

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**December 10, 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, Walter Oakley, David Semmelman, and Kurt Schultz.

Members absent: Mark Moore.

A quorum was established.

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

Board Member Schultz moved, seconded by Board Member Adams, to approve the October 22, 2012, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

Board Member Schultz moved, seconded by Board Member Semmelman, to approve the November 12, 2012, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**ZBA 12-23 Liberty Auto City/Mass Properties LLC, Applicant  
1000 East Park Avenue**

**Request is for variations to: 1) increase the maximum permitted number of freestanding business signs from one to two in order to permit the installation of the 20' tall Mazda sign and the 25'9" Subaru sign; 2) increase the maximum permitted gross surface area for permitted business signs from 325 square feet to approximately 580.7 square feet in order to permit the installation of the 20' tall Mazda sign and the 25'9" Subaru sign; 3) allow a multi-tenant freestanding business sign to be located on the same zoning lot containing additional freestanding business signs in order to install the 25' multi-tenant sign containing four tenant panels for the Chrysler, Dodge, Jeep and Ram brands in conjunction with the installation of the 20' tall Mazda sign and the 25'9" Subaru sign; 4) increase the multi-tenant sign area that identifies tenants from fifty percent (50%) to one hundred percent (100%) of the square foot area of a multi-tenant sign in order to**

**Minutes of the December 10, 2012, Zoning Board of Appeals Minutes**  
**Page 2 of 5**

**install the 25' multi-tenant sign containing four tenant panels for the Chrysler, Dodge, Jeep and Ram brands; 5) increase the maximum permitted height of a multi-tenant sign from 20' to approximately 25' in order to install the 25' multi-tenant sign containing four tenant panels for the Chrysler, Dodge, Jeep and Ram brands; and 6) increase the maximum permitted height of a freestanding business sign from 20' to approximately 25'9" in order to install the freestanding Subaru identity sign for property located in an I-3, General Industrial District.**

Mr. David Smith, Senior Planner, introduced the sign variation request. He stated that the petitioner is requesting new sign variations that will permit the removal of the existing freestanding multi-tenant Liberty Auto City sign and replace it with a new multi tenant Custom Brand sign. He stated that the multi-tenant Custom Brand sign shall list Chrysler, Dodge, Jeep and Ram on individual tenant panels.

Mr. Smith stated that the petitioner is also seeking approval for two additional freestanding vehicle brand signs, one for Mazda and the other for Subaru. Mr. Smith stated that there are no proposals to change the existing wall signs at this time. He stated that the Zoning Code requires that the existing combined sign area of the wall signs must be included as part of the overall gross sign area when calculating the sign area for the new freestanding Mazda and Subaru signs.

Mr. James Babowice, agent for the petitioner, stated that the owner for Liberty Auto City is proposing to take down the existing multi-tenant electronic message board sign as part of the proposal. He stated that the Mazda sign color may change to a certain degree. He stated that the hardship is not self-created as it is the manufacturer that requires a certain sign type and size. He stated that the proposed sign package is not too dissimilar from what the C-5 District would allow.

Board Member Schultz asked for clarification as to the proposed locations of the freestanding signs. Mr. Babowice explained where the signs are proposed to be located. He stated that the multi-tenant sign location will be adjusted in order to keep it out of the Site Distance Triangle.

Chairman Cotey asked if there will be any Used Car signs on site. Mr. Babowice stated that there will not be Used Car signs on site. He stated that he petitioner will return to the Zoning Board of Appeals with a new wall sign program when they are ready.

Mr. Ken Fogel, North Shore Sign Co., stated that when they are ready to come back with a new wall sign program, they will remove all but two of the box signs.

Mr. Joe Massarelli, property owner, stated that he is subject to the demands of the manufacturers in terms of sign and building facade changes.

Chairman Cotey asked the petitioner what he would like for the Zoning Board of Appeals to do tonight. Mr. Babowice stated that they would like for the Zoning Board of Appeals to render their recommendation to the Village Board tonight.

**Minutes of the December 10, 2012, Zoning Board of Appeals Minutes**  
**Page 3 of 5**

*In the matter of ZBA 12-23.1), Board Member Oakley moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted number of freestanding business signs from one to two in order to permit the installation of the 20' tall Mazda sign and the 25'9" Subaru sign for property located in an I-3, General Industrial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

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

*In the matter of ZBA 12-23.2), Board Member Schultz moved, seconded by Board Member Semmelman, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted gross surface area for permitted business signs from 325 square feet to approximately 580.7 square feet in order to permit the installation of the 20' tall Mazda sign and the 25'9" Subaru sign for property located in an I-3, General Industrial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

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

*In the matter of ZBA 12-23.3), Board Member Semmelman moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to allow a multi-tenant freestanding business sign to be located on the same zoning lot containing additional freestanding business signs in order to install the 25' multi-tenant sign containing four tenant panels for the Chrysler, Dodge, Jeep and Ram brands in conjunction with the installation of the 20' tall Mazda sign and the 25'9" Subaru sign in order to install the freestanding Subaru identity sign for property located in an I-3, General Industrial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

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

*In the matter of ZBA 12-23.4), Board Member Oakley moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the multi-tenant sign area that identifies tenants from fifty percent (50%) to one hundred percent (100%) of the square foot area of a multi-tenant sign in order to install the 25' multi-tenant sign containing four tenant panels for the Chrysler, Dodge, Jeep and Ram brands for property located in an I-3, General Industrial District, in accordance with the plans submitted.*

**Minutes of the December 10, 2012, Zoning Board of Appeals Minutes**  
**Page 4 of 5**

*Motion carried 6 - 0.*

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

*In the matter of ZBA 12-23.5), Board Member Adams moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted height of a multi-tenant sign from 20' to approximately 25' in order to install the 25' multi-tenant sign containing four tenant panels for the Chrysler, Dodge, Jeep and Ram brands for property located in an I-3, General Industrial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

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

*In the matter of ZBA 12-23.6), Board Member Semmelman moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted height of a freestanding business sign from 20' to approximately 25'9" in order to install the freestanding Subaru identity sign for property located in an I-3, General Industrial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

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

**ZBA 12-24 PNC Bank, Applicant**  
**325 N. Milwaukee Avenue**

**Request is for variation(s) for signage for property in a C-2, Downtown Community Commercial District.**

The applicant requested that this item be continued to the January 14, 2013, Zoning Board of Appeals meeting.

*In the matter of ZBA 12-24, Board Member Oakley moved, seconded by Board Member Donahue, to continue this item to the January 14, 2013, Zoning Board of Appeals meeting.*

*Motion carried 6 - 0.*

**Minutes of the December 10, 2012, Zoning Board of Appeals Minutes  
Page 5 of 5**

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

*Nays: None*

*Absent: Moore*

**COMMUNICATIONS AND DISCUSSION:**

Board Member Oakley moved, seconded by Board Member Adams, to approve the 2013 Zoning Board of Appeals meeting dates.

Motion carried 6 - 0.

Board Member Semmelman moved, seconded by Board Member Donahue, to adjourn the Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:20 p.m.