

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 19-ZPA-05-002

HEARING DATE: June 27, 2019

PROPERTY ADDRESS: 815 Feinberg Court

PETITIONER/OWNER: The Animal Doctor, LTD (Dr. Lori W. Wyatt)

PIN NUMBER: 19-02-302-006

REQUEST:

1. Variance for Three Additional Wall Signs
2. Conditional Use and Variance for Two Electronic Message Center Monument Signs

MEMBERS PRESENT: Khoury, Jasper, Kretschmer, Williams and Graziano

MEMBERS ABSENT: O’Laughlin, Phippen

STAFF MEMBERS PRESENT: Brian Simmons
Director of Community Development

Chairman Khoury called the meeting to order at 7:30 PM. After approving previous meeting minutes, Chairman Khoury called Village Case No.19-ZPA-05-002.

Director Simmons stated the Petitioner, The Animal Doctor LTD, is seeking to expand their existing business located at 815 Feinberg Court. The petitioner currently occupies the southern half of the 21,000 square foot building and is intending to expand their operations to encompass the vacant northern half of the building as well. As part of the expansion the petitioner is seeking to install additional signage on the property in order to advertise the business and guide customers to the entrances. Specifically, the petitioner is proposing to install three additional wall signs and replace/update two existing monument signs with electronic message centers. The additional wall signs each require variance approval under the Village’s Unified Development Ordinance. The message centers require conditional use and variance approval. The ZPA hearing was properly noticed in the June 8, 2019, edition of the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and staff posted a public hearing sign on the Subject Property. Director Simmons stated there has been no feedback from surrounding property owners.

The Petitioners were present to answer questions. Mr. Karl Wyatt stated at this time customers enter the building through one door. The petition is to allow the business to increase visibility and allow customers and their pets to enter directly though the correct entrance. Mr. Wyatt reviewed for the ZPA members, existing services offered and future expansion plans for the business.

Dr. Lori Wyatt stated each end of the building will offer different services and additional signage will allow for customers to be directed correctly based on services required. All services are offered by appointment. Dr. Wyatt reviewed for ZPA members the services and equipment now offered to the customers and stated future offerings will include pet owners and animals exercising together on treadmills, an exercise pool for the animals and expanded physical therapy equipment. Dr. Wyatt also plans to build an additional fitness room for their employees use only.

Chairman Khoury opened the floor to Public Comment.

With no comment from those present, Chairman Khoury closed the Public Comment portion of the meeting.

Discussion:

Member Jasper reviewed the details on the electronic message center signage in the petition. He asked why the maximum sign coverage allowed is not suitable. Mr. Wyatt stated when they researched types and sizes of signage, they chose one size, but would be willing to consider other options. Member Williams stated the signs will not be on a main road and is on their property and he has no issue with the petition as it is presented.

Member Williams asked Dr. Wyatt for additional details on the requested monument signs. Dr. Wyatt stated one monument sign will direct customers to the medical side of the building and the second monument sign will direct customers to the pet physical rehabilitation and aquatic side of the building.

Dr. Wyatt stated the two monument signs will balance the look of the entrances and the wall signage will be consistent with the existing sign and create a finished look to the building.

Member Graziano stated the business is a destination and does not necessarily need multiple signage. Mr. Wyatt stated the business is not highly visible, and additional signage will assist all customers to find the building and direct them to the correct entrance.

Member Jasper stated additional signage will enforce the perception the entire building is occupied.

Member Graziano asked the petition to be separated into two motions. One part of the petition is a ZPA final vote and one part is a recommendation to the Village Board. ZPA Board members agreed.

Chairman Khoury entertained a motion.

Member Graziano moved, seconded by Member Williams, to recommend to the Village Board of Trustees approval of a conditional use and variance for two (2) electronic message center signs for the property located at 815 Feinberg Court, subject to the conditions listed in the staff report.

Aye: Khoury, Jasper, Kretschmer, Williams, Graziano

Nay: None

Abstain: None

Absent: Pippen, O'Laughlin

Motion Passed: 5-0

Chairman Khoury entertained a motion.

Member Jasper moved, seconded by Member Williams, approval of a variance for three (3) additional wall signs for the property located at 815 Feinberg Court, subject to the conditions listed in the staff report.

Aye: Khoury, Jasper, Kretschmer, Williams

Nay: Graziano

Abstain: None

Absent: Pippen, O'Laughlin

Motion Passed: 4-1

Brief discussion was held regarding future meetings.

Chairman Khoury entertained a motion to adjourn at 8:31 pm. Member Graziano moved, seconded by Member Williams to adjourn at 8:31 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,



Susan Greene, Deputy Village Clerk