



MINUTES OF THE APRIL 6, 2021
REGULAR MEETING OF THE
ZONING BOARD OF APPEALS OF THE
VILLAGE OF OAK BROOK
APPROVED AS WRITTEN JUNE 1, 2021

1. CALL TO ORDER: CALL TO ORDER

The Meeting of the Zoning Board of Appeals was called to order by Chairman Wayne Ziemer via Zoom teleconferencing at 7:01 p.m.

2. ROLL CALL: ROLL CALL

Cathy Chiarelli called the roll with the following persons:

PRESENT: Chairman Wayne Ziemer, Members Jeffrey Bulin, Natalie Cappetta, Rahma Hasan, Baker Nimry and James Pontrelli (joined at 7:03)

ABSENT: Steve Young

IN ATTENDANCE: Village Attorney Michael Castaldo III, Planner Rebecca Von Drasek and Planning Technician Cathy Chiarelli

3. APPROVAL OF MINUTES MINUTES

REGULAR ZONING BOARD OF APPEALS MEETING OF MARCH 2, 2021 MARCH 2, 2021

Motion by Member Cappetta, seconded by Member Pontrelli to approve the minutes of the March 2, 2021 Regular Zoning Board of Appeals meeting as written.

ROLL CALL VOTE:

Ayes: 6 – Members Bulin, Cappetta, Hasan, Nimry, Pontrelli and Chairman Ziemer.

Nays: 0 –

Absent: 1 – Member Young. Motion carried.

4. UNFINISHED BUSINESS UNFINISHED BUSINESS

There was no unfinished business.

Chairman Ziemer stated the public hearing rules consistent with the Governor Pritzker's April 1, 2020 Executive Order #2020-18 declaring a State of Emergency related to the emergence of the coronavirus (COVID-19) and in guidance with the Centers for Disease Control and the Illinois Department of Public Health, in person meetings and hearings would **NOT** be conducted by the Village in the Samuel E. Dean Board Room at the Butler Government

R.G.V.

Center. The entirety of the meeting would be conducted virtually via online web conferencing system.

5. NEW BUSINESS

A. FIDELITY INVESTMENTS – 1414 22ND STREET – TO ALLOW A WALL SIGN ON THE 1ST FLOOR

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Chairman Ziemer explained the legal authority to conduct the virtual public meeting and the required process for public participation. No written comments were received from the public and no one preregistered to provide comments or testimony telephonically during the meeting. The rules and procedures were reviewed regarding discussion, deliberation and voting. All witnesses providing testimony were sworn in.

Planner Von Drasek summarized the request to place a wall sign on the first floor of the office building located at 1415 22nd Street.

Charley Schalliol, Director, Site Enhancement Services, 6001 Nimitz Parkway, South Bend, IN, representative for the tenant, Fidelity Investments stated that the applicant would like to install a first floor wall sign in the center of the building façade. Village zoning requires individually affixed letters, single color lettering and the logo to be no larger than the lettering. They are seeking three variations to village code.

Fidelity Investments has been a first floor tenant at 1415 22nd Street for more than 34 years. They recently completed extensive interior renovations and added additional leased space on the 9th floor. For years, they wanted to find a way to improve the signage at the location since many clients complain of the difficulty finding the office.

Fidelity is one of the few businesses that has a first-floor exterior entrance directly into their tenant space. Many other businesses enter into a common corridor. Having a sign at their designated entry point will reduce the confusion created by the lack of business identification.

Property management has been involved in the design of the sign and prefers a backer-panel style in order to limit the number of penetrations into the building façade.

His presentation depicted Fidelity Investment's leased floor plans (1st and 9th floors), the site location, existing and proposed elevations, traffic visibility day/night, surrounding approved business/restaurant signage and the detailed signage specifications.

He believed the key to a successful business is brand recognition and asked that their modest request be approved.

Chairman Ziemer asked the applicant if they felt there were any technical difficulties that negatively impacted their ability to present their case at the public hearing.

Mr. Schalliol responded there was no difficulty and added that village staff had been tremendous to work with. He thanked staff for the positive interaction.

Member Cappetta thanked the petitioner for including such detailed renderings, especially the evening view showing the impact on the area. She was in favor of the sign variations.

Member Pontrelli was also in favor and questioned why restaurants were the exception to permitted first floor signage. He felt businesses with a front door/separate entrance should be set apart from interior tenants. Changing that part of the code is something that should be explored.

Planner Von Drasek commented that she could not find history to provide an adequate answer as to why restaurants were the exception when the code was written in 2009. Perhaps there was worry that tenant spaces in the O-3 district would be filled with retail uses.

The applicant addressed the variation standards on pages C-C.1 of the case file required to recommend approval of the requested variations to Section 13-11-10-C.8 & Section 13-11-10-G.4 of the Zoning Regulations.

Motioned by Member Hasan, seconded by Member Bulin to recommend approval of the following variations:

1. Section 13-11-10.C.8 – to allow a wall sign on the lower level (other than as permitted for first floor restaurant signs).
2. Section 13-11-10.G.4 – to allow a wall sign with more than one color, a logo that is larger than the lettering and lettering that is not individually affixed.

Subject to the following conditions:

1. The design and placement of the proposed signs shall be in substantial conformance with the plans as submitted and approved.

2. Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.

ROLL CALL:

Ayes: 6 – Members Bulin, Cappetta, Hasan, Nimry, Pontrelli and Chairman Ziemer.
Nays: 0 –
Absent: 1 – Member Young. Motion carried.

Chairman Ziemer announced that the public hearing was concluded.

6. OTHER BUSINESS

OTHER
BUSINESS

Upcoming business was discussed.

7. PUBLIC COMMENT

PUBLIC
COMMENT

There were no additional comments from the public.

8. ADJOURNMENT:

ADJOURNMENT

Motion by Member Hasan, seconded by Member Nimry to adjourn the meeting at 7:23 p.m. ROLL CALL VOTE:

Ayes: 6 – Members Bulin, Cappetta, Hasan, Nimry, Pontrelli and Chairman Ziemer.
Nays: 0 –
Absent: 1 – Member Young. Motion carried.

ATTEST:

/s/ Rebecca Von Drasek
Rebecca Von Drasek
Village Planner, Development Services
Secretary