

**NAPERVILLE**  
**ZONING BOARD OF APPEALS MINUTES**  
**August 11, 2009 - 7:00 P.M. – COUNCIL CHAMBERS**

<b>Call to Order</b>	<u>Time:</u>	(7: 00 pm)	
<b>A. Roll Call</b> 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:	Trude Terreberry – TED Code Enforcement Officer Samula McCarthy – Administrative Assistant		
<b>B. Approve Minutes</b>	<u>July 14, 2009</u> Motion to Approve by: Robert Williams Seconded by: Robert Hedrich	Unanimously Approved (5 to 0)	
<b>C. Old Business</b>	None		
<b>D. Agenda Items</b>			
<b>ZBA - 09-1-44</b> <b>1163 East</b> <b>Ogden Ave.</b>	<b>Petitioner Presentation by</b> Inland Commercial Property Management Iroquois Center L.L.C.  <i>(per petitioner's request ZBA #09-1-41 will be continued until September 8<sup>th</sup> meeting).</i>		
	<u>Request:</u> The petitioner seeks approval for variances in the B3 General Commercial Zoning district is to increase the allowable area for monument signs on Ogden and Iroquois Avenue under Section 5-4-5:2.2 (Monument Sign Area) and to increase the allowable height for a monument sign on Ogden Avenue under Section 5-4-5:2.4 (Monument Sign Height) of the Naperville Municipal Code.		

<b>Motion:</b>	<p><b>Motion : To open the Public Hearing To Close the Public Hearing</b></p> <p>Motion by: Robert Hedrich Seconded by: Ann Mele</p>	Unanimously Approved
<b>ZBA #09-1-95 48 W. Chicago Avenue</b>	<p><b>Petitioner Presentation by</b> Vince Rosanova from DBCW Rosebud Burger &amp; Comfort Foods</p>	
	<p><u>Request:</u> The petitioner proposes to install a roof sign on the south section of the building. The petitioner is requesting a variance from Section 5-4-5:1.4 (Wall Sign Limits) which states that signable wall area shall not extend above the roofline or parapet of a building.</p>	
	<p><b>Zoning Board of Appeals Discussion:</b></p> <p>Attorney Rosanova explained that the petitioner requests approval to place a 38.5 square foot (sf) illuminated sign on an existing 80 square foot (sf) metal frame. The business previously had an 80 square foot (sf) plywood-face sign (Rosebud – Old World Italian) which is currently covered by a temporary “Now Open” banner.”</p> <p>The proposed sign was previously displayed on the north (Chicago Avenue) elevation of the building before the business recently underwent a renovation. The “Rosebud” portion of the proposed sign consists of open neon channel letters which is not considered bare-bulb illumination.</p> <p>The board found the request for the variance reasonable since there was a similar sign previously.</p> <p>Mr. Williams was concerned about the justification of the requested variance but stated that it appeared not to create any adverse affects to the architectural elements of the building. Because of the restaurant’s location, it does alleviate confusion of its location.</p> <p>Staff concluded that the petitioner’s request meets the standards for granting a variance to the Street</p>	

	Graphics Control Ordinance. Staff supports approval of the requested variance.	
<b>Motion:</b>	<b>Motion : To Open the Public Hearing To Close the Public Hearing</b>  Motion by: Robert Williams Seconded by: Ann Mele	Unanimously Approved
<b>Motion to Approve</b>	<b><u>Motion:</u></b> to recommend approval of ZBA Case 09-1-95, to install a roof sign on the south section of the building and to adopt the petitioner's findings of fact.	
	Motion by: Robert Williams Seconded by: Ann Mele	Recommendation to Approve (4-1)
<b>G. Motion to Adjourn</b>	Motion by: Robert Hedrich Seconded by: Robert William	Unanimously Approved  (5-0)
<b>Adjournment</b>		Time: 7:16 pm