



**MEETING MINUTES
OF THE
January 20, 2021
ZONING BOARD OF APPEALS**

**LINCOLNWOOD VILLAGE HALL AND
VIRTUALLY VIA GOTOMEETING**

Zoning Board of Appeals Members Present: Chairman Bruce Heller, Rizwan Hussain, Syed Mudassir, Peter Theodore, Martin Youkhanna, and Robert Jordan

Absent: Teodor Strat

Staff Present: Doug Hammel, AICP, Community Development Manager

I. Call to Order/Roll Call

Chairman Heller noted a quorum of five members, with Commissioners being present at the Council Chambers in Village Hall and/or virtually via GoToMeeting, and called the meeting to order at 7:00 p.m.

II. Pledge of Allegiance

III. Approval of December 21, 2020 ZBA Meeting Minutes

Chairman Heller asked if any Commissioners had any comments regarding the December 21, 2020 Special Meeting Minutes. Development Manager Hammel noted one change regarding a spelling error. Commissioner Theodore made a motion to approve the minutes as amended, and that motion was seconded by Commissioner Youkhanna.

Aye: Mudassir, Theodore, Hussain, Jordan, Youkhanna, and Heller

Nay: None

Motion Approved: 6-0

IV. Case #ZB-01-21: 7250 North Cicero Avenue – Approval of Variation Related to the Number of Permitted Signs

Prior to his presentation on the Case, Development Manager Hammel noted the ways by which the public can provide comment to the ZBA as part of this public hearing. He then provided an overview of Case #ZB-01-21. He outlined the subject property and stated that it currently is a two-story multi-tenant office building. In 2018, the building underwent a substation interior and exterior renovation. The proposed improvement would include a new exterior sign for a specific tenant in the building on the south façade of the existing structure. It would be located toward the

top portion of the façade closest to Cicero Avenue. The total proposed sign area is 33 square feet. Mr. Hammel stated the relevant code section, 11.04(2) i.4, which states “no wall signs shall be erected for individual tenants in a multistory, multi-tenant office or industrial building”. He stated that a variation from Section 11.04(2) i.4 is required to permit the proposed sign. He then stated similar previous requests. Mr. Hammel then outlined several considerations. The first consideration was related to other potential future tenant requests. In speaking with the Petitioner, staff stated concerns regarding the proliferation of signs if other tenants seek similar signage. Mr. Hammel stated that if recommended for approval, staff recommended that the ZBA state findings regarding the unique nature of this request compared to other potential future requests. The other consideration related to a public comment. Staff received one public comment regarding this request. The comment expressed concerns regarding possible impacts to residential properties, ways to mitigate those impacts, potential for the proliferation of signs, and alternative ways of providing visibility for the Petitioner. Mr. Hammel then overviewed the variation standards. Finally, Mr. Hammel stated the requested action was that the Petitioner seeks a recommendation of approval of a Variation from Section 11.04(2) i.4 to allow an exterior wall sign for an individual tenant in a multi-story, multi-tenant office building.

The petitioners, Executive Director of Kovach Eye George Ludwig, Architect for Kovach Eye Dani Fitzgerald, Director of Operations of Kovach Eye Christine Lindsey, and Building Owner of 7250 North Cicero Avenue Jean Kotin were then sworn in. Mr. Ludwig outlined what Kovach Eye provides to the community and the importance of the variance. He stated that the proposed sign will help patients with low vision identify the business more easily.

Commissioner Theodore then asked why the sign could not be moved to the east side of the building. Ms. Fitzgerald stated that from a visibility standpoint, it needs to be on the south elevation. She stated that the sign will not cast additional light beyond the sign itself. Commissioner Mudassir asked the property owner if she would consider the tenant to be a principal tenant and if she saw another principal tenant wanting to add their logo to the building. Ms. Kotin stated that Kovach Eye occupies 50% of the first floor and said that they are indeed a principal tenant. She said there is a possibility that another tenant could ask for the same request. However, she stated that no one at this time was interested. Additionally, she stated that she would handle these instances on a case-by-case basis. Commissioner Mudassir then asked if the proposed logo was an official logo or if this was simply a stock font. Ms. Lindsey stated this was the same signage used at their Naperville location but not an official branded logo. Commissioner Mudassir raised concerns of consistent branding standards for the purposes of beautification purposes. Ms. Fitzgerald stated this sign proposal was less about branding and more about assisting patients identify the business. Chairman Heller asked how the petitioner determined the size of the sign. Ms. Fitzgerald stated that the sign company looked at the Village’s ordinance and determined the size based on the ordinance. Mr. Hammel stated that if no other relief was required for the sign, it would be compliant.

Commissioner Youkhanna asked about the lighting of the sign. Ms. Fitzgerald stated the sign would be lit from dusk until 11 p.m. Commissioner Youkhanna asked about the public comment’s concerns. Mr. Hammel restated the public comment regarding this case. Discussion regarding sign illumination occurred. Mr. Hammel then clarified some of the confusion related to the times of sign illumination. Mr. Ludwig stated they could comply with any Village regulations. Commissioner Jordan asked if the entire sign was illuminated or individual letters.

He also asked if one individual letter could go off. Ms. Fitzgerald stated they were individually lit and LED bulbs. She stated the entire sign would be completely lit or completely off. Commissioner Hussain made a motion to approve the petitioner's request. The motion was seconded by Commissioner Youkhanna.

Chairman Heller proposed a modification that the building limit the number of signs that could be placed on the building. Commissioner Hussain said this was unnecessary as they would need to come before the ZBA regardless. Commissioner Mudassir asked about sign requirements in the Village. Mr. Hammel addressed his question and stated that future individual tenants would need to return to the ZBA for special relief. Chairman Heller asked if there was a maximum amount of square footage of signage a building could have. Mr. Hammel overviewed the Village's regulations pertaining to the Chairman's question. Chairman Heller withdrew his request to amend the motion. Commissioner Hussain's original motion was then restated.

Aye: Mudassir, Theodore, Hussain, Jordan, Youkhanna, and Heller

Nay: None

Motion Approved: 6-0

Mr. Hammel stated that this item will be in front of the Village Board on February 2, 2021 for final approval.

V. Next Meeting

The next meeting of the Zoning Board of Appeals is scheduled for Wednesday, February 17, 2021.

VI. Public Comment

The public was asked if anyone participating in the meeting would like to address the Zoning Board of Appeals. Let the record state that no one came forward.

VII. Adjournment

Motion to recommend adjournment was made by Commissioner Theodore and seconded by Commissioner Hussain. Meeting adjourned at 7:50 p.m.

Aye: Mudassir, Theodore, Hussain, Jordan, Youkhanna, and Heller

Nay: None

Motion Approved: 6-0

Respectfully submitted,

Jake Litz
Management Analyst
Fire Department/Community Development