

MINUTES OF THE ZONING BOARD OF APPEALS
December 17, 2007

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

Members present: Chairman Mark Moore, William Cotey, Kurt Hezner, Terry Howard, Howard Jaffe, Walter Oakley, and Andy Robinson.

Members absent: None.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Pat Sheeran, Project Engineer.

Board Member Jaffe moved, seconded by Board Member Hezner, to approve the November 26, 2007, Zoning Board of Appeals meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS:

ZBA 07-39 James and Susan Baker, Applicants
300 E. Winchester Road

Request is for a variation to increase the maximum permitted lot coverage from 45% to approximately 52.16% in order to allow various impervious surfaces to remain on property in an R-5, Single-Family Residential District.

ZBA 07-40 James and Susan Baker, Applicants
300 E. Winchester Road

Request is for a variation to reduce minimum required side yard setback from 10 feet to approximately 7 feet in order for a swimming pool deck to remain on property in an R-5, Single-Family Residential District.

ZBA 07-41 James and Susan Baker, Applicants
300 E. Winchester Road

Request is for a variation to reduce the minimum required side yard setback from 5 feet to approximately 4 feet in order to allow a storage shed to remain on property in an R-5, Single-Family Residential District.

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The applicants requested that these items be continued to the January 14, 2008, Zoning Board of Appeals meeting.

In the matters of ZBA 07-39, ZBA 07-40, and ZBA 07-41, Board Member Jaffe moved, seconded by Board Member Hezner, to continue these items to the January 14, 2008, Zoning Board of Appeals meeting.

Motion carried 7 - 0.

NEW BUSINESS:

ZBA 07-46 Liberty Auto City, Applicant
1000 E. Park Avenue

Request is for a variation to increase the maximum permitted number of business signs from two (2) to eight (8) in order to install a business wall sign on the wall of a facility in an I-3, General Industrial District.

Mr. David Smith, Senior Planner, introduced the request for a sign variation. Mr. Smith stated that the petitioner, Liberty Auto City, is requesting approval for a sign variation in order to install two new wall signs on a vehicle dealer building in an I-3, General Industrial District located at 1000 E. Park Avenue. Mr. Smith stated that there are currently seven wall signs that represent Hyundai, Mazda, Suzuki, Jeep, and Chrysler vehicle makers and there is a 'Liberty Auto City Service Entrance' wall sign as well. Mr. Smith stated that the petitioner is proposing to install a separate 'Dodge Servicing' wall sign on the east facade of the facility structure.

Mr. Terry Wepler, agent representing the petitioner, stated that the petitioner is in the process of moving the Dodge servicing operation from Milwaukee Avenue to the subject site on E. Park Avenue. He stated that Dodge will unload new vehicles at the Liberty Auto City location as well.

Board Member Howard asked if the petitioner will remove the Dodge service sign at the Milwaukee Avenue site. Mr. John Spoden, Director of Community Development, responded in the affirmative.

Board Member Robinson asked about the disposition of the Hyundai sign. Mr. Wepler stated that the petitioner has withdrawn the request for the multi-tenant wall sign and has withdrawn the Subaru sign proposal. He stated that Dodge is in immediate need of the 'Dodge Servicing' sign.

Board Member Robinson stated that the Appearance Review Commission had design comments about the Subaru proposal.

Mr. Wepler stated that the Subaru company is requiring the owner-dealer at Liberty Auto City to revise the Subaru sign and facade of the building, but that he is not ready at this time. He stated that

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the owner will return to the Appearance Review Commission and Zoning Board of Appeals with a revised Subaru sign petition.

Board Member Hezner asked if the petitioner has bought the property at 1000 E. Park Avenue. Mr. Wepler responded in the affirmative and stated that it was his understanding that the owner, Mr. Massarelli has done so.

Board Member Hezner stated that when the petitioner is ready to come back with the Subaru signs that the board will want to see all of the signs for the facility.

Board Member Cotey stated that he has taken his car for servicing at the Liberty Dodge, previously known as Miller Krueger Dodge, on Milwaukee Avenue. He asked what the future plans are for the Milwaukee Avenue site.

Chairman Moore asked the petitioner if they want the Zoning Board of Appeals to render their recommendation tonight. Mr. Wepler responded in the affirmative.

In the matter of ZBA 07-46, Board Member Oakley moved, seconded by Board Member Cotey, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted number of business signs from two (2) to eight (8) in order to install a business wall sign that being a Dodge Servicing sign on the wall of a facility in an I-3, General Industrial District, in accordance with the plans submitted.

Motion carried 7 - 0.

ZBA 07-47 Graham Enterprises, Inc., Applicant
109 S. Milwaukee Avenue

Request is for sign variations in order to install new signs for a Gas Station/Mini-Mart and Automatic Car Wash in a C-2, Downtown Community Commercial District.

Due to improper notification by the applicant, this item will be re-noticed for the January 28, 2008, Zoning Board of Appeals meeting.

COMMUNICATIONS AND DISCUSSION:

Board Member Jaffe made a motion, seconded by Board Member Hezner, to adjourn the Zoning Board of Appeals meeting.

Motion carried 7 - 0.

Meeting adjourned at 7:12 p.m.