

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**February 24, 2020**

The regular meeting of the Zoning Board of Appeals was called to order by Vice Chairman Mark Moore at 7:03 p.m. at the Village Hall.

Members present: Vice Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, and Eric Steffe.

Members absent: Chairman Kurt Schultz and Richard Pyter.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner, and Jeff Cooper, Village Engineer.

Board Member Oakley moved, seconded by Board Member Steffe, to approve the February 10, 2020, Zoning Board of Appeals minutes.

Motion carried 5 - 0.

**OLD BUSINESS:**

**ZBA 20-06    Derick Dermatology, Applicant  
                  950 Technology Way, #150**

**Request is for a variation to increase the maximum permitted size of a wall sign from 32 square feet to approximately 135 square feet for property located in a O-2 Office, Manufacturing and Distribution Park District.**

Mr. Ed Sullivan, agent representing the applicant, stated that they are requesting a variation to increase the maximum permitted size for a wall sign from 32 square feet to approximately 135 square feet for Derrick Dermatology located at 950 Technology Way. He stated that the distance from the building to Technology Way is approximately 825 feet and would make it difficult to see the wall sign from that distance. He stated that over 90% of the patients seeking care from Derrick Dermatology have age-related visual problems. He stated that there are medical reasons for the sign variation request. He stated that there are no residential properties that face 950 Technology Way and the larger sign size should not have a negative impact on residential properties.

Board Member Krummick asked if the neighboring Forest Preserve office building falls under a different sign regulation as a quasi-public land use. Mr. John Spoden, Director of Community Development, stated that the sign regulations for quasi-public land uses require a different calculation.

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Mr. Sullivan stated that their preferred choice for sign size is the 135 square foot wall sign but they would give consideration to the 92 square foot wall sign size. He stated that the Forest Preserve office building seems to have exceptionally large signs on their building.

Mr. Chris Nichols, Derrick Dermatology, stated that their other locations in Bartlett, Illinois and Park Ridge, Illinois were granted wall signs of significant sizes.

Board Member Steffe asked the applicant how long they have occupied the 950 Technology Way tenant space. Mr. Nichols stated that they have been there since April 2019.

Board Member Steffe stated that the applicant chose this location and took occupancy already knowing that the building is 825 feet from Technology Way. He stated that he cannot identify what a larger sign size will accomplish.

Mr. Nichols stated that he was not aware of how strict the sign ordinance would be at the time they took occupancy.

Board Member Steffe stated that the applicant could have considered a more prominent location.

Mr. Nichols stated that there were no other suitable alternative locations at that time.

Mr. Sullivan stated that Derrick Dermatology is not a mom & pop operation. He stated that they have 13 exam rooms with a surgical center. He stated that this is a world class facility with an 11 year lease at this location.

Board Member Florence stated that the requested variation is hard to justify.

Board Member Oakley stated that Derrick Dermatology seems to be a destination use.

Mr. Sullivan stated that they would give consideration to a 92 square foot sign size.

Vice Chairman Moore stated that he would support a wall sign that is compliant with the Zoning Code.

Mr. Sullivan asked if he could poll the Board before they make a formal recommendation.

Board Member Oakley stated that he would support a 67 square foot wall sign.

Board Member Flores stated that she would support a 32 square foot wall sign.

Board Member Steffe stated that he would support a 32 square foot wall sign.

Board Member Krummick stated that he would support a 67 square foot wall sign.

Vice Chairman Moore stated that he would support a 32 square foot wall sign.

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Board Member Krummick asked if consideration could be given by the applicant to reducing the logo portion of their wall sign. Mr. Nichols stated that the DD is their logo and it would be difficult to make changes to it.

Vice Chairman Moore stated that this application does not appear to comply with the Standards for Variation. He informed the applicant that they can request a continuance if they want the opportunity to revise their proposal.

Mr. Nichols stated that they would like to continue their variation request to the April 13, 2020 meeting date.

*In the matter of ZBA 20-06, Board Member Steffe moved, seconded by Board Member Krummick, to continue this item to the April 13, 2020, Zoning Board of Appeals meeting.*

*Motion carried 5 - 0.*

*Ayes: Moore, Flores, Krummick, Oakley, Steffe*  
*Nays: None*  
*Absent: Pyter, Schultz*

**NEW BUSINESS:** None.

**STAFF COMMUNICATIONS AND DISCUSSION:** None.

Board Member Oakley moved, seconded by Board Member Flores to adjourn the meeting.

Motion carried 5 - 0.

Meeting adjourned at 8:10 p.m.