

VILLAGE OF ST. JOSEPH
ZONING BOARD MEETING
FEBRUARY 18, 2016

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|-----------|---------|
| Palmer | Present |
| Rogers | Present |
| McElwee | Present |
| Gudenrath | Absent |
| Dillman | Present |
| Hitt | Present |
| Woods | Absent |

Others in attendance – Tiffany McElroy-Smetzer, Village Clerk; Joe Lierman, Village Attorney; and Daniel Thompson, Petitioner.

The meeting was called to order at 7:00.

The Zoning Board is gathered to consider two alternatives:

- 1.) Request by Thompson for a variance from the Village Sign Ordinance for a double-sided sign totaling 36 square feet with flood lights to be located between the sidewalk and the street; or alternatively
- 2.) Request by Thompson for a variance from the Village Sign Ordinance for one single sided 18 square foot sign with floodlight, located near the building on the property located at 601 N. Main Street.

Palmer requested that Thompson give an overview of what he is requesting. Thompson gave the Zoning Board a brief overview of what he was requesting and why he wanted to place the sign on the Village right-of-way. He noted that this is a very unique property. The distance from the front of the house to the sidewalk is only 13 feet. The distance from the sidewalk to Main Street is 37 feet.

Lierman stated that the two issues were:

- 1) The Sign Ordinance only allows for signs no larger than 10 square feet and
- 2) Placing a sign on the Village right-of-way.

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Lengthy discussion took place regarding the size of the sign and the placement of the sign on Village property.

Rogers and Palmer questioned the Village's liability if someone would be hurt if someone drove into the sign. Lierman stated that was certainly a valid concern. He also noted that if Thompson could get his insurance company to insure the sign that could certainly lessen the Village's liability.

Palmer noted that he did not like to set a precedent of placing commercial signs on the Village right-of-way. Dillman noted that he also did not want to set a precedent for the signs on the right-of-way and was concerned about child safety with the sign blocking visibility for children crossing Main Street. McElwee stated that he did not have a problem with either request. Rogers agreed with McElwee. Hitt noted that Champaign County Zoning Board would only consider this sign an 18 square foot sign.

Thompson noted again that this was a very unique property. He could not think of another property in the Village that had this large of right-of-way so he did not feel that this was a precedent setting issue.

Hitt motioned and Rogers seconded to recommend to the Village Board that they grant a variance to the Sign Ordinance to allow a 2 sided 36 square foot sign (18 square feet on each side) subject to the Village Board's approval of placing the sign on the Village right-of-way as illustrated in the drawing submitted with the zoning variance applications. Roll call vote was taken: McElwee – Aye, Dillman – Aye, Palmer – Nay, Rogers – Aye, and Hitt – Aye. Motion passed 4-1

McElwee motioned and Hitt seconded to recommend to the Village Board that they grant a variance to the Sign Ordinance for one single sided 18 square foot sign. Roll call vote was taken: McElwee – Aye, Dillman – Aye, Palmer – Aye, Rogers – Aye, and Hitt – Aye. Motion passed 5-0.

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McElroy-Smetzer told the Zoning Board that the Zoning Board recommendation would be presented to the Village Board at their February 23, 2016 meeting.

Hitt motioned and Dillman seconded to adjourn the meeting at 7:40.

These minutes are respectfully submitted.

Tiffany McElroy-Smetzer
Village Clerk