

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**June 28, 2010**

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, Robert Guarnaccio, Mark Moore, Andy Robinson, and Kurt Schultz.

Members absent: Walter Oakley.

A quorum was established.

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

Board Member Robinson moved, seconded by Board Member Adams, to approve the May 24 2010, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**ZBA 10-13 Yampa Valley Enterprises, Inc., dba Fields Infiniti of Lake County, Applicant  
1121 S. Milwaukee Avenue**

**Request is for variations to: 1) increase the maximum number of permitted wall signs per business occupancy from one to three in order to replace a wall sign on the front facade of the Fields Infiniti vehicle dealer building; and 2) reduce the minimum required separation distance between freestanding business signs from 110 feet to approximately 53 feet in order to install a freestanding business sign in front of the Fields Infiniti vehicle dealer facility in a C-5, Vehicle Dealer Commercial District.**

Mr. David Smith, Senior Planner, introduced the petitioner's request for sign variations. Mr. Smith stated that the petitioner, Fields Infiniti, is requesting two variations that include increasing the maximum number of permitted business wall signs per business occupancy and to reduce the minimum separation distance between freestanding business signs in order to install a new wall sign and a new free standing business sign for property in a C-5, Vehicle Dealer Commercial District located at 1121 S. Milwaukee Avenue.

Mr. Brian Skirucha, 575 North Edgewood, agent representing the petitioner, introduced himself to the Zoning Board of Appeals.

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Mr. Tom Holzman, 1112 Tamarack Lane, stated that he has concerns about the Infiniti dealership that are not related to the sign variation request.

Chairman Cotey stated that the Zoning Board of Appeals can only hear testimony related to the sign variation, but if Mr. Holzman has other concerns, he is welcome to contact the Community Development Department to convey those concerns.

Commissioner Schultz asked how the height of the proposed sign relates to other freestanding business signs in the area. Mr. Smith stated that the proposed sign complies with the maximum permitted height for signs allowed in the C-5 District, but also stated that it is comparable to the height of other auto dealer signs.

Commissioner Robinson stated that he is concerned that other auto dealers will seek the same zoning relief.

Chairman Cotey asked if the Appearance Review Commission comments have been addressed. Mr. Spoden stated that the Appearance Review Commission recommended approval in accordance with the plans submitted.

Chairman Cotey asked if the petitioner if they would like for the Zoning Board of Appeals to render their recommendation to the Village Board tonight. Mr. Skirucha stated that he is ready for a vote tonight.

*In the matter of ZBA 10-13.1), Board Member Guarnaccio moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to increase the maximum number of permitted wall signs per business occupancy from one to three in order to replace a wall sign on the front facade of the Fields Infiniti vehicle dealer building in a C-5, Vehicle Dealer Commercial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

*Ayes: Cotey, Adams, Guarnaccio, Moore, Robinson, Schultz*  
*Nays: None*  
*Absent: Oakley*

*In the matter of ZBA 10-13.2), Board Member Guarnaccio moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to reduce the minimum required separation distance between freestanding business signs from 110 feet to approximately 53 feet in order to replace the freestanding business sign in front of the Fields Infiniti vehicle dealer facility in a C-5, Vehicle Dealer Commercial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

*Ayes: Cotey, Adams, Guarnaccio, Moore, Robinson, Schultz*  
*Nays: None*

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*Absent: Oakley*

**COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 6 - 0.

Meeting adjourned at 7:22 p.m.