

MINUTES OF THE ZONING BOARD OF APPEALS
May 19, 2014

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, Kurt Schultz, and David Semmelman.

Members absent: Walter Oakley.

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

Board Member Adams moved, seconded by Board Member Schultz, to approve the April 28, 2014, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 14-07 Jimmy John's, Applicant
1112 N. Milwaukee Avenue

Request is for variations to: 1) increase the maximum permitted number of business signs from two (2) to eight (8); 2) increase the maximum permitted number of freestanding business signs from one (1) to six (6); and 3) increase the maximum permitted gross surface area for business signs from 58 square feet to approximately 139.4 square feet for property located in a C-3, General Commercial District.

Mr. David Smith, Senior Planner, stated that the petitioner is requesting a Special Use Permit and sign variations in order to allow a Drive-In Establishment accessory to a Full Service Restaurant to occupy a building located in a C-3, General Commercial District at 1112 N. Milwaukee Avenue. Mr. Smith stated that the subject site is located on the northeast corner of Milwaukee Avenue and Winchester Road and was previously occupied by Kentucky Fried Chicken. He stated that the subject site has been vacant for more than two years. He stated that the petitioner is seeking approval for the Special Use and sign variations in order to permit the occupancy for a Jimmy John's franchisee to take occupancy of the existing building.

Ms. Bobbi Taylor, architect for the petitioner, presented the site plan and changes to the building elevations. She stated that in addition to the new wall signs and branding of the directional signs, they are also replacing the sign face on the existing monument sign.

Board Member Adams stated that he is concerned that it should not be necessary to brand the directional signs as this would be excessive signage.

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Board Member Moore stated that this proposed Jimmy John's location would be rather close to the existing Jimmy John's restaurant located at the Adler Square Shopping Center.

Board Member Semmelman stated that he does not object to the company branding the direction signs with their logo.

Board Member Schultz stated that he does not object to the company branding the direction signs with their logo.

Board Member Cotey stated that he does not object to the company branding the direction signs with their logo.

Board Member Moore asked the petitioner what she would like for the Zoning Board of Appeals to do tonight. Ms. Taylor stated that she would like for the Zoning Board of Appeals to render a positive recommendation to the Village Board for their requests.

In the matter of ZBA 14-07.1), Board Member Schultz moved, seconded by Board Member Donahue, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted number of business signs from two (2) to eight (8) for property located in a C-3, General Commercial District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

In the matter of ZBA 14-07.2), Board Member Schultz moved, seconded by Board Member Semmelman, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted number of freestanding business signs from one (1) to six (6) for property located in a C-3, General Commercial District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

In the matter of ZBA 14-07.3), 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 business signs from 58 square feet to approximately 139.4 square feet for property located in a C-3, General Commercial District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 6 - 0.

Meeting adjourned at 7:29 p.m.