

MINUTES OF THE ZONING BOARD OF APPEALS
April 23, 2012

The regular meeting of the Zoning Board of Appeals was called to order by Chairman William Cotey at 7:01 p.m. at the Village Hall.

Members present: Chairman William Cotey, Scott Adams, Dan Donahue, Mark Moore, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: None.

A quorum was established.

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

Board Member Semmelman moved, seconded by Board Member Oakley, to approve the March 19, 2012, Zoning Board of Appeals meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 12-09 George Roman, Applicant
185 Peterson Road

Request is for a variations to: 1) increase the maximum permitted sign area for a multi-tenant sign from 18.48 square feet to 85 square feet; and 2) increase the maximum gross surface area of a multi-tenant sign from 50% to 100% in order to install a multi-tenant sign in a C-3, General Commercial District.

Mr. David Smith, Senior Planner, stated that the petitioner, George Roman, is requesting sign variations in order to install a multi-tenant sign to be located at 185 Peterson Road. Mr. Smith stated that the petitioner is proposing to install a two-panel multi-tenant sign on the subject property along Peterson Road. Mr. Smith stated that the proposed sign is 20 feet tall and that the top panel shall identify the 'Splash Hand Car Wash' is fifty (50) square feet in sign area and that the bottom panel identifies the 'Lauren's Cleaners' and be 35 square feet in sign area.

Mr. Smith stated that the current Zoning Code states that multi-tenant signs in a C-3, General Commercial District shall not exceed 20 square feet per acre of land within the development and that not more than fifty percent (50%) of the square foot area of such sign may contain area identifying up to six (6) current tenants within the development. Mr. Smith stated that the subject lot size would permit a maximum sign area for a multi-tenant sign to not exceed 18.48 square feet. Mr. Smith

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stated that the sign proposed is 85 square feet in sign area with (100%) of the square foot area devoted to the two tenant panels.

Mr. George Roman, petitioner, stated that they are requesting relief for the proposed sign size due to the high speed traffic along Peterson Road.

Ms. Vivian Roman, petitioner, stated that they are not moving the sign location, but are using the existing pole.

Mr. Roman stated that the Appearance Review Commission would not allow them to use the message board. He stated that they have followed the Appearance Review Commission recommendation by removing the message board portion of the sign.

Chairman Cotey asked for clarification regarding sign encroachment into the minimum required setback from the property line. Mr. John Spoden, Director of Community Development, stated that upon further review, Staff has determined that the sign will comply with the setback requirement.

Chairman Cotey asked for clarification regarding the petitioner's proposal to install landscaping within the public right-of-way.

Mr. Spoden stated that Staff will look for a revised plan at time of building permit application that will show landscaping not within the Peterson Road public right-of-way.

Board Member Moore asked if consideration was given to reducing the sign size. Mr. Roman stated that they need the proposed size for visibility.

Mr. Spoden stated that if it was not a multi-tenant sign, it could be larger without a variation.

Chairman Cotey asked the petitioner if he would like for the Zoning Board of Appeals to make their recommendation tonight. Mr. Roman stated that he would like for them to vote for the request tonight.

In the matter of ZBA 12-09.1), Board Member Oakley moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted sign area for a multi-tenant sign from 18.48 square feet to 85 square feet in order to install a multi-tenant sign in a C-3, General Commercial District, in accordance with the plans submitted.

Motion carried 7 - 0.

Ayes: Cotey, Adams, Donahue, Moore, Oakley, Schultz, Semmelman
Nays: None
Absent: None

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In the matter of ZBA 12-09.2), Board Member Schultz moved, seconded by Board Member Semmelman, to recommend the Village Board of Trustees approve a variation to increase the maximum gross surface area of a multi-tenant sign from 50% to 100% in order to install a multi-tenant sign in a C-3, General Commercial District, in accordance with the plans submitted.

Motion carried 7 - 0.

Ayes: Cotey, Adams, Donahue, Moore, Oakley, Schultz, Semmelman

Nays: None

Absent: None

COMMUNICATIONS AND DISCUSSION:

Board Member Oakley moved, seconded by Board Member Schultz, to adjourn the Zoning Board of Appeals meeting.

Motion carried 7 - 0.

Meeting adjourned at 8:50 p.m.