



**MEETING MINUTES OF THE  
ZONING BOARD OF APPEALS  
AUGUST 19, 2015 – 7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL  
COUNCIL CHAMBERS  
6900 NORTH LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60712**

**MEMBERS PRESENT:**

Paul Grant  
Jean Ikezoe-Halevi  
Martina Keller  
Christopher Nickell  
Kathy O'Brien

**MEMBERS ABSENT:**

Chairman Herb Theisen  
Kirill Vorobeychik

**STAFF PRESENT:**

Aaron N. Cook AICP, Development Manager

**I. Call to Order**

**II. Pledge of Allegiance**

Acting-Chair O'Brien noted a quorum of five members and called the meeting to order at 7:04 p.m.

**III. Approval of Minutes**

**Motion to approve** the June 17, 2015 meeting minutes was made by Commissioner Nickell and seconded by Commissioner Grant.

**Aye: Nickell, Grant, Ikezoe-Halevi, Keller, and O'Brien**

**Nay: None**

**Motion Approved: 5-0**

**Motion to approve** the July 15, 2015 meeting minutes was made by Commissioner Grant and seconded by Commissioner Ikezoe-Halevi.

**Aye: Grant, Ikezoe-Halevi, Keller, Nickell, and O'Brien**

**Nay: None**

**Motion Approved: 5-0**

#### **IV. Case #ZB-03-15: Public Hearing – 6801 North Cicero Avenue**

Acting-Chair O'Brien announced Case ZB-03-15 concerning a requested sign Variation at the existing gas station at 6801 Cicero Avenue. Acting-Chair O'Brien asked staff to provide a summary of the case.

Development Manager Cook provided a summary of the requested Variation by way of a PowerPoint presentation. Mr. Cook proceeded to provide background on the subject property and three prior Variations granted to the property relative to signage. Mr. Cook summarized the nature of the request by indicating that a Variation is necessary in order to BP to replace the Marathon signs on the canopy. Marathon had received approval to install two signs on the canopy above the pumps, one facing Pratt Avenue and one facing Cicero Avenue. Mr. Cook stated that with the re-branding of the station from Marathon to BP, the replacement BP signs required a Variation. Mr. Cook completed his summary by noting the standards required for the Zoning Board to recommend Variations.

Acting-Chair O'Brien asked all present desiring to testify to rise and take the oath.

After the staff summary presentation, Mr. James Tarzon, sign contractor on behalf of owner of the gas station, rose and indicated that there is a brand conversion from Marathon to BP. Mr. Tazon indicated that the proposed BP Helios is smaller in area than the signs previously approved for Marathon.

Acting-Chair O'Brien asked if the existing Dunkin Donuts signs will remain. Mr. Tarzon stated they will remain and no additional building signs are proposed.

Mr. Cook clarified that the existing freestanding sign does not require a Variation in order to change the sign face.

Commissioner Ikezoe-Halevi asked how many BP stations are in Lincolnwood. Mr. Cook indicated there are three. Commissioner Ikezoe-Halevi asked if each re-branding of a station would require Variations. Mr. Cook indicated that would depend on a specific sign package and past sign approvals.

Commissioner Keller asked if there had been any opposition to the proposal. Mr. Cook stated that staff had not received any communication opposing the proposal. Commissioner Keller asked for clarification on the current illumination of the canopy. Mr. Tarzon stated that the entire face of the canopy was illuminated by Marathon and that illuminated footprint will be reduced with the BP proposal.

Acting-Chair O'Brien indicated for the record that except for the applicant, no public testimony was presented and no other person came forward to comment of the Variation requests.

**Motion to recommend approval** of the requested Sign Variation was made by Commissioner Nickell and seconded by Commissioner Grant.

**Aye: Nickell, Grant, Ikezoe-Halevi, Keller, and O'Brien**

**Nay: None**

**Motion Approved: 5-0**

**V. Public Forum**

Acting-Chair O'Brien asked if there was anyone in the audience that would like to address the Zoning Board on this matter. Let the record state that no one came forward.

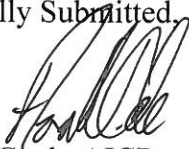
Mr. Cook announced that there are no new agenda items for the September ZBA meeting and it is anticipated that the meeting will be cancelled.

Commissioner Ikezoe-Halevi asked about a notice sign at a property near Crawford and Lincoln Avenues. Mr. Cook indicated that the Plan Commission will review that application.

**VI. Adjournment**

Hearing no further business, by consensus, the Zoning Board of Appeals adjourned its meeting at 7:25 p.m.

Respectfully Submitted,



Aaron N. Cook, AICP  
Development Manager