

MINUTES OF THE ZONING BOARD OF APPEALS
June 27, 2022

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

Members present: Vice Chairman Mark Moore, Amy Flores, Walter Oakley, Thomas Rankin, Eric Steffe, and Gregory Wheeler.

Members absent: Richard Pyter.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner, and Jeff Cooper, Village Engineer.

Others present: Brooke Lenneman, Village Attorney.

Board Member Rankin moved, seconded by Board Member Steffe, to approve the June 13, 2022, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS:

ZBA 22-05 William K. Willard Living Trust, Applicant
252 East Ellis Avenue (Lot 28)

Request is for a variation from Zoning Code Section 26-17-5.3 in order to reduce the amount of frontage that a lot of record or zoning lot has on an improved public street located in an R-6 Single Family Residential District.

The applicant requested that this item be continued to the August 22, 2022, Zoning Board of Appeals meeting.

In the matter of ZBA 22-05, Board Member Steffe moved, seconded by Board Member Wheeler, to continue this item to the August 22, 2022, Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Ayes: Moore, Flores, Oakley, Rankin, Steffe, Wheeler
Nays: None
Absent: Pyter

**Minutes of the June 27, 2022, Zoning Board of Appeals Meeting
Page 2 of 4**

**ZBA 22-11 Jeff Davidson, Cornerstone Automotive, Applicant
939 E. Park Avenue**

Request is for a variation to reduce the minimum required front yard setback from 100 feet to approximately 98 feet in order to construct a building addition for property that requires a Special Use Permit located in an I-1 Limited Industrial District.

**ZBA 22-15 Jeff Davidson, Cornerstone Automotive, Applicant
939 E. Park Avenue**

Request is for a variation to reduce the minimum required amount of screening of permitted outdoor storage for property located in an I-1 Limited Industrial District.

Mr. David Smith, Senior Planner, introduced the petitioner's application. Mr. Smith stated that the applicant appeared before the Plan Commission and ZBA last month seeking approval for a zoning code text amendment, special use permit for the U-Haul facility, site plan permit, and variations for a building addition setback and to reduce the minimum required amount of outdoor storage screening. Mr. Smith stated that the petitioner has made revisions to their plan materials and is back before the Plan Commission and ZBA to present their changes.

Mr. Bob Bleck, architect and agent representing the applicant, presented changes made to the plan materials in response to the prior DRC Staff report review comments and comments provided by the Plan Commission at the last meeting. Mr. Bleck stated that revisions include adding fence screening details to the plans. He stated that the screening around the U-Haul storage area will be 10 feet in height and the screening around the towed vehicle storage will be six feet in height.

Board Member Wheeler asked the petitioner if they concur with the Staff comments shown in the Supplement Review Memorandum.

Mr. Bleck stated that they concur with the staff comments and that they had additional conversations with the Fire Department and they have found a way to address the Fire Code relative to the proposed building addition.

Chairman Moore asked the petitioner if they are ready for the Plan Commission to render their recommendation to the Village Board. Mr. Bleck stated that they are ready for the Plan Commission to make their recommendation.

In the matter of ZBA 22-11, Board Member Steffe moved, seconded by Board Member Wheeler, to recommend the Village Board of Trustees approve a variation to reduce the minimum required front yard setback from 100 feet to approximately 98 feet in order to construct a building addition for property that requires a Special Use Permit located in an I-1 Limited Industrial District, in accordance with the plans submitted.

Motion carried 6 - 0.

Minutes of the June 27, 2022, Zoning Board of Appeals Meeting
Page 3 of 4

Ayes: Moore, Flores, Oakley, Rankin, Steffe, Wheeler
Nays: None
Absent: Pyter

In the matter of ZBA 22-15, Board Member Rankin moved, seconded by Board Member Wheeler, to recommend the Village Board of Trustees approve a variation to reduce the minimum required amount of screening of permitted outdoor storage from 100% to approximately 79% for property located in an I-1 Limited Industrial District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Moore, Flores, Oakley, Rankin, Steffe, Wheeler
Nays: None
Absent: Pyter

ZBA 22-12 Ryan Hickman, Tala Coffee Roasters, Applicant
834 Liberty Drive, Unit B

Request is for variations to: 1) increase the maximum permitted number of business wall signs from one to two; and 2) increase the maximum permitted gross sign area from 32 square feet to approximately 68 square feet for property located in an I-3 General Industrial District.

Ms. Joanna Tong, presented changes that they made to their plan materials to the Zoning Board of Appeals. She stated that they have reduced the gross sign area on the wall signs in addition to removing one of the previously proposed wall signs. She stated that they just received the plat of survey from the adjacent property owner as well.

Board Member Rankin stated that he likes the changes in the applicants sign plan.

Board Member Wheeler asked what the status is with the negotiations between Tala Coffee and the adjacent property owner relative to the use of their parking lot. Mr. Ryan Hickman, applicant, stated that the L.O.I. (letter of intent) will address the parking agreement.

Chairman Moore asked for clarification regarding the process for making the required improvements to the property. Mr. John Spoden, Director of Community Development, stated that the applicant will apply for a permit to make the improvements and the Village will inspect for completion.

Chairman Moore asked the applicant if they are ready for the Plan Commission to render their recommendation to the Village Board. Mr. Hickman stated that they are ready for the Plan Commission to make their recommendation.

In the matter of ZBA 22-12.1), Board Member Wheeler moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve a variation to increase the maximum

Minutes of the June 27, 2022, Zoning Board of Appeals Meeting
Page 4 of 4

permitted number of business wall signs from one to two for property located in an I-3 General Industrial District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Moore, Flores, Oakley, Rankin, Steffe, Wheeler
Nays: None
Absent: Pyter

In the matter of ZBA 22-12.2), Board Member Oakley moved, seconded by Board Member Rankin, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted gross sign area from 32 square feet to approximately 68 square feet for property located in an I-3 General Industrial District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Moore, Flores, Oakley, Rankin, Steffe, Wheeler
Nays: None
Absent: Pyter

NEW BUSINESS: None.

STAFF COMMUNICATIONS AND DISCUSSION: None.

Board Member Steffe moved, seconded by Board Member Wheeler, to adjourn the meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:50 p.m.