

**MEETING MINUTES OF THE
ZONING BOARD OF APPEALS
JULY 16, 2014 – 7:00 P.M.**

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

MEMBERS PRESENT:

Chairman Herb Theisen
Paul Gordon
Paul Grant
Jean Ikezoe-Halevi
Martina Keller
Christopher Nickell
Kathy O'Brien

MEMBERS ABSENT:

None

STAFF PRESENT:

Aaron N. Cook, AICP, Community Development Manager

I. CALL TO ORDER

Chairman Theisen noted a quorum of seven members and called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Motion to recommend approval of the June 18, 2014 Meeting Minutes was made by Commissioner Grant, and seconded by Commissioner O'Brien.

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

Nay: None

Motion Approved: 7-0

IV. Public Hearing: 6677 North Lincoln Avenue – Sign Variations

Mr. Cook presented the two variations requests for a wall sign at 6677 North Lincoln Avenue. The first variation is relief from the permitted wall sign location requirements and the second variation is relief from the wall sign area. Staff presented an aerial view of the property that is located in the B-1 General Business Zoning District. A picture of the elevation that is in question was also shown.

Charter One Bank previously received approval for a sign in this location. The wall sign variation is a glass building elevation which does not meet the sign location requirement. In 2004, Charter One Bank received approval for a sign in this location, but the ordinance included a text provision that could not be carried over to US Bank. They are seeking the same relief as Charter One Bank.

The sign request is for permission to exceed the maximum permitted sign area of 62.7-square feet. The proposed US Bank sign area is 90-square feet. The previously approved Charter One Bank sign was approximately 60-square feet.

Chairman Theisen swore in the Petitioner Ernie DiFiore of Modern Signs who is representing US Bank.

Mr. DiFiore said that because the sign needs to be attached to the window mullions instead of bolted into the wall, they are restricted to the 20 feet of signage where the mullions are.

Commissioner Grant asked if the backing could be taken off the sign. Mr. DiFiore said that would be possible, but it would not be in compliance with US Bank's branding but would be willing to work out a suitable compromise.

Chairman Theisen asked if anyone in the audience would like to speak regarding this Public Hearing. Let the record state that no one came forward.

Motion to recommend approval of the Sign Variation location request for 6677 North Lincoln Avenue was made by Commissioner Gordon, and seconded by Commissioner Nickell.

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

Nay: None

Motion Approved: 7-0

Motion to recommend denial of the maximum sign area variation request for 6677 North Lincoln Avenue was made by Commissioner O'Brien, and seconded by Commissioner Nickell.

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

Nay: None

Motion Approved: 7-0

V. NEXT MEETING:

Chairman Theisen declared that the next Zoning Board of Appeals meeting will be held on Wednesday, August 20, 2014.

VI. ADJOURNMENT:


Hearing no further business, **motion to adjourn** was made by Commissioner Grant, and seconded by Commissioner Nickell. Meeting adjourned at 7:25 p.m.

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

Nay: None

Motion Approved: 7-0

Respectfully Submitted,

A handwritten signature in cursive script that reads "Kathryn M. Kasprzyk".

Kathryn M. Kasprzyk
Community Development Coordinator