

MINUTES OF THE ZONING BOARD OF APPEALS
January 23, 2012

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, and Mark Moore.

Members absent: Walter Oakley, Kurt Schultz, and David Semmelman.

A quorum was established.

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

Board Member Moore moved, seconded by Board Member Adams, to approve the November 28, 2011, Zoning Board of Appeals meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**ZBA 12-01 Ambrose Design Group, LLC, Applicant
 2070 Shell Drive**

Request is for variations to: 1) increase the maximum number of permitted business signs from 2 to 9 in order to install gas station with mini-mart signs; and 2) increase the maximum permitted gross sign surface area from 125.5 square feet to a total of approximately 138.1 square feet for property located in a C-3, General Commercial District.

Mr. David Smith, Senior Planner, introduced the requested sign variations. Mr. Smith stated that the petitioner is requesting sign variations in order to install gas station related signs for property located in the C-3, General Commercial District at 2070 Shell Drive. He stated that the proposed improvements include a mini-mart and canopy over the pumps with the Shell and True North logos throughout.

Mr. Ron Ambrose, petitioner's agent and architect, described the proposed sign program to include the Shell pecten emblems to be located on the canopy, a freestanding identity price sign, pump toppers, and a True North wall sign on the mini-mart convenience store.

Board Member Adams stated that the subject location appears to be removed away from significant traffic flow. He stated that he has visited eight other gas stations and surveyed their existing signs

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and there appears to be an average of 11 signs per gas station. He stated that the Shell gas station at the corner of Milwaukee Avenue and Rt. 176 has 26 signs. He stated that the proposal before the Zoning Board of Appeals tonight will have fewer signs than the average gas station.

Board Member Moore asked what the outcome of the sign variation request had been for the Shell gas station located at the corner of Milwaukee Avenue and Rt. 176. Chairman Cotey stated that he remembered that the Zoning Board of Appeals gave a positive recommendation for the Milwaukee Avenue Shell station sign variation request.

Board Member Moore asked what the purpose is for the pump toppers. Mr. Ambrose stated that the True North convenience store is seeking opportunities to maximize their marketability. He stated that True North also agreed to reduce their wall sign from 4' by 4' to 3' by 3' during their planning phase for the proposed development and saw the pump toppers as an appropriate trade-off. He stated that the property owner also agreed to not request approval for business signage on the car wash building.

Board Member Adams stated that he does not object to the proposed sign variations.

Board Member Donahue asked if the pump toppers are considered signs per the Zoning Code. Mr. John Spoden, Director of Community Development, stated that the pump toppers are considered business signs per the Zoning Code.

Board Member Moore stated that as the Sign Ordinance undergoes revisions, that consideration should be given to establishing realistic sign regulations for gas stations.

Chairman Cotey stated that the True North wall sign appears to have an Aztec motif in its design. He asked the petitioner what he would like for the Zoning Board of Appeals to do tonight. Mr. Ambrose stated that he would like for the Zoning Board of Appeals to render their recommendation to the Village Board tonight.

In the matter of ZBA 12-01.1), Board Member Adams moved, seconded by Board Member Moore, to recommend the Village Board of Trustees approve a variation to increase the maximum number of permitted business signs from 2 to 9 in order to install gas station with mini-mart signs in a C-3, General Commercial District, in accordance with the plans submitted.

Motion carried 4 - 0.

Ayes: Moore, Adams, Cotey, Donahue

Nays: None

Absent: Oakley, Schultz, Semmelman

In the matter of ZBA 12-01.2), Board Member Adams moved, seconded by Board Member Donahue, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted

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gross sign surface area from 125.5 square feet to a total of approximately 138.1 square feet for property located in a C-3, General Commercial District, in accordance with the plans submitted.

Motion carried 4 - 0.

Ayes: Moore, Adams, Cotey, Donahue

Nays: None

Absent: Oakley, Schultz, Semmelman

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 4 - 0.

Meeting adjourned at 7:16 p.m.