

**MINUTES OF A REGULAR MEETING OF THE KENILWORTH PLAN COMMISSION
HELD AT THE
KENILWORTH VILLAGE HALL, 419 RICHMOND ROAD
AT 7:30 P.M. ON MONDAY, MARCH 8, 2010.**

The regular meeting of the Plan Commission of the Village of Kenilworth was held at 7:30 p.m. on Monday, March 8, 2010. Chairman Johnson called the meeting to order at 7:32 p.m. The following Commissioners were present:

Present:	Cary Johnson	Chairman
	Robert Smietana	Member
	Elizabeth Bannon	Member
	Vicki Thompson	Member
	Gwen Sommers Yant	Member
	Dan Noel	Member
	Eileen Madigan	Member
	Dirk Degenaars	Member
Absent:	Sunil Chopra	Member
	John Mangel	Member
Other Village Officials Present:	Bradly Burke	Village Manager
	Susan Criezis	Community Development Director

Chairman Johnson explained the goal of this Plan Commission meeting is to complete the initial review of the draft Sign Code beginning with Article IX. Business District Regulations for sign area.

Member Madigan explained a revision of Article IX District Regulations: Business District was developed by the Sign Working Group in the past week. She explained the matrix with sign areas and described the basis of sign regulations allowing sign area of 7.5% and 25 square feet. She explained how signage is regulated in other communities, and the concept followed by different Villages.

Member Madigan asked Member Smietana about 512 Green Bay Road's monument sign and the cost for a developer to install such a sign. Member Smietana said the cost is borne by tenants. Member Degenaars said tenants are the driving factor for size, not developers.

Member Thompson asked about signage directed to people driving in automobiles versus pedestrians and discussed what the appropriate scale might be.

Chairman Johnson asked about the proposed aggregate sign area in Article IX for Business District signs and the method of calculation. Member Thompson asked staff about this and Community Development Director Criezis responded she felt it would be easier to administer a sign regulation, as proposed, with an aggregate sign area for all types of signs a business tenant may choose to install. There was general discussion about sign types and locations. Member Thompson discussed existing signs and how many could become nonconforming with the proposed sign regulations. Member Madigan said the proposed aggregate sign area would allow flexibility to a business tenant.

Member Yant explained the function of different sign types and said the look of signage in a specific Village varies. She said the sign group spent much time looking at other Villages for examples of size and appearance. Member Smietana said attractiveness is as important as the size of a sign.

Chairman Johnson summarized the Commissioners are in agreement with having an aggregate sign area.

Member Smietana said he is concerned with enforcement of temporary window signs and how much temporary signage is to be allowed.

Member Thompson discussed amortization and what impact this will have on existing signs. There was general discussion about “triggers” for sign changes and existing sign conditions.

Member Bannon recommended Projecting Signs be 4 feet wide, rather than 5 feet wide and the Commissioners agreed with this change.

There was general discussion about Awnings and Awning Signs with regard to the relationship of the proposed Sign Code to design guidelines for the Business District.

Member Bannon said she was concerned with limiting content of signs to three description words.

The Commission discussed Article X. Nonconforming Signs, Termination by Abandonment and Change of Business.

Member Thompson distributed and reviewed her document on legal review of the proposed sign code. She said a new draft from Sign Working Group Members Thompson and Bannon will be distributed March 19 for review to the Plan Commission after review by staff. Chairman Johnson reviewed the Plan Commission’s schedule in conjunction with Members Thompson and Bannon work on their revised draft Sign Code.

The minutes of the March 1, 2010 Plan Commission meeting were placed before the Commission. Some corrections were made.

Member Smietana made a motion to approve the minutes. Member Madigan seconded the motion, and upon a voice vote, the March 1, 2010 Plan Commission Meeting Minutes were unanimously approved as corrected.

Member Smietana made a motion to adjourn. Member Madigan seconded the motion, which was unanimously carried, and the meeting adjourned at 9:58 p.m.

Respectfully submitted,

Susan Criezis