east of the property is Geneva Construction, to the west Neslund Associates and there are five houses on Hettinger Lane. There is a dispute with the neighbor to the east, Geneva Construction. When Mr. Coleman had his garage built, he may have cut down some of their trees. They will replace those, but it is not a part of the variance. That will be a situation between the two owners.

Commissioner Duncan asked when the addition was built. Atty. Brown said it was about 18 months ago. Bozik asked why the garage was built without a permit. Atty. Brown said that Mr. Coleman thought he could build it and then apply for permission. Brown added that Mr. Coleman suffers from a number of severe medical issues such as congestive heart failure, emphysema and now double pneumonia and has been under a lot of medication for several years. Bozik asked who built the garage. Atty. Brown said Mr. Coleman, who was in the construction business prior to retiring. He hired subcontractors and supervised the pouring of the cement slab.

Commissioner Tuohy arrived at 7:15 p.m.

Commissioner Bozik asked how this issue came before the Plan Commission. Atty. Brown said it came to light when a fence was installed and had to get a permit. At that time the Village noted the structure on the property and discovered that it had been built without a permit. Bozik asked, since discovering the structure, if the Village has inspected the building to make sure it is within code. Toth said this would be done as part of the building permit application process.

Commissioner Rivecco asked if the garage and its addition comply with the side lot line setbacks. Toth said it meets all other code provisions for detached accessory buildings with the exception of the footprint area.

Commissioner Anderson asked if this is the only addition. Atty. Brown answered yes and said that the residents have been living in their home for 35 years. They are the first owner of the home and remain there today.

Commissioner Lenkart questioned that the addition of the 840 square feet was built because of the owner's illnesses and to store his golf cart. Atty. Brown said it was not built because of Mr. Coleman's illnesses but to accommodate a pickup truck, antique car, passenger car and a golf cart. Lenkart said that a golf cart is not 840 square feet and that Mr. Coleman built the garage knowing what is required in the building industry and did not get a permit. Atty. Brown said that Mr. Coleman probably wanted to build something that would store everything in one spot. He did not

attempt to do something deliberately against the rules and as soon as the seriousness came to light, we called and said we would do what we need to in order to fix the situation.

Botkin questioned that Mr. Coleman, who built the home and had been in the construction business for 35 years had no clue he needed a permit. Atty. Brown said he believes Mr. Coleman thought it was okay to build the garage. It was the wrong way to do it and now seeks permission to fix what shouldn't have happened to begin with.

Toth then noted a letter of objection dated today from Geneva Construction's legal representation.

Patrick Kinnally, 2114 Deerpath Road, attorney representing Geneva Construction, addressed the Commission. Kinnally said that this is not just a neighbor dispute, but a land use dispute. Eighteen months ago the petitioner cut down trees on his Geneva Construction's property. They objected at the time and he proceeded to build the garage and trespasses on the property. Geneva Construction has been in the village since 1952. Kinnally said that Mr. Coleman has been in the construction industry and knew he needed a permit. He also continues to trespass on his client's property with trucks. Mr. Kinnally said that he registered his protest today, because he had sent a letter to Atty. Brown on October 25th, but never got a response. Atty. Kinnally suggested the Commission table this so that Atty. Brown can talk to his client and discuss what is going to happen to replace the trees and with the continued trespassing. Kinnally stated that you don't build something and then come in and say you are sorry even though you needed a permit and now ask for a permit. That is not what land use control is about.

Bozik asked if any complaints have been made to the Village or police reports filed for destruction of trees or trespassing on the property. Kinnally said he was not sure if the owners made any complaints to the Village, but did make complaints to Mr. Coleman. Toth said there was contact from Geneva Construction with the Village.

Patrick Kinnally stated his client's objection is based on the use of the property (trees being cut down) and continued trespassing to get to the accessory use.

Chairman Brackett asked if the garage is eight feet off the property line. Toth confirmed this to be correct.

Jim Long, 107 Hettinger Lane, North Aurora – Mr. Long said that the Coleman's have been neighbors of his for 35 years. The reason this garage was built was because, for 40 years in the construction business he has always been busy, and due to his failing health, on a good day, he can go out to the garage. He needs the extra room to maintain the cars he proudly maintains.

Commissioner Duncan said it is hard to defend a variance in this situation. The hardship would be valid but that would be the only finding that may apply.

Commissioner Botkin agreed, adding that Mr. Coleman could have built a 16 x 20 garage, bigger than a single car garage and met the new zoning requirements. The reason has nothing to do with the golf cart, but to have more space for his cars. In terms of the issues with Geneva construction, they need to be straightened out between the two neighbors and do not have a bearing on the variance process.

Commissioner Bozik agreed, saying that there are rules to follow and we need to prove the hardship. Bozik said he did not believe there is a hardship and if it is allowed, it will set a

precedence for others to do the same. Bozik noted that the Plan Commission does not have the discretionary power the Village Board has, and the Plan Commission has to look at the rules to see if it fits or not.

Commissioner Lenkart also agreed that the Plan Commission has to follow the guidelines.

Chairman Brackett said he wanted to make sure the Commission was not making an opinion due to the lack of a permit. Brackett asked Toth if this would have been allowed before the zoning change. Toth said yes, prior to the code change in 2014. Lenkart said the code was changed three years ago and the Coleman's built this 18 months ago.

Commissioner Anderson asked if there are other properties within the village that have a detached accessory building that has a square footage footprint that exceeds the primary structure. Toth said he did not know. Before the amendment it would have been allowed given the size of the property.

Commissioner Tuohy asked what the repercussions are if the Plan Commission does not agree with the ordinance. Toth said that the structure would need to be made to be in compliance with code. The footprint could be reduced or a building addition could be made to their home to equal out the square footage of the garage. Attaching the home to the detached garage is also an option. Bozik said that the Plan Commission could deny the variance and it would go to the Village Board where the Board could overrule the Plan Commissions findings.

Toth said that if this moves forward, it will go to the November 20th Committee of the Whole meeting for discussion.

Touhy said there were still preconceived construction plans without permit. It is very black and white. If there needed to be an inside space for a golf cart, they would have made the space. Tuohy said she does not believe there is any financial hardship and that there are rules in place that need to be followed.

Toth said that the underlying context is that it abuts industrial property and future office/industrial, in case the Plan Commission was concerned about setting precedence. There are no visual issues.

Duncan asked, if the property becomes industrial and the variance is granted as residential, if the zoning is changed does the variance follow the land. Toth said that if the zoning ever changes, the rules of that district would then apply. If it meets that standard for the district it is conforming. If it does not, then it is nonconforming.

Rivecco said requesting a variance 18 months ago was not done and that there were procedures that were not followed.

Chairman Brackett asked the Commission wanted to go through the findings of fact.

Duncan said she could not agree with any finding that would allow for the variance.

Anderson said he would be sensitive to the hardship issue if there are other properties in the village where the square footage of a detached accessory building exceeds the footprint of the primary dwelling structure even if it is now non-conforming.

Toth said if you look at standard #4 – the Zoning Ordinance has created the hardship in this case. Lenkart said that the petitioner built something much bigger than he should have and now he is asking the Village to excuse it. The hardship was created by the petitioner himself and the variance should not be permitted because of it. Lenkart said that residents, in the past, have wanted to build a sunroom. What would prevent them from building one now that is too large and then come back and ask for a variance?

Village Administrator Steve Bosco said that every variance is unique to the property. Had the petitioner come to the village and asked for a permit we would have said no, but would also say that they built it and have an opportunity to go through the variance process. Bosco noted that this is a unique property since it abuts industrial properties.

Botkin said that however he would have voted 18 months ago is how he would vote now.

Anderson asked counsel if any of the construction on the addition started before the Zoning Ordinance change in 2014. Atty. said not to his knowledge. Toth said that the petitioner did get a permit for the concrete slab behind the garage.

Toth said he has a letter from the homeowner dated August 13, 2015 stating that they were applying for the variance. They planned on applying for the variance, but it didn't happen.

Bozik said that the request does meet the requirements for a variance, but also does not think it is a hindrance to the area.

Toth said the permit for the patio was issued April 14, 2015 and a letter was received in August 2015 that they would be applying for a variance.

Commissioner Botkin made a motion to deny the variance. Second by Commissioner Lenkart. Bosco said it is easier to make the motion in the positive. Botkin withdrew his motion. Lenkart withdrew his second.

Motion made by Commissioner Rivecco and seconded by Commissioner Anderson to approve the variance given Staff's findings of facts and conditions. Roll Call Vote: Rivecco – yes, Anderson – yes, Tuohy – yes, Lenkart – no, Duncan – no, Bozik – no, Botkin – no. **Motion denied (3-4).**

2. Petition #17-06: The Village of North Aurora requests a text amendment to Title 15 of the North Aurora Municipal Code (Sign Ordinance) to amend the signage provisions for signs located in business districts.

This was reviewed September of last year by the Plan Commission. Toth noted that in business districts would go from a 10-foot tall sign to a 20-foot tall sign. Route 31 has its own special sign district so it would not apply to Route 31.

Item #6 – Brackett noted that this was struck completely and asked if there is somewhere in the code that states the sign has to be compatible with the structure. Anderson said it is noted in criteria.

Corporate logos - Toth said whether it is a logo or text, it counts as part of the signage.

Awning signs – Toth said there is currently a limit of one canopy or awning sign per lot established. That was limiting so it is being proposed so that a canopy sign counts as a wall sign. Whether the sign is on a building or a canopy, it is considered a sign.

Menu Board signs – Lenkart asked if there is a size limitation. Toth said he removed the size limitation but can keep a limitation in there. It is currently 24 square feet and eight feet in height. Lenkart said there should be a limitation.

Commissioner Tuohy asked about the difference of a standalone and multi-tenant building. Standalone and multi-tenant buildings – multi-tenant building would be a strip center and a standalone building would be a restaurant.

Landscaping – Botkin asked that landscaping around signs be maintained to avoid overgrown bushes blocking signs. Toth said he would add that information.

Freestanding signs – Lenkart asked if there is a maximum size and if the Village should cap this. Toth said he can check area provisions and see what other communities do. It can be capped based on local market.

Motion made by Commissioner Lenkart and seconded by Commissioner Botkin to move forward with changes to sign ordinance with addition of the comments from the Plan Commission. All in favor. **Motion approved.**

UPDATES

- My Place hotel permit issued last week.
- Approved four townhome foundation permits.
- North Aurora Smiles amended their building façade. Moving forward with a neutral tone brick stone veneer which better matches the MyPlace Hotel and Turf Room.
- D.R. Horton for the Fox Valley Golf course property – 374 units.
- The Village acquired two properties. One is the silo along the Fox River past John Street.
- Property acquired from Harner's is officially the Village's and will now select a company to design the public space.
- Contract to acquire a property next to the fire station.

ADJOURNMENT

Motion to adjourn made by Commissioner Lenkart and seconded by Commissioner Bozik. All in favor. **Motion approved.**

Respectfully Submitted,

Lori J. Murray
Village Clerk

**VILLAGE OF NORTH AURORA
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM: MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT: PETITION 17-06: BUSINESS DISTRICT SIGN AMENDMENTS
AGENDA: 11/20/2017 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

In an effort to expand economic development activities, including marketing and promoting North Aurora, a goal of the 2015-2016 Strategic Plan is to review the Zoning and Sign Ordinances when appropriate.

Section 15.48.100 of the Sign Ordinance regulates signs in business zoning districts. Staff worked closely with Teska and Associates to revisit the signage regulations for business districts in order to ensure the provisions are in line with the Strategic Plan goals and objectives. Not only is the intent to update the language, but also consolidate and/or remove any out-of-date or non-applicable provisions to make the information user-friendly.

Staff requested input from the Plan Commission on the proposed amendments through a workshop session in September, 2016 and later held a public hearing on the item on November 7, 2017. The post-public hearing comments have been addressed in the proposed amendments and are highlighted in red.

If the Board agrees with staff's suggestions, or has any recommended alterations, an approving ordinance will be brought forward at the next available Board meeting.

Attachments:

1. Proposed amendments to Section 15.48.100 of the Sign Ordinance

15.48.100 - Signs in business zoning districts.

A. All signs permitted in Sections 15.48.070 and 15.48.080 of this chapter;

B. Freestanding signs as follows:

1. Location. Freestanding signs shall be located on that portion of a lot having public or private street frontage.

2. 4. Number. There shall be a limit of one freestanding sign per lot, shopping center, shopping center outlet or unified business center, which sign shall be erected for the purpose of identifying the establishment, except that corner lots may have one freestanding sign for each street frontage, with a limit of two signs per lot, shopping center, shopping center outlet or unified business center. A double-faced sign shall count as a single sign.

3. 2. Height. No ground freestanding sign shall exceed ten (10) twenty (20) feet in height. No ground sign that is located across the street from a residential zoned lot shall exceed eight feet in height.

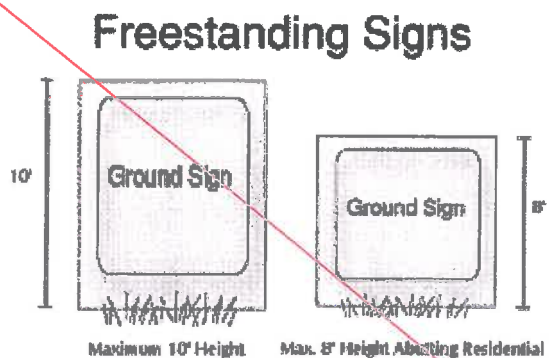


Figure 16 – Freestanding Signs

~~4. 3.~~ Surface Area. The total surface area of a ground freestanding sign shall not exceed a ratio of one square foot of sign area for every one lineal foot of lot frontage, or one hundred (100) square feet, whichever is less.

~~5. 4.~~ Setback. No freestanding sign shall be located closer than five (5) feet to any property line.

~~6. 5.~~ Landscaping. A landscaped area shall be provided around the base of the sign which shall be equal to two and a half square feet for each square foot of sign area. The landscaped area shall contain living landscape material consisting of shrubs, perennial ground cover plants or a combination of both, placed throughout the landscaped area. Plantings ~~should~~ shall be selected and placed such that views to the sign are not blocked. Plantings shall be properly maintained to avoid excessive growth and prevent the growth of weeds.

~~6. Scale and Proportion. A freestanding sign shall be compatible with the building or buildings it identifies, and the sign may not be of such a size that it visually overpowers the building on the site.~~

~~7. Overhang. No freestanding sign may overhang any part of public or private street, a structure, parking or loading space, driveway or maneuvering aisle.~~

~~8. Illumination. Ground Freestanding~~ signs may be internally or externally illuminated in accordance with Section 15.48.470 160 of this chapter.

~~9. Tenant Identification Panels. Provision for identifying tenants within a shopping center or unified business center as part of the permitted square footage of the sign identifying the shopping center or unified business center as a whole shall be permitted, provided that there shall be a limit of six panels or divisions of a sign for such purposes.~~

9. 40- Menu Board Signs. In addition to the one permitted freestanding sign, two freestanding **single-faced** menu board signs shall be permitted per lot or outlot for restaurants with drive-through facilities, **provided that such signs do not exceed twenty-four (24) square feet in surface area or eight feet in height.** Such sign may only be internally illuminated. Menu board signs shall be permitted only in business zoning districts.

C. Wall signs shall be permitted, subject to the following provisions:

1. Location.

- a. Wall signs may be erected upon the wall of any building façade with a public entrance or having frontage upon a public or private street, excluding service drives, loading dock entrances, and the like., with the exception In no case shall a of wall sign be permitted that faces façades facing any adjoining lot used for residential purposes or being located in a residential zoning district.
- b. In no case shall any portion of a wall sign be extended above the roof line.
- c. No wall sign shall project from the building wall more than twelve (12) inches.
- d. No wall sign may project over any part of a public right of way, parking or loading space, driveway or maneuvering aisle.
- e. The edges of wall signs shall not overhang the top of bays or equivalent architectural features of building facades.

2. Number.

- a. **Single-Tenant** Buildings. A maximum of three wall signs per building facade shall be permitted on **single-tenant** buildings, erected for the purpose of identifying the establishment, subject to the following provisions:
- b. Multi-Tenant Buildings. Tenants in multi-tenant buildings shall permitted one wall sign per façade facing a public or private street.
- c. a- No wall signs shall be permitted for individual tenants in a multi-story or multi-tenant office building, unless specifically authorized as part of an approved planned development at the time of approval of said planned development.

b. ~~Corporate logos shall be permitted, but shall count as one of the permitted wall sign if not incorporated into a larger wall sign.~~

c. ~~Regardless of the number, the wall sign(s) shall not exceed the surface area limitations, identified in subsection (C)(4) of this section, in the aggregate for each facade.~~

3. Height. The maximum height of a wall sign shall be thirty (30) feet from grade, or two stories, ~~, whichever is less, but in no case shall any portion of such sign be extended above the roof line.~~

4. The Surface Areas of

a. Single-Tenant Buildings. The total surface area for all wall signs shall not exceed one and one-half feet per linear feet of commercial building frontage, when measured from the facade(s) having direct street front exposure, or three hundred (300) square feet, whichever is less.

b. Multi-Tenant Buildings. The total surface area of each individual sign shall not exceed one and one half times the lineal front footage of the tenant space, when measured from each respective facade having direct public or private street front exposure.

5. Projection. ~~No wall sign shall project from the building wall more than twelve (12) inches.~~

6. Shape. ~~The outlined shape and silhouette of a wall sign shall be simple and compatible with the building facade it is mounted on. Shapes that disrupt the architectural order and composition of a building facade are not acceptable.~~

7. Scale and Proportion. ~~Wall signs shall be harmonious in scale and proportion with the building facade they are mounted to and with the architectural elements of the building, such as windows, cornices, sign friezes and bays. A wall sign shall not visually overpower those elements nor detract from the composition of the building facade.~~

8. Overhang. ~~The edges of wall signs shall not overhang the top of bays or equivalent architectural features of building facades.~~

5. 9. Illumination. Wall signs may be internally or wash lighting illuminated in accordance with Section 15.48.170 160 of this chapter. ~~Wash lighting shall be accomplished by individual fixtures recessed in horizontal housing above the sign or by goose neck lights shielded by metal shades. Wash lighting fixtures must be positioned at least three feet apart and provide even lighting.~~

~~10. Mansard Roofs. Signs to be erected upon mansard roofs shall be treated as wall signs, and shall be single faced. In no case shall the roof or a portion of the roof itself be illuminated.~~

6. 11. Canopy and awning signs as follows:

~~a. There shall be a limit of one canopy or awning sign per lot or per establishment provided that no wall signs face the same street frontage.~~

a. Number ~~b.~~ Canopy or awning signs shall be affixed flat on the surface of the canopy or awning, shall not extend horizontally beyond the surface of the structure and There shall be no limit on the number of canopy or awning signs, except that canopy signage shall be counted toward the total permitted signage square footage permitted, including of wall signage.

b. ~~e.~~ Ground Clearance. A clearance of eight feet shall exist between the lowest point of the canopy or awning sign to the grade or walkway located below.

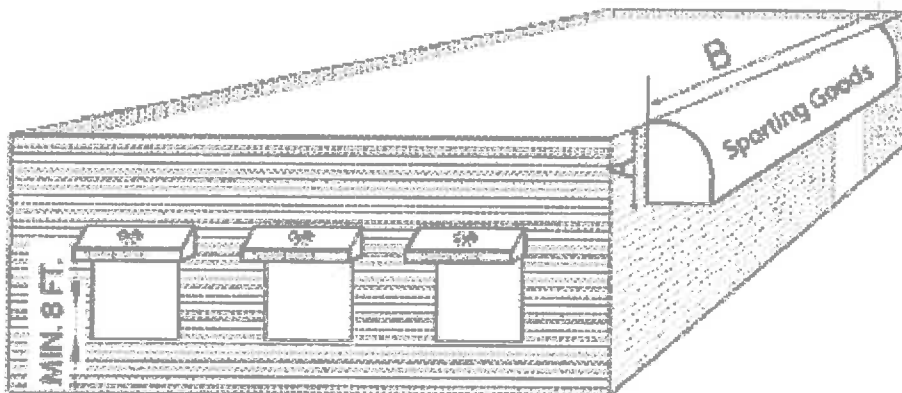


Fig. 17 - Canopy and awning signs

~~c. d.~~ Scale and Proportion. Canopy signs and awning signs shall be harmonious in scale with the building they are affixed to, and with the architectural elements of the building facade.

~~7. 12. Under Canopy Signs. One under canopy sign is permitted to be mounted above a general public entrance and affixed to a canopy providing a minimum eight foot clearance is maintained and the sign does not exceed three square feet in surface area.~~

(Ord. 08-09-22-01 § 1; Ord. 08-06-23-02 §§ 3—6; Ord. 05-08-22-01 § 11)

(Ord. No. 11-08-01-03, § 4, 8-1-2011)

~~15.48.140 - Limit on the number of signs.~~

~~A. The zoning district in which the property is located governs the number of signs that may be erected or maintained on any premises. Districts are described in Sections 15.48.090 through 15.48.140 of this chapter.~~

~~B. A double faced sign shall count as a single sign.~~

~~C. A rear sign is permissible when a premises or building has both a front and rear public entrance. The rear sign shall not exceed in size the front sign and shall not be illuminated. Signs described in Section 15.48.070 — Exempt Signs, shall not be counted in calculating the total number of signs.~~

~~(Ord. 05-08-22-01 § 15)~~

15.48.170 - Permitted extra signs

D. Unified Business Centers. In addition to the signs permitted by other sections of this chapter, the following additional signs are permitted uniquely to unified business centers:

1. A unified business center may have one identification sign for the center in addition to the signs permitted for each separate business. The permitted surface area of such identification sign shall be based upon a ratio of five square feet per one acre of the site, up to a maximum of one hundred and fifty (150) square feet. ~~Tenant identification panels are permitted as part of the permitted square footage of the center identification sign. Every unified business center is permitted an identification sign of eight square feet. Otherwise, unified business center~~

~~identification signs shall conform to the regulations of the sign type to which they most closely resemble.~~

2. Unified business centers may have common directory signs to guide pedestrians to individual businesses on the site. Such signs shall be limited to one square foot per business listed on the sign. Centers must have a minimum of ten (10) businesses to qualify to have one directory sign and may have one additional sign for each ten (10) businesses.
3. Approval of a unified business center sign plan shall be at the discretion of the village board, after review and recommendation of the plan commission.
 - a. Criteria. The criteria used by the village in its review of the proposed unified business center sign plan shall include:
 - i. Scale and Proportion. Every sign shall have good scale and proportion in its design and in its visual relationship to the other signs, buildings and surroundings.
 - ii. Integral Elements. The signs in the plan shall be designed as integral architectural elements of the building and site to which they principally relate and shall not appear as incongruous "add-ons" or intrusions.
 - iii. Harmony. The colors, materials and lighting of every sign shall be harmonious with the building and site to which it principally relates.
 - iv. Effective Composition. The number of graphic elements and letters shall be held to the minimum needed to convey each sign's message and shall be composed in proportion to the area of the sign's face.
 - v. Compatibility. Each sign shall be compatible with signs within the proposed unified business center.
 - vi. Unified Image. The effect of the signs proposed in the plan shall be the establishment of a unified image for the center.

~~15.48.180 – United business center sign plan.~~

~~No permit shall be issued for a sign to be located in a unified business center until a comprehensive sign plan has been approved for the center and the sign complies with the provisions thereof.~~

~~A. Unified Business Center Sign Plan Approval. Approval of a unified business center sign plan shall be at the discretion of the village board, after review and recommendation of the plan commission, and in accordance with the criteria noted herein.~~

~~B. Application Content. In addition to the requirements listed for permit applications in Section 15.48.220(A)(2), the application for a unified business center sign plan shall include a format for all signs to be used in the center, including their maximum size, color, location, illumination details, lettering type and mounting details.~~

~~C. Criteria. The criteria used by the village in its review of the proposed unified business center sign plan shall include:~~

- ~~1. Scale and Proportion. Every sign shall have good scale and proportion in its design and in its visual relationship to the other signs, buildings and surroundings.~~
- ~~2. Integral Elements. The signs in the plan shall be designed as integral architectural elements of the building and site to which they principally relate and shall not appear as incongruous "add-ons" or intrusions.~~
- ~~3. Harmony. The colors, materials and lighting of every sign shall be harmonious with the building and site to which it principally relates.~~
- ~~4. Effective Composition. The number of graphic elements and letters shall be held to the minimum needed to convey each sign's message and shall be composed in proportion to the area of the sign's face.~~
- ~~5. Compatibility. Each sign shall be compatible with signs within the proposed unified business center.~~
- ~~6. Unified Image. The effect of the signs proposed in the plan shall be the establishment of a unified image for the center.~~

~~(Ord. 05-08-22-01 § 19)~~