

MINUTES OF THE ZONING BOARD OF APPEALS
September 13, 2021

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, Richard Pyter, Thomas Rankin, and Gregory Wheeler.

Members absent: Walter Oakley and Eric Steffe.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Board Member Pyter moved, seconded by Board Member Flores, to approve the June 28, 2021, Zoning Board of Appeals minutes.

Motion carried 5 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**ZBA 21-14 Holladay Properties, Applicant
1980 Kelley Court**

Request is variations to: 1) increase the maximum permitted sign area for a freestanding business sign (the non EMB portion) from 32 square feet to approximately 41.25 square feet in sign area; 2) increase the maximum permitted height of a freestanding business sign from 6 feet to approximately 14.5 feet; 3) increase the maximum permitted number of wall signs from one (1) to two (2); and 4) increase the maximum permitted gross sign area for business wall signs from 32 square feet to approximately 190 square feet for property located in an O-2 Office, Manufacturing and Distribution Park District.

Mr. Steve Laird, Holladay Properties, introduced the request for the Special Use Permit for an Electronic Message Board sign and additional sign variations for the proposed Woodspring Suites Hotel for property located in an O-2 Office, Manufacturing and Distribution Park District at 1980 Kelley Court. Mr. Laird stated that the requested sign variations are in line with other local hotel signage. He stated that the subject site is located within the Village's overlay district that permits EMB signs as a special permitted use. He stated that the hotel is willing to display a variety of messages on the EMB that would serve other Village purposes. He stated that the

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Appearance Review Commission supported their sign variations and proposed EMB. He stated that they already amended the design of their proposed free standing sign which incorporates the EMB cabinet once in response to Village Staff's suggestion.

Mr. Laird stated that the proposed wall signs are small relative to the size of the building facade elevations for which they are proposed to be located. He stated that they considered proposing the leaf logo only in lieu of the complete Woodspring Suites Hotel sign lettering on the south facing building façade, but were then informed that the leaf logo without the lettering is not corporate brand image and would not be approved by the corporate authority.

Board Member Pyter asked for clarification regarding the question on reducing the wall sign size. Mr. Laird stated that further reduction of the wall sign area would be too small especially when compared to other local hotel signage.

Board Member Wheeler asked what other messages would be included on the EMB. Mr. Laird stated that other messages could include special events, promotions, open for business, holiday messages, etc.

Chairman Moore asked for clarification of the EMB overlay zone regulations. Mr. John Spoden, Director of Community Development, described the EMB sign regulation parameters for the EMB overlay zone per the Zoning Code.

Board Member Flores stated that there seems to be some justification for both wall signs as this lot is bounded on three sides with a street.

Chairman Moore stated that although the applicant did a nice job on the freestanding sign design, he is typically not supportive of EMB signage. Chairman Moore asked the petitioner if they are ready for the Plan Commission and Zoning Board of Appeals to make a recommendation to the Village Board this evening.

In the matter of ZBA 21-14.1), Board Member Pyter moved, seconded by Board Member Wheeler, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted sign area for a freestanding business sign (the non EMB portion) from 32 square feet to approximately 41.25 square feet in sign area for property located in an O-2 Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

Motion carried 4 - 1.

Ayes: Flores, Pyter, Rankin, Wheeler

Nays: Moore

Absent: Oakley, Steffe

In the matter of ZBA 21-14.2), Board Member Flores moved, seconded by Board Member Pyter, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted height of a freestanding business sign from 6 feet to approximately 14.5 feet for

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property located in an O-2 Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

Motion carried 4 - 1.

Ayes: Flores, Pyter, Rankin, Wheeler
Nays: Moore
Absent: Oakley, Steffe

In the matter of ZBA 21-14.3), Board Member Flores moved, seconded by Board Member Pyter, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted number of wall signs from one (1) to two (2) for property located in an O-2 Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

Motion failed 2 - 3.

Ayes: Flores, Rankin
Nays: Moore, Pyter, Wheeler
Absent: Oakley, Steffe

In the matter of ZBA 21-14.4(a), Board Member Wheeler moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted gross sign area for two (2) business wall signs from 32 square feet to approximately 190 square feet for property located in an O-2 Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

Motion failed 1 - 4.

Ayes: Flores
Nays: Moore, Pyter, Rankin, Wheeler
Absent: Oakley, Steffe

In the matter of ZBA 21-14.4(b), Board Member Flores moved, seconded by Board Member Pyter, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted gross sign area for one (1) business wall sign from 32 square feet to approximately 95 square feet for property located in an O-2 Office, Manufacturing and Distribution Park District, in accordance with the plans submitted.

Motion carried 5 - 0.

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

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**ZBA 21-15 RTO Property LLC, Applicant
619 First Street**

Request is for a variation to reduce the minimum required front yard setback from 22.70 feet to approximately 19.07 feet in order to construct a house addition including the front porch and front stoop with steps for property located in an R-7 Single Family Attached Residential District.

**ZBA 21-16 RTO Property LLC, Applicant
619 First Street**

Request is for a variation to reduce the minimum required side yard setback from 3.75 feet to approximately 3.53 feet in order to construct a house addition for property located in an R-7 Single Family Attached Residential District.

**ZBA 21-17 RTO Property LLC, Applicant
619 First Street**

Request is for a variation to reduce the minimum required lot width for a legal nonconforming lot of record from 45 feet to 39.88 feet in order to construct a house addition for property located in an R-7 Single Family Attached Residential District.

**ZBA 21-18 RTO Property LLC, Applicant
619 First Street**

Request is for a variation to increase the maximum permitted lot coverage from 45% to approximately 50% in order to construct a house addition for property located in an R-7 Single Family Attached Residential District.

Mr. Shawn Purnell, architect for the petitioner, introduced the variation requests to the Zoning Board of Appeals. He stated that their plan is to renovate the existing house located at 619 First Street and restore its original aesthetics. He stated that the scope of work includes adding a bedroom on the second floor causing the second story to cantilever over the rear first story wall. He stated that the plans also include the rehabbing of the front enclosed porch by removing the walls enclosing the porch in order to open it up for better appeal.

Ms. Marie Hertel, 20838 West IL Rte. 176, Mundelein, IL., stated that she use to live in the home located at 619 N. First Street. She stated that while she lived there she was told by the Village that this home could never be torn down and rebuilt due to the nonconforming under-sized lot area and lot width. She stated that she supports the proposed improvements and the proposed plans offer an aesthetic appeal.

Mr. Bryan Slowick, 623 N. First Street, stated that he supports the proposed improvements and likes the idea of an open porch.

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Board Member Flores stated that she agrees with the proposal. She stated that this neighborhood is a quaint area and supports the restoration of this home.

Board Member Rankin asked for clarification as to the significance of the requested variations. Mr. Purnell stated that there is not an increase in the degree of the non-conformities of the existing structure except for the proposed protruding cantilever to the rear of the home and is a lot coverage issue. He stated that the lot coverage issue is negated by the proposed removal of the existing brick patio located behind the home. He stated that there will be a net decrease in the overall lot coverage, but the new construction aspect of the proposal is triggering the need to request the variations.

Board Member Wheeler asked what the effect would be if they were able to reduce the cantilever. Mr. Purnell stated that the proposed bedroom addition would become non-viable space.

Chairman Moore stated that the site plan does not show where the HVAC unit will be located. Mr. Purnell stated that when the property owner is ready to replace the existing HVAC unit then they can address the permitting issue at that point in time. He stated that they are ready for the Zoning Board of Appeals to render their recommendation to the Village Board.

In the matter of ZBA 21-15, Board Member Flores moved, seconded by Board Member Wheeler, to recommend the Village Board of Trustees approve a variation to reduce the minimum required front yard setback from 22.70 feet to approximately 19.07 feet in order to construct a house addition including the front porch and front stoop with steps for property located in an R-7 Single Family Attached Residential District, in accordance with the plans submitted.

Motion carried 5 - 0.

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

In the matter of ZBA 21-16, Board Member Pyter moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to reduce the minimum required side yard setback from 3.75 feet to approximately 3.53 feet in order to construct a house addition for property located in an R-7 Single Family Attached Residential District, in accordance with the plans submitted.

Motion carried 5 - 0.

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

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In the matter of ZBA 21-17, Board Member Flores moved, seconded by Board Member Wheeler, to recommend the Village Board of Trustees approve a variation to reduce the minimum required lot width for a legal nonconforming lot of record from 45 feet to 39.88 feet in order to construct a house addition for property located in an R-7 Single Family Attached Residential District, in accordance with the plans submitted.

Motion carried 5 - 0.

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

In the matter of ZBA 21-18, Board Member Flores moved, seconded by Board Member Rankin, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted lot coverage from 45% to approximately 50% in order to construct a house addition for property located in an R-7 Single Family Attached Residential District, in accordance with the plans submitted.

Motion carried 5 - 0.

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

STAFF COMMUNICATIONS AND DISCUSSION: None.

Board Member Pyter moved, seconded by Board Member Flores to adjourn the meeting.

Motion carried 5 - 0.

Meeting adjourned at 8:36 p.m.