

MINUTES OF THE ZONING BOARD OF APPEALS
May 13, 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, and Kurt Schultz.

Members absent: Mark Moore and David Semmelman.

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 Adams, to approve the April 8, 2013, Zoning Board of Appeals meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

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 four (4) for property located in a C-4, Shopping Center Commercial District.

Mr. David Smith, Senior Planner, introduced the petitioner's request for a sign variation. He stated that the applicant, Modern Signs Inc., on behalf of Chase Bank, is requesting approval for a sign variation for property located at 1201 S. Milwaukee Avenue which is at the southwest corner of Milwaukee Avenue and Green Tree Parkway in order to install a nine (9) square foot wall sign near their west building entrance and to relocate their 28 square foot wall sign (individual letters, internally illuminated) to the west facade wall that faces their parking lot located west of the building. He stated that the two existing freestanding business signs, one located at the northeastern corner of the site, the other located at the Green Tree Parkway entrance drive and the two wall signs, a variation to increase the maximum permitted number of business signs from two (2) to four (4) is being required.

Mr. Ernie Defiori, Modern Signs and agent for the petitioner, stated that they are replacing the existing channel letter Chase sign with larger letters and relocating it to the second floor exterior wall facing the west parking lot. He stated that they are replacing the existing wall plaque next to the west building entrance with a larger wall plaque.

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Board Member Schultz stated that the proposed sign changes make sense.

Board Member Donahue stated that the proposed sign changes does make it convenient for the customers.

Board Member Adams stated that he does not support the variation request as he cannot identify a hardship to justify the variation.

Board Member Oakley asked if the sign will be lit 24 hours. Mr. Defiori stated that he wasn't certain how long the sign will be lit, but that the west parking lot is large and bordered by substantial landscaping that will serve a visual buffer from the adjacent residential area.

Chairman Cotey asked for further details about the signs proposed inside the vestibule. Mr. Defiori described the building interior signage.

In the matter of ZBA 13-04, Board Member Adams moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the number of permitted business signs from two (2) to four (4) for property located in a C-4, Shopping Center Commercial District, in accordance with the plans submitted.

Motion carried 4 - 1.

Ayes: Cotey, Donahue, Oakley, Schultz

Nays: Adams

Absent: Moore, Semmelman

COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 5 - 0.

Meeting adjourned at 7:24 p.m.