

MINUTES OF THE ZONING BOARD OF APPEALS
August 28, 2023

The regular meeting of the Zoning Board of Appeals was called to order by Chairman Gregory Wheeler at 7:00 p.m. at the Village Hall.

Members present: Chairman Gregory Wheeler, Amy Flores, Walter Oakley, Richard Pyter, Thomas Rankin, and Aaron Zych.

Members absent: Eric Steffe.

A quorum was established.

Village Staff present: David Smith, Senior Planner.

Others present: None.

Board Member Zych moved, seconded by Board Member Flores, to approve the August 14, 2023, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**ZBA 23-07 Valent Biosciences, Applicant
1910 Innovation Way, Suite 100**

Request is for a variation to eliminate the minimum required roof top mechanical unit screening for property located in an O-2 Office, Manufacturing and Distribution Park District.

Ms. Christine Hart, introduced the variation request to the Zoning Board of Appeals. She stated that they are requesting a variation to eliminate the required roof top screening for the proposed new exhaust fan mechanical equipment due to cost and structural concerns in the existing building.

Board Member Pyter asked if the existing exhaust fan will remain on the roof. Ms. Hart stated that it will remain.

Ms. Hart stated that they are awaiting a sample from the exhaust fan manufacturer to review if the color will match the facade of the building per the Staff condition in the DRC Staff report.

Chairman Wheeler asked the applicant if they are ready for the Zoning Board of Appeals to make their recommendation to the Village Board at this time. Ms. Hart stated that they are ready for the

Minutes of the August 28, 2023, Zoning Board of Appeals Meeting
Page 2 of 2

Zoning Board of Appeals to make their recommendation regarding their variation request.

In the matter of ZBA 23-07, Board Member Rankin moved, seconded by Board Member Pyter, to recommend the Village Board of Trustees approve a variation to eliminate the minimum required roof top mechanical unit screening for property located in an O-2 Office, Manufacturing and Distribution Park District, subject to the following condition:

- 1. That the proposed roof top Strobic Lab Exhaust Fan equipment be painted to match the same color as the principal building facade.*

Motion carried 6 - 0.

Ayes: Wheeler, Flores, Oakley, Pyter, Rankin, Zych

Nays: None

Absent: Steffe

STAFF COMMUNICATIONS AND DISCUSSION: None.

Board Member Oakley moved, seconded by Board Member Pyter, to adjourn the Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:15 p.m.