

**MEETING MINUTES OF THE
ZONING BOARD OF APPEALS
November 21, 2012
7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN**

MEMBERS PRESENT:

Paul Gordon
Christopher Nickell
Mary Couzin
Paul Grant
Kathy O'Brien

MEMBERS ABSENT:

Chairman Sherwin Malkin
Herbert Theisen

STAFF PRESENT:

Community Development Manager Aaron N. Cook, AICP

VILLAGE COUNSEL

None

I. CALL TO ORDER

Acting Chairman Gordon noted a quorum of five members present and called the meeting to order at 7:05 p.m.

II. APPROVAL OF MINUTES

Motion to approve the September 12, 2012 Zoning Board of Appeals minutes was made by Commissioner Nickell and Seconded by Commissioner Couzin. Motion approved 5-0.

III. Public Hearing: 6801 North Cicero Avenue – Wall Sign Variation

Development Manager Cook began with a short power point presentation. Mr. Cook stated that the requested relief pertains to the addition of two new Dunkin Donuts wall signs at the southwest corner of the existing building. A Dunkin Donuts seeks to open within the existing convenience store and as a result they seek signage. Mr. Cook explained that the Zoning Ordinance permits a maximum of one wall sign per street frontage which for the subject property means a maximum of two wall signs. Mr. Cook explained that the canopy signs and building wall signs area all counted toward that maximum. Mr. Cook indicated that the new sign package would include two canopy signs and the two building wall signs.

Acting Chairman Gordon asked staff to provide an explanation on how the property was approved for the three existing wall signs. Mr. Cook indicated that in 2010 the Village reviewed an application for sign relief as part of the gas station rebranding from CITGO

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to Marathon. In 2010 the Village approved a sign package for two canopy signs and one wall sign. Mr. Cook added that staff received a written objection as a result of the notices that were sent for the public hearing. Mr. Cook stated that the nature of the written objection involved concerns over the operation of the new Dunkin Donuts rather than specific objections to the sign variation request that is before the Zoning Board of Appeals.

Mr. Steven Brooks, Kolbrook Design, stated that he represents the petitioner. Mr. Brooks stated that as a result of the removal of the convenience store sign there would be a reduction in overall sign area at the property even with the increase in number of signs. Mr. Brooks stated that they have considerably scaled down the Dunkin Donuts national branding. Mr. Brooks indicated that he believes what has been submitted represents signage that is in the best interest of his client and the Village.

Chairman Gordon asked if someone could address the necessity of the forth sign. Mr. Barkat Gillani, owner of proposed Dunkin Donuts, indicated that he owns two other Dunkin Donuts in Lincolnwood. Mr. Gillani stated that he has not had any issues with the other locations. Mr. Gillani indicated that the Dunkin Donuts within the convenience store at the Marathon station on Lincoln Avenue will be closed and moved to the subject property. Mr. Gillani answered the Acting Chairs question by indicating that the number of signs is very important to coffee store businesses. Mr. Gillani indicated that the proposed signage is 25% of what the typical signage for Dunkin Donuts. Mr. Gillani added that they have worked closely with Dunkin Donuts corporate authorities to develop a sign package that considers the Zoning Ordinance requirements and the corporate standard for signage. Mr. Gillani clarified that he is not the owner of the gas station but rather the owner/operator of the Dunkin Donuts.

Commissioner O'Brien asked about the window signage which is shown in the submitted plans as being removed. Commissioner O'Brien stated that her concern is that the window signs may reappear in the future. Mr. Cook stated that if there is a concern with proliferation of future window signage, the ZBA may consider a condition of approval limiting window signage. Commissioner O'Brien asked if the Zoning Ordinance treats window signs separately from wall signs. Mr. Cook indicated that both are permitted subject to separate set of regulations. Commissioner O'Brien stated that the sign facing Pratt Avenue is acceptable and the second Dunkin Donuts sign facing Cicero Avenue may also be acceptable. Commissioner O'Brien reiterated her concern that four wall signs and window signs will become too much.

Commissioner Nickell stated that he does not have an issue with the wall sign package that has been submitted but stated his support for limiting future window signage. Mr. Gillani stated that they are trying to enhance the appearance of the building and the property. Mr. Gillani stated that as part of that effort they are going to remove the window signs as identified in the sign plans. Mr. Gillani added that there will also be an awning installed.

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Mr. Cook stated that the Zoning Ordinance allows awnings and added that the Zoning Ordinance also allows for limited text/signage on awnings. Mr. Cook explained that the ZBA may want to discuss possible limitations on future awning signage. Mr. Gillani stated that it is not their desire to have text on the awning. Mr. Gillani indicated that at other stores there is text on the awning and they would like that at this store however they intentionally left it blank at the subject property given their understanding of the Zoning Ordinance and the desire to limit signs.

Commissioner Couzin questioned the sign that is shown to be located in the window. Mr. Gillani stated that the medallion sign will be illuminated and they intend to have only one such sign inside the store in the window. Mr. Gillani added that those signs are rotated from a cup of coffee to a bagel to other similar products. Mr. Gillani explained that typically there are two of these signs and again they limited the number of this type of sign as well.

The ZBA deliberated limiting signage on the awning and concluded that such signage should be limited in addition to window signs. Mr. Cook stated that in order to support the submitted plans, it is appropriate for the ZBA to highlight important conditions particularly when such conditions are to limit signage that would otherwise be permitted by the Zoning Ordinance. Mr. Cook added that any future reader of an approving ordinance will have a clear understanding of the Village's wishes and desires relative to all signage at the property.

Acting Chair Gordon made a motion and seconded by Commissioner Nickell to recommend approval of the requested sign variation subject to the following conditions:

- a. The existing wall sign, "Combined Food Center" and the existing window signs must be removed prior to the installation of any Dunkin Donuts signs.
- b. No text, logos, or images shall be permitted on any building/storefront awning.
- c. A maximum of one medallion sign shall be permitted in the window of the existing building. The medallion sign must be consistent with the sign shown on page six of the Sign Plans.
- d. Other than one permitted medallion sign, there shall be no additional window signage of any kind.#

The motion carried by a vote of 5-0.

IV. Approval of Zoning Board of Appeals 2013 Meeting Schedule

Motion to approve the Zoning Board of Appeals 2013 Meeting schedule was made by Commissioner Couzin and Seconded by Commissioner O'Brien. Motion approved 5-0.

V. PUBLIC COMMENT:

No public comment was received.

VI. ADJOURNMENT:

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The next Zoning Board of Appeals meeting is scheduled for December 19, 2012 at 7:00 PM. Hearing no further business, Motion to adjourn made by Commissioner Grant. Seconded by Commissioner Couzin. Motion approved unanimously 5-0. Meeting adjourned at 7:40 PM.

Respectfully submitted,

Aaron N. Cook, AICP
Development Manager