

MINUTES OF THE ZONING BOARD OF APPEALS
January 24, 2011

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, Mark Moore, Walter Oakley, and Kurt Schultz.

Members absent: Robert Guarnaccio.

A quorum was established.

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

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 11-03 Walgreens, Applicant
1770 N. Milwaukee Avenue

Request is for variations to: 1) increase the number of allowable business signs from two (2) to six (6); and 2) increase the allowable gross square footage for business signs from 226.2 square feet to approximately 350.5 square feet in order to replace three (3) wall signs on an existing Walgreens drive-thru pharmacy in a C-3, General Commercial District.

Mr. David Smith, Senior Planner, introduced the variation request. Mr. Smith stated that the petitioner is seeking sign variations in order to replace three (3) existing business wall signs located on the west, north and east elevations of the Walgreens pharmacy located at 1770 N. Milwaukee Avenue. Mr. Smith stated that Walgreens is proposing to replace three existing internally illuminated script wall signs with new wall signs that have their updated current script sign font. Mr. Smith stated that the new wall signs will be slightly larger. Mr. Smith stated that the existing drive-thru pharmacy sign on the building drive-thru canopy and the two free standing pylon signs would remain unchanged.

Mr. Smith stated that sign variations were granted to Walgreens to increase the maximum number of permitted business signs and the maximum gross sign area for business signs in 1999 when it was first constructed. Mr. Smith stated that a change in the previous approved sign variation requires that a new petition be submitted and reviewed by the Zoning Board of Appeals and receive approval by the Village Board.

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Mr. Nick Migan, Walgreens representative, introduced the proposed wall sign replacement.

Board Member Adams asked if the South Milwaukee Avenue Walgreens will also request to change their signs.

Board Member Moore asked if the petitioner could choose a smaller font size to match the existing wall sign size. Mr. Migan stated that the Walgreens company requested the larger of the alternative font sizes. He stated that the newer Walgreens stores attempt to achieve the largest font sizes that they can for their wall signs.

Board Member Schultz stated that he agrees with Board Member Moore. He stated that he would support Walgreens updating their wall signage font style but keeping it the same size.

Mr. Migan stated that Walgreens looked at the smaller size but want the larger sign size.

Board Member Adams stated that he agrees with Board Member's Schultz and Moore.

Chairman Cotey asked for clarification as to the proposed parking lot lighting. Mr. Migan stated that stated that Walgreens wants to focus only on the signage issue at this time and has agreed to remove the proposed light standard that would not be code compliant.

Mr. John Spoden, Director of Community Development, stated that if the proposed wall signs were reduced in size to not exceed the current wall sign sizes, then a variation would not be necessary.

Mr. Migan requested a continuance to February in order to discuss the alternatives with Walgreens corporate.

In the matter of ZBA 11-03.1), Board Member Oakley moved, seconded by Board Member Adams, to continue this item to the February 28, 2011, Zoning Board of Appeals meeting.

Motion carried 5 - 0.

In the matter of ZBA 11-03.2), Board Member Oakley moved, seconded by Board Member Adams, to continue this item to the February 28, 2011, Zoning Board of Appeals meeting.

Motion carried 5 - 0.

ZBA 11-04 Yampa Valley Enterprises d/b/a Fields Infiniti of Lake County, Applicant
1121 S. Milwaukee Avenue

Request is for a variation to increase the maximum number of permitted wall signs per business occupancy from one (1) to three (3) 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.

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Mr. David Smith, Senior Planner, stated that the petitioner, Fields Infiniti, was before the Zoning Board of Appeals at their June 28, 2010, meeting requesting two sign variations that included increasing the maximum number of permitted business wall signs per business occupancy and to reduce the minimum separation distance between freestanding business signs. Mr. Smith stated that these requests were subsequently approved by the Village Board. Mr. Smith stated that this allowed the petitioner to install a new wall sign and a new freestanding Infiniti sign for property in a C-5, Vehicle Dealer Commercial District located at 1121 S. Milwaukee Avenue.

Mr. Smith stated that the petitioner is before the Zoning Board of Appeals tonight to request the previously approved variations in order to update its existing signage. Mr. Smith stated that Fields is proposing to replace its existing 'Fields' building wall signage and a freestanding sign with a new Infiniti Pre-Owned sign. Mr. Smith stated that the new 'previously owned' sign will be located approximately 53 feet north of the second freestanding monument sign approved last July, 2010 by the Village Board. He stated that the Infinity 'Pre-Owned' letters are internally illuminated.

Ms. Shannon Hnatkowicz, AGI Sign Co., representing the petitioner, stated that her firm will install the new signage. She stated that the location of the ground mounted 'Pre-Owned' sign will meet the separation requirement and therefore will not require the second sign variation.

Mr. Smith stated that this is acceptable provided that the sign permit application exhibit demonstrates the minimum required separation.

In the matter of ZBA 11-04, Board Member Oakley moved, seconded by Board Member Adams, to recommend the Village Board of Trustees approve a variation to increase the maximum number of permitted wall signs per business occupancy from one (1) to three (3) 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 5 - 0.

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

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 5 - 0.

Meeting adjourned at 7:23 p.m.