

MINUTES OF THE ZONING BOARD OF APPEALS
August 22, 2022

The regular meeting of the Zoning Board of Appeals was called to order by Vice Chairman Mark Moore at 7:00 p.m. at the Village Hall.

Members present: Vice Chairman Mark Moore, Amy Flores, Walter Oakley, Richard Pyter, Thomas Rankin, Eric Steffe, and Gregory Wheeler.

Members absent: None.

A quorum was established.

Village Staff present: David Smith, Senior Planner.

Others present: Brooke Lenneman, Village Attorney.

Board Member Pyter moved, seconded by Board Member Steffe, to approve the July 25, 2022, Zoning Board of Appeals minutes.

Motion carried 7 - 0.

Board Member Steffe moved, seconded by Board Member Pyter, to approve the August 8, 2022, Zoning Board of Appeals minutes.

Motion carried 7 - 0.

OLD BUSINESS:

**ZBA 22-05 William K. Willard Living Trust, Applicant
252 East Ellis Avenue (Lot 28)**

Request is for a variation from Zoning Code Section 26-17-5.3 in order to reduce the amount of frontage that a lot of record or zoning lot has on an improved public street located in an R-6 Single Family Residential District.

The applicant requested that this item be continued to the September 26, 2022, Zoning Board of Appeals meeting.

In the matter of ZBA 22-05, Board Member Flores moved, seconded by Board Member Steffe, to continue this item to the September 26, 2022, Zoning Board of Appeals meeting.

Motion carried 7 - 0.

*Ayes: Moore, Flores, Oakley, Rankin, Steffe, Wheeler
Nays: None
Absent: Pyter*

NEW BUSINESS:

**ZBA 22-22 McDonald's USA LLC, Applicant
1330 N. Milwaukee Avenue**

Request is for a variation to increase the maximum permitted number of secondary menu board signs from one (1) to two (2) in order to update the existing single lane drive-through to a double lane drive-through for property located in a C-3 General Commercial District.

Mr. Dan Olson, introduced the request for the sign variation for the McDonalds located at 1330 N. Milwaukee Avenue. He stated that the second secondary menu board sign for the double drive through is necessary for the second drive through lane. He stated that they intended for the ZBA to make a motion on the sign variation last month along with the Special Use Permit and Site Plan Permit requested for the double lane drive through, but because they neglected to give proper public notice for the sign variation they had to come back this month for the sign request.

Board Member Rankin stated that he supports the sign variation.

Board Member Pyter stated that he supports the sign variation.

Chairman Moore stated that he supports the sign variation. He asked the petitioner if he is ready for the Zoning Board of Appeals to render their recommendation to the Village Board for the sign variation request. Mr. Olson stated that he is ready for the Zoning Board of Appeals to render their recommendation to the Village Board for their sign variation request.

In the matter of ZBA 22-22, Board Member Oakley moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted number of secondary menu board signs from one (1) to two (2) in order to update the existing single lane drive-through to a double lane drive-through for property located in a C-3 General Commercial District, in accordance with the plans submitted.

Motion carried 7 - 0.

*Ayes: Moore, Flores, Oakley, Pyter, Rankin, Steffe, Wheeler
Nays: None
Absent: None*

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. David Smith, Senior Planner, announced stated that the American Planning Association State Conference will be held in downtown Chicago this year and that there is a Plan Commissioner training workshop session held at the conference. He stated that if any of the Plan Commission members are interested to attend the conference to contact the Community Development Department for details.

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Board Member Wheeler moved, seconded by Board Member Steffe, to adjourn the meeting.

Motion carried 7 - 0.

Meeting adjourned at 7:14 p.m.