

MINUTES OF THE ZONING BOARD OF APPEALS
April 22, 2013

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, Scott Adams, Dan Donahue, Walter Oakley, and Kurt Schultz.

Members absent: Chairman William Cotey and David Semmelman.

A quorum was established.

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

Others present: James Woods, P.E., PTOE, Civiltech Engineering, Inc.

Board Member Adams moved, seconded by Board Member Schultz, to approve the March 18, 2013, Zoning Board of Appeals meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**ZBA 13-03 Liberty Auto City/Mass Properties LLC, Applicant
1000 East Park Avenue**

Request is for variations to: 1) increase the maximum permitted number of business signs from two (2) to (13); and 2) increase the maximum gross sign area for business signs from 325 square feet to approximately 570.25 square feet in an I-3, General Industrial District.

Mr. David Smith, Senior Planner, stated that the petitioner, Liberty Auto City, is requesting approval for a sign variation in order to replace existing wall signs on a vehicle dealership building in an I-3, General Industrial District located at 1000 East Park Avenue. Mr. Smith stated that the Zoning Code permits two business signs per business occupancy.

Mr. Ken Fogel, North Shore Sign Co. and agent for the applicant, stated that they are changing out existing wall signage and replacing with individual channel letters for the car dealers.

In the matter of ZBA 13-03.1), 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 business signs from two (2) to (13) in an I-3, General Industrial District, in accordance with the plans submitted.

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Motion carried 5 - 0.

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

In the matter of ZBA 13-03.2), Board Member Schultz moved, seconded by Board Member Oakley, to recommend the Village Board of Trustees approve a variation to increase the maximum gross sign area for business signs from 325 square feet to approximately 570.25 square feet in an I-3, General Industrial District, in accordance with the plans submitted.

Motion carried 5 - 0.

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

ZBA 13-04 Modern Signs, Inc., Applicant
1201 S. Milwaukee Avenue

Request is for a variation to increase the number of permitted business signs from two (2) to three (3) for property in a C-4, Shopping Center Commercial District.

Due to improper notification by the applicant, this item will be re-noticed for the May 13, 2013, Zoning Board of Appeals meeting.

COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 5 - 0.

Meeting adjourned at 7:09 p.m.