



Michael P. Collins  
VILLAGE  
PRESIDENT

Michelle Gibas  
VILLAGE CLERK

VILLAGE OF PLAINFIELD  
ZONING BOARD OF APPEALS  
RECORD OF MINUTES

DATE: September 20, 2011

Chairman Sobkoviak called the meeting of the Zoning Board of Appeals to order at 7:00 p.m. and led the pledge to the flag.

**ROLL CALL:**

Commissioners Seggebruch, O'Rourke, Renzi, Kiefer, Chairman Sobkoviak; and Fire District were present.

Commissioners Heinen and Fulco, Park, School, and Library Districts were absent.

Also present were Michael S. Garrigan; Village Planner and Merrilee Trotz, Recording Secretary

Approval of Minutes: The last Zoning Board of Appeals minutes were previously approved as they ran concurrently with the Plan Commission minutes of June 21, 2011.

**PUBLIC COMMENTS:** Chairman Sobkoviak asked for public comments on items that are not on the agenda. There was no response.

Chairman Sobkoviak welcomed students from Plainfield North High School.

**DEVELOPMENT REPORT:** Mr. Garrigan stated the Village Board approved the ordinance for the Downtown Historic District; the site plan for Medical Building on Route 59; the rezoning of Lots 4 & 5 of Legacy Commercial; the final plat for Lifespring Church; supported the use for the Muller concept of the use for the storage facility but did not support the rezoning of the property.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Case No. 1561-083111.V BURGER KING**

Mr. Garrigan stated this is a public hearing for a variance heard pursuant to public notice in accordance with state statute and all applicable ordinances. Mr. Garrigan indicated the property is located on Route 59 south of Renwick Road and the request is for a taller sign resulting from the reconstruction and widening of Route 59 at a much higher grade than previously existing. Mr. Garrigan reviewed the four (4) findings of fact and indicated Staff felt the effective height of the sign above the prevailing road grade would remain at approximately 10 feet, which is the maximum height permitted by the zoning code; sign visibility is extremely important for the quick-service restaurant use; Staff submits that visibility has been impacted and this is a reasonable request to maintain a viable business use at this location; and Staff feels that the modified sign would be similar to other signs in the area and would not have a significant negative impact on adjacent properties.

**TRUSTEES**

Margie Bonuchi  
Paul Fay  
Bill Lamb  
Garrett M. Peck  
James Racich  
Dan Rippey

Staff suggests a favorable recommendation that the applicant has met the required findings of fact for the variance to allow them the additional four foot to their monument sign.

Chairman Sobkoviak swore in Tomi Minner, representative of the owner of the property.

Commissioner Kiefer asked if any other businesses have made similar requests. Mr. Garrigan indicated we have not; we are working with the owner of Vintage Harvest Commercial; the grade difference is substantially different here at the Burger King than at other areas along Route 59. Commissioner Kiefer asked if this would open it to other businesses asking for taller signs. Mr. Garrigan indicated there is precedence for businesses on Route 30. Commissioner Kiefer agreed with the need for the variance.

Commissioner Seggebruch asked if we had pictures of the current sign; asked if base landscaping would be required. Mr. Garrigan indicated the applicant would have to comply with the current ordinance if there is support for this variance.

Ms. Minner indicated they moved the sign previously at the request of IDOT but at that time they did not know what the grade would be upon completion; further agreed plantings could be placed around the base of the sign.

Commissioner Seggebruch also agreed with the need for the variance but thought the sign could be enhanced with plantings.

Commissioner Renzi indicated it is a drive thru impulse restaurant and visibility is needed.

Chairman Sobkoviak stated probably 50% or more was impulse rather than destination.

Chairman Sobkoviak asked for public comments. There were none.

Commissioner Kiefer made a motion to adopt the findings of fact of the Zoning Board of Appeals and to recommend approval of a variance to permit a ground monument sign of approximately 14 feet in height for Burger King at 16100 S. Route 59.

Seconded by Commissioner Seggebruch.

Vote by roll call: Renzi, yes; O'Rourke, yes; Seggebruch, yes; Kiefer, yes; Sobkoviak, yes. Motion carried 5-0, 2 members absent.

Adjourned at 7:15 p.m.

Respectfully submitted by

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Merrilee Trotz  
Recording Secretary