

**APPROVED**  
**MINUTES OF THE MEETING OF THE PLAN COMMISSION**  
**AND ZONING BOARD OF APPEALS**  
**VILLAGE OF NILES**  
**COOK COUNTY, ILLINOIS**  
**October 5, 2009**

The Niles Plan Commission and Zoning Board of Appeals was called to order at 7:30 P.M.

Present along with Chairman Thomas Kanelos and Village Attorney Joseph Annunzio were Commissioners Karen Dimond, Thomas Surace, Angelo Troiani, Robert Schulter, Jr. and Morgan Dubiel.

Chairman Kanelos asked everyone to stand for the Pledge of Allegiance and then asked Commissioner Troiani to take the roll.

Also present was Richard Wlodarski, Assistant Director of Community Development.

Chairman Kanelos stated are there any corrections, clarifications or modifications to the minutes of the September 14, 2009 meeting. [There were none.] If not, I'll entertain a motion to approve.

Commissioner Troiani moved to approve the Minutes of September 14, 2009 as presented.

Seconded by Commissioner Dubiel, on roll call the vote was:

AYES:       6       Dimond, Surace, Kanelos, Troiani, Schulter, Dubiel  
NAYS:       0

There being six (6) affirmative votes the motion carried.

**Old Business**

**None**

**New Business**

**09-ZP-17   Mr. T.J. Doyle, owner**  
**Doyle Signs Inc.**  
**232 W. Interstate Road**  
**Addison, IL 60101**

**Requesting a Special Use to Article V, Section 78-217 (9) for the installation of an electronic message center at 8320 W. Ballard Rd.**

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Chairman Kanelos called for the only item on the agenda.

**09-ZP-17 - Mr. T.J. Doyle, owner, Doyle Signs Inc., 232 W. Interstate Road, Addison, IL 60101 - Requesting a Special Use to Article V, Section 78-217 (9) for the installation of an electronic message center at 8320 W. Ballard Rd.**

Chairman Kanelos stated Richard Wlodarski, Assistant Director of Community Development will give us the presentation.

Mr. Wlodarski stated this is case number 09-ZP-17. Subject property is 8320 W. Ballard. Legal notice was published Thursday, September 17, 2009 in The Bugle newspaper. All property owners within 250 feet were also provided with legal notice by first class mail. Mr. T.J. Doyle is requesting approval of an electronic message board for Northridge Prep School located at 8320 W. Ballard. The electronic message board complies with preliminary guidelines established today by the Building and Zoning Committee and the Director of Community Development recommends approval of the electronic message board. This Board is a recommending Board to the Village Board for this application.

Chairman Kanelos stated is the petitioner present.

Mr. Terrence J. Doyle, 232 W. Interstate Rd., Addison, IL 60101 stepped forward.

Chairman Kanelos stated please raise your right hand. Do you solemnly swear the testimony you are about to give is the truth, the whole truth and nothing but the truth?

Mr. Doyle stated I do. The Northridge School property has 289.96 lineal feet of frontage on Ballard Road. The proposed sign will be located approximately 85 feet east of the Cumberland property line and 54 feet 6 inches north of the center line of Ballard Road. It will replace the existing sign in the same location where it is now located. The sign cabinet is 5 feet 7-1/2 inches high by 8 feet in width. It is supported by a steel support that will be enclosed by a masonry column. The masonry column is designed to match the existing masonry on the school building. The top identification section is 3 feet 3

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inches by 8 feet. The copy is routed out of an opaque aluminum background.  
The only

illuminated portion of the identification section is the actual copy of the sign. The lower section is a monochrome amber-colored message center with a 24 inch by 84 inch viewing area and an automatic dimmer that will reduce the brightness of the sign after dark. There is also a 1 foot 10-1/2 inch by 2 foot ½ inch decorative oval on the masonry column. This oval is a duplicate of the school crest. We are hoping to remove the old sign that has been in place for twelve years and replace it with this modern, efficient identification and communication tool. If you have any questions I'd be pleased to answer them.

Chairman Kanelos stated are there any questions from the Commissioners.

Commissioner Troiani stated we have some recommendations made by our Building Department and our staff. We want to see if you are going to approve them to be added on to the conditions of this motion. The maximum setting for brightness for the electronic message center is limited to 5,000 nits during the day and 500 nits between dusk and dawn.

Mr. Doyle stated correct, this message center can meet those requirements without a problem.

Commissioner Troiani stated you approve of that.

Mr. Doyle stated yes.

Commissioner Troiani stated landscaping shall be required in the area of the sign. Plans shall be submitted to the Community Development Department at our Building Department here prior to receiving approval by the Village Board.

Mr. Doyle stated yes.

Commissioner Dimond stated I know where the old sign is. You intend to remove the old sign, is that correct?

Mr. Doyle stated that is correct.

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Commissioner Dimond stated will this new sign go in exactly the same spot where the old sign was.

Mr. Doyle stated I believe it will be a couple of feet farther back from the sidewalk than the existing sign is. From the sidewalk it's about 5 feet 6 inches back to the leading edge of this sign. I think the existing sign is a little tiny bit closer than that.

Commissioner Schulter stated do you know if the actual sign you are going to place is going to be located in an existing utility easement.

Mr. Doyle stated not that I know of. It is in the green strip between the sidewalk and the parking lot.

Commissioner Schulter stated so it is not going to be underneath the existing utility poles or existing wires on the poles.

Mr. Doyle stated utility poles are out closer to the street. They are on public property.

Commissioner Schulter stated there is no utility easement where the sign is going to be placed.

Mr. Doyle stated not underground, not that we know of. We will do a JULIE beforehand to make sure there is nothing there.

Chairman Kanelos stated are there any other questions from the Commissioners. Any questions from the public? [There were none.] At this point I will entertain a motion.

Commissioner Troiani moved that 09-ZP-17 - Mr. T.J. Doyle, owner, Doyle Signs Inc., 232 W. Interstate Road, Addison, IL 60101 - Requesting a Special Use to Article V, Section 78-217 (9) for the installation of an electronic message center at 8320 W. Ballard Road be **approved** subject to the two approvals submitted by our recommendations from the Community Development Department.

Commissioner Dubiel stated what was the exact wording again. Are you approving?

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Commissioner Troiani stated approving subject to and including the two recommendations.

Seconded by Commissioner Surace, on roll call the vote was:

AYES:       6       Dimond, Surace, Kanelos, Troiani, Schulter, Dubiel  
NAYS:       0

There being six (6) affirmative votes the motion carried.

Chairman Kanelos stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate our decision. It will be necessary for the petitioner to contact Mr. Charles Ostman, Director of Community Development, and ask to be placed on the Board of Trustees agenda and you will be notified of the date. Anyone in the audience who would like to be informed as to the date an issue will be heard by the Board of Trustees, leave your name and address with our secretary and you will be notified.

Chairman Kanelos stated there being no other new business I will entertain a motion to adjourn.

Commissioner Dimond moved to adjourn the meeting.

Seconded by Commissioner Dubiel, on roll call the vote was:

AYES:       6       Dimond, Surace, Kanelos, Troiani, Schulter, Dubiel  
NAYS:       0

Their being six (6) affirmative votes the motion carried.

The meeting adjourned at 7:38 p.m.

Kathleen Janessa, Recording Secretary