

MINUTES OF THE ZONING BOARD OF APPEALS
February 11, 2013

The regular meeting of the Zoning Board of Appeals was called to order by Chairman William Cotey at 7:00 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; and David Smith, Senior Planner.

Board Member Oakley moved, seconded by Board Member Semmelman, to approve the January 14, 2013, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

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.

Mr. David Smith, Senior Planner, introduced the petitioner's sign variation request. Mr. Smith stated that the petitioner, Icon Identity Solutions, is requesting sign variations in order to install a multi-tenant sign to be located at the PNC Bank at 325 N. Milwaukee Avenue. Mr. Smith stated that the petitioner is proposing to install a three-panel, multi-tenant sign on the subject property along Milwaukee Avenue in the C-2 Downtown Community Commercial District. He stated that the proposed sign is 6' 6½" tall. He stated that the top larger panel shall identify the PNC Bank and measures 16.86 square feet in area with two side-by-side tenant panels measuring 2.83 square feet in sign area each below the larger panel. He stated that the total sign area is approximately 22.5 square feet in sign area. He stated that no tenants are identified on the two smaller panels at this time.

Ms. Candance Williams, Icon Identity Solutions, stated that the proposed sign will be visible for southbound traffic. She stated that the existing pylon sign is at the corner near the intersection of Milwaukee Avenue and Maple Avenue and this causes southbound vehicles to make sudden stops as they cannot see the sign soon enough. She stated that the bank currently has no wall signs and is not requesting approval for any, only the second freestanding sign.

Minutes of the February 11, 2013, Zoning Board of Appeals Meeting
Page 2 of 3

Board Member Schultz stated that he is not in favor of the second sign unless the petitioner considers removing the existing pylon sign.

Board Member Donahue stated that the petitioner should consider trading one for the other, but should not have both signs.

Board Member Semmelman stated that the petitioner should consider trading one for the other, but should not have both signs.

Board Member Moore stated that there should only be one freestanding sign.

Board Member Adams stated that he can support only one freestanding sign.

Ms. Williams stated that the owner does not want wall signs.

Board Member Oakley stated that the petitioner should rethink their proposal.

Chairman Cotey stated that the petitioner may want a continuance in order to re-think their proposal and come back next month with amended plans.

Ms. Williams concurred with the suggestion to continue their request to next month.

In the matter of ZBA 12-24, Board Member Moore moved, seconded by Board Member Schultz, to continue this item to the March 11, 2013, Zoning Board of Appeals meeting.

Motion carried 6 - 0.

NEW BUSINESS: None.

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that the Plan Commission cases for Tosto, Goodwill, and Cross Fit will be on the February 26, 2013 Village Board agenda.

Mr. Spoden stated that the warehouse distribution facility proposal by Bridge Development has been continued to the March 18, 2013 Plan Commission agenda.

Board Member Semmelman asked how people are being noticed about the continuance. Mr. Spoden stated that Staff can notice the public that attended that last public hearing for the Bridge Development case.

Board Member Adams asked if the other businesses are being noticed about this case. Mr. Spoden stated that the standard procedure is to send notices to the surrounding property owners and the Village relies on the property owners to inform their tenants.

Minutes of the February 11, 2013, Zoning Board of Appeals Meeting
Page 3 of 3

Board Member Donahue stated that consideration should be given to posting the meeting on the Village web site.

Mr. Spoden stated that the Plan Commission agendas area posted on the Village web site.

Mr. Spoden announced that there will be a workshop held at the February 25, 2013 Plan Commission meeting to discuss the sign ordinance.

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

Motion carried 6 - 0.

Meeting adjourned at 7:20 p.m.