

NAPERVILLE
ZONING BOARD OF APPEALS MINUTES
July 14, 2009 - 7:00 P.M. – COUNCIL CHAMBERS

Call to Order	<u>Time:</u>	(7: 00 pm)	
A. Roll Call Commissioners:	<u>Present:</u>	<u>Yes</u>	<u>No</u>
	Karl Fry, Chairman	X	
	Ann Mele	X	
	Carl Pelzer		X
	Robert Hedrich	X	
	Bhavani Prasad Vemuri		X
	Gina Terrano Koscal	X	
	Robert Williams		X
	Aneesh Tyle		X
Student Members:	Matt Lavieri		X
	Cory Haas		X
Staff Present:	Katie Forystek – TED Community Planner Samula McCarthy – Administrative Assistant		
B. Approve Minutes	<u>June 9, 2009</u> Motion to Approve by: Robert Hedrich Seconded by: Ann Mele	Approved (4 to 0)	
C. Old Business	None		
D. Agenda Items			
ZBA - 09-1-66 La Hacienda De Los Fernandez 2740 W.75th St.	Petitioner Presentation by Lou Porcaro 9 Presidential Drive		
	<p><u>Request:</u> Proposes to construct a monument sign on the subject property for the restaurant La Hacienda de Los Fernandez. The petitioner request approval of a variance from Section 5-4-5:2.4 (Monument Sign Height) to increase the allowable height for monument sign from 10 feet to 11 feet.</p> <p>The petitioner contends that the grade of the property’s landscaping prevents the visibility of the electronic message board. Additionally, the petitioner cited an easement along 75th Street from preventing the sign to be located closer to the street. The electronic message reveals the special menus that are</p>		

	offered and was a significant financial investment and important to the restaurants success.	
Open the Public Hearing	Public Input: None	
	<p>Zoning Board of Appeals Discussion:</p> <ul style="list-style-type: none"> Staff responded that the visibility of the sign is ample from 75th Street. Staff indicated that the desire for an electronic message board in addition to a restaurant sign does not create an unusual circumstance and does not warrant a variance. Staff recommends denial of the proposed variance. <p>Staff further explained that the petitioner was aware of the height requirements as a permit for a 10' sign was previously issued by the city and the petitioner could have adjusted the placement and arrangement of the signage prior to its fabrication. Staff's recommendation is based on the sign variance standards.</p>	
Motion:	<p>Motion : To close the Public Hearing</p> <p>Motion by: Robert Hedrich Seconded by: Ann Mele</p>	Anonymously Approved
Motion to Deny	<p><u>Motion:</u> To recommend denial of ZBA Case 09-1-66, La Hacienda De Los Fernandez to increase the allowable height for a monument sign from 10 feet to 11 feet based on the staff's findings of fact.</p> <p>Motion by: Ann Mele Seconded by: Robert Hedrich</p>	No Recommendation (2 to 2)
ZBA #09-1-78	Petitioner Presentation by	
Travelers 215 Shuman Blvd.	Pat Scollin 385 Washington Street St. Paul, MN 55107	
	<u>Request:</u> Two variances are requested in the ORI District (Office, Research and Light Industry) to construct a ground sign on a property with less than 500 feet of tollway frontage under Section 5-4-9:2 (Areas of Special Control) and a variance to reduce the required 40 foot interior property line setback	

	under Section 5-4-5:2.6 (Monument Sign Setback) of the Naperville Municipal Code.	
F. Open the Public Hearing	Public Input: None	
	<p>Zoning Board of Appeals Discussion:</p> <p>The petitioner explained that the original design of the property had adequate frontage with no easement which would have allowed the sign without requesting a variance. Because of the land and easement donation, it reduced the frontage along I-88 thereby limiting the location of the sign.</p> <p>Staff concluded that the petitioner's request meets the standards for granting variances to the Street Graphic Control Ordinance. Staff supports approval of the requested variances.</p>	
Motion:	<p>Motion : To close the Public Hearing</p> <p>Motion by: Ann Mele Seconded by: Robert Hedrich</p>	Anonymously Approved
Motion to Approve	<p>Motion: to recommend approval of ZBA Case 09-1-78, Travelers, to reduce the required tollway frontage for a monument sign from 500 feet to 434 feet and to reduce the required interior property line setback for a monument sign from 40' to 25'.</p>	
	<p>Motion by: Gina Terrano Koscal Seconded by: Robert Hedrich</p>	
G. Motion to Adjourn	<p>Motion by: Ann Mele Seconded by: Robert Hedrich</p>	Approved (4-0)
Adjournment	Time:	7:40 pm