

MINUTES OF THE ZONING BOARD OF APPEALS
September 30, 2019

The regular meeting of the Zoning Board of Appeals was called to order by Vice Chairman Mark Moore at 7:00 p.m. at the Village Hall.

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

Members absent: Chairman Kurt Schultz and Matthew Krummick.

A quorum was established.

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

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 19-24 Nicole Martin, HRBoost, LLC, Applicant
306 Peterson Road

Request is for a variation to increase the maximum permitted sign area for a multi-tenant sign from 40 square feet to approximately 52 square feet in order to install a third tenant sign panel to an existing freestanding multi-tenant sign for property located in a C-3, General Commercial District.

Ms. Kari Ugent, HRBoost, LLC, applicant, presented the requested sign variation proposal. She stated that they are requesting approval for a sign variation in order to install a tenant panel on an existing freestanding multi-tenant business sign for property located in a C-3, General Commercial District at 306 W. Peterson Road. She stated that the proposal is to install a 12 square foot tenant panel to an existing freestanding multi-tenant business sign. She stated that HRBoost has been in business at this location for about nine years and they are attempting to improve their street presence with the addition of the sign that will be seen from Peterson Road.

Board Member Pyter asked for clarification about the revision to their sign plan during the course of their appearances in front of the Appearance Review Commission.

Ms. Ugent stated that they initially proposed the panel to be located on the left end of the bottom edge of the existing sign frame. She stated that they revised it to be more centered under the existing sign frame per the request of the Appearance Review Commission. She stated that they also applied an end panel piece in order to box it in around the pole.

Board Member Steffe asked if the applicant has the owner's approval to seek the sign variation. Ms. Ugent stated that she does have the owner's approval.

Minutes of the September 30, 1029, Zoning Board of Appeals Meeting
Page 2 of 4

Vice Chairman Moore asked what happened to the application for the sign variation at the PNC Bank location. Mr. Smith stated that they eventually withdrew their petition.

Vice Chairman Moore asked if the applicant is willing to incorporate their sign into the background of the existing sign. Ms. Ugent stated that they chose not to do it that way due to the expense.

Chairman Moore asked if whether or not this would set a precedent. Mr. John Spoden, Director of Community Development, stated that the existing sign was not designed for additional panels.

Board Member Pyter stated that consideration could be given to installing additional wayfinding or private directional signage in order to help customers find the applicant's tenant space in the building.

Vice Chairman Moore stated that he is concerned about the precedent being set with this case. He asked the petitioner what she would like for the Zoning Board of Appeals to do tonight. Ms. Ugent stated that she is ready for the Zoning Board of Appeals to make their recommendation to the Village Board.

In the matter of ZBA 19-24, Board Member Oakley moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted sign area for a multi-tenant sign from 40 square feet to approximately 52 square feet in order to install a third tenant sign panel to an existing freestanding multi-tenant sign for property located in a C-3, General Commercial District, in accordance with the plans submitted.

Motion carried 4 - 1.

Ayes: Flores, Oakley, Pyter, Steffe
Nays: Moore
Absent: Schultz, Krummick,

ZBA 19-25 Frank Naeymi-Rad, FNR + TK LLC, Applicant
1101 W. Park Avenue

Request is for a variation to reduce the minimum required side yard setback from 15 feet to approximately 8 feet in order construct a building addition for property located in an O-1, Professional Services Office District.

ZBA 19-26 Frank Naeymi-Rad, FNR + TK LLC, Applicant
1101 W. Park Avenue

Request is for a variation to reduce the minimum required Perimeter Landscaped Open Space from 10 feet to approximately 8 feet in order construct a building addition for property located in an O-1 Professional Services Office District.

Minutes of the September 30, 1029, Zoning Board of Appeals Meeting
Page 3 of 4

Ms. Kate Freund, architect and agent for the applicant, introduced the requested variations to the Zoning Board of Appeals. She stated they are requesting approval for variations to reduce the minimum required side yard setback and to reduce the minimum required Perimeter Landscaped Open Space in order construct a building addition for property located in an O-1, Professional Services Office District at 1101 W. Park Avenue.

Ms. Freund stated that the addition includes an expanded foyer entry designed to act as a buffer between the outside and inside and to allow more natural light into the interior space.

Board Member Pyter asked the applicant to explain further about the monthly seminar and how it will impact the parking availability. Ms. Freund stated the daily employees will use the available parking spaces located directly in front of the building. She stated that for the monthly seminar the spill-over parking will be accommodated on the adjacent parcel owned by the same owner at 1105 W. Park Avenue. She stated that visitors to the site will be directed to not use the parking area at the neighboring Serenity House. She stated that the employees who park at 1105 W. Park Avenue typically leave the site around 5:00-5:30 p.m.

Board Member Pyter stated that there does not appear to be handicap access through the landscaped curbed barrier between 1105 and 1101 W. Park Avenue.

Ms. Freund stated that her client may not be opposed to creating accessible path that can cut through the landscaped curbed barrier.

Vice Chairman Moore asked the petitioner if they have communicated anything to the representatives of Serenity House and if she agrees to comply with all of the Staff comments in the DRC Staff report. Ms. Freund stated that she agrees with the Staff comments and that she will notify the property owner to communicate with Serenity House if they haven't done so already.

Vice Chairman Moore asked the applicant what she would like the Zoning Board of Appeals to do this evening. Ms. Freund stated that she is ready for the Zoning Board of Appeals to make a recommendation to the Village Board for the regarding the requested variations.

In the matter of ZBA 19-25, Board Member Steffe moved, seconded by Board Member Pyter, to recommend the Village Board of Trustees approve a variation to reduce the minimum required side yard setback from 15 feet to approximately 8 feet in order construct a building addition for property located in an O-1, Professional Services Office District, in accordance with the plans submitted.

Motion carried 5 - 0.

Ayes: Flores, Moore, Oakley, Pyter, Steffe

Nays: None

Absent: Schultz, Krummick

Minutes of the September 30, 1029, Zoning Board of Appeals Meeting
Page 4 of 4

In the matter of ZBA 19-26, Board Member Flores moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve a variation to reduce the minimum required side yard setback from 15 feet to approximately 8 feet in order construct a building addition for property located in an O-1, Professional Services Office District, in accordance with the plans submitted.

Motion carried 5 - 0.

Ayes: Flores, Moore, Oakley, Pyter, Steffe

Nays: None

Absent: Schultz, Krummick

STAFF COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 5 - 0.

Meeting adjourned at 7:21 p.m.