



Village of Fox River Grove

PUBLIC MEETING ZONING BOARD OF APPEALS AUGUST 24, 2016

CALL TO ORDER

Chairman Celske called the meeting to order at 7:01 p.m.

ROLL CALL

Dal Compo polled the members present: Zoning Board members Celske, Karls, Murren, Riley, Schneider and Weber. Also present were Derek Soderholm, Village Administrator, Steve Bechler, Administrative Assistant and Alison Dal Compo, Secretary. Riley and Rosch were absent. Village President Nunamaker was also in attendance.

APPROVAL OF THE JUNE 29, 2016 MINUTES

A MOTION was made by Murren and seconded by Karls to approve the June 29, 2016 minutes as presented. Motion Carried.

ZBA CASE 2016-06-- 600 THACKERAY LN, VARIANCE FOR PICKET STYLE FENCING

Chairman Celske accepted the proof of mailing certificates and a picture of the required posting. He swore in those who wished to testify.

Administrator Soderholm explained that the subject property is a corner lot with a side yard. Mr. Blumer said that part of the fence would abut Essex Rd. His family recently rescued a dog which needs room to run. A split rail fence, as allowed by ordinance, would not keep the dog from escaping. He said that the style of fence has precedence with others in the neighborhood.

Mrs. Blumer stated that they were not comfortable with installing an electric fence, as this would not help keep other animals out of the yard.

Chairman Celske asked if the fence will be more than 8 feet from the street; he was told yes. Mr. Blumer added that the fence is identical to his immediate neighbor's fence, so that the yard will be aesthetically pleasing. Member Schneider asked if the fence will fall outside of the building line. Administrator Soderholm clarified that a fence can be put directly on the property line.

Chairman Celske asked what type of dog the Blumer family has. He was told it is a shepherd/cattle dog type of medium size.

Member Schneider asked if the utilities (J.U.L.I.E) have been contacted. The Blumers said that they had not yet done so, but that they will.

Bryan and Mandy Lally live across the street from 600 Thackeray. Mr. Lally expressed his objections to this fence. He and his wife have lived in their Fox River Grove house for the past 30 years. Mr. Lally

Village President Robert Nunamaker

Trustees Thomas Anderson / Suzanne Blohm / Jennifer Curtiss / Steve Knar / Andrew Migdal / Patrick Wall

explained that the fence will change the view out his front window, and will negatively affect property values. He further explained that many homes in the neighborhood have no fences despite having large dogs. He said that he currently has a “parklike view” out his window that the fence will encumber. Mrs. Lally added that if this variance is given, then another one will follow, etc.

Chairman Celske asked the Lally’s how they would feel about a split rail fence, or having shrubs in front of the fence. Mr. Lally said he prefers no fence at all. He added that due to the elevation of the subject property, the fence will be even higher. Member Schneider asked if there had been a fence on that property in the past. He was told yes, in the past there was one towards the back of the property. Member Schneider commented that some of the large dogs in the neighborhood whose homes do not have visible fences sometimes rush at joggers going by. It was noted that it is unrealistic to think that things in a neighborhood would never change.

Mr. Lally commented that the subject property sets up perfectly for an electric fence. He is in the real estate field and says that he knows what adds value to a property. Member Murren reiterated Mrs. Blumer’s comment that an electric fence does not prevent other animals from coming in or out.

Administrator Soderholm said that the two other recent fence variances were for fences in the front yard. He didn’t feel that hardship had been established in this particular case. Member Karls asked why the ordinance exists as it does now. Administrator Soderholm explained that if 6 foot privacy fences were allowed for everyone, it would end up seeming like walls. Member Weber asked if the ordinance had been changed. Administrator Soderholm said that the issue is the type of fence, just the addition of a dog to the family does not establish hardship. Member Schneider noted that the fence that the ZBA recently approved looks beautiful, and this situation appears to be the same.

A MOTION was made by Member Murren and seconded by Karls to approve the request at 600 Thackeray to allow a four foot picket style fence. The findings of fact as presented are adopted into this motion. A voice vote was taken. Karls—yes, Murren—yes, Schneider—yes, Weber—yes, Celske--no. Motion Carried.

2016-06 case was closed at 7:37 p.m.

ZBA CASE 2016-07 AND 2016-08 SIGNAGE AT ALGONQUIN ROAD AND FOX RIVER GROVE MIDDLE SCHOOLS

Dr. Mahaffey explained that the request is for 1) electric signs in front of both schools. 2) they are pole signs. 3) The signs will exceed 10 square feet. Administrator Soderholm explained that the ordinance limits signs to 10 square feet in residential areas

Dr. Mahaffey explained that teachers, the PTO and children have been responsible for changing the messages on the signs for quite some time. The most recent sign for a school was put up about 20 years ago. The new signs will have a dimming ability and ability to be turned on and off on a timer. The new signs will make it possible to change the messages more easily and more frequently. There are many requests from different entities to include material on the signs.

Member Karls asked if the new signs will be in the same places as the current signs. Dr. Mahaffey said that the new sign at ARS will be in the same place, the new sign at FRGMS will be moved to the north end of the campus. Member Karls further asked what the comparative size of the signs will be to what

now exists. Dr. Mahaffey explained that the Middle School sign will be one foot taller than what currently exists, and the ARS sign will be 3 feet higher.

Chairman Celske asked about the timers for the signs, and if they can be turned on and off via the timer. He was told yes. The dimming feature is automated by natural light. Chairman Celske commented that the 4' x 8' size of the sign seemed big for this type of sign. Dr. Mahaffey stated that it is the same size as the ones that other schools have.

Member Murren asked about the matter of pedestal signs. He was told that these are pole signs. Member Weber asked about the Orchard Street location. Dr. Mahaffey said that they decided to move the sign farther down for that reason.

Chairman Celske asked if it would be reasonable to turn the lights on at 6 a.m. and off at 10 p.m.

Mark and Tina Gendson, who live across the street from the Middle School, were in attendance and did not object to the placement of the sign.

A MOTION was made by Chairman Celske and seconded by Member Murren to approve the petition for a variation relative to the new sign at Fox River Grove Middle School, with the condition that the sign be turned off no later than 10 p.m. and turned back on no earlier than 6 a.m. daily. This motion includes the findings of fact as presented. A voice vote was taken; Karls—yes, Murren—yes, Schneider—yes, Weber—yes, Celske—yes.

A MOTION was made by Chairman Celske and seconded by Member Weber to approve the petition for a variation relative to the new sign at Algonquin Road School, with the condition that the sign be turned off no later than 10 p.m. and turned back on no earlier than 6 a.m. daily. This motion includes the findings of fact as presented. A voice vote was taken; Karls—yes, Murren—yes, Schneider—yes, Weber—yes, Celske—yes.

ZBA case 2016-07 and 2016-08 were concluded at 8:00 p.m.

OTHER BUSINESS

Chairman Celske noted that the picket fence issue has come up several times. He requested that the Village Board be apprised. Administrator Soderholm said that the Board has been approached about this matter before, but they did not wish to amend the ordinance.

Downtown Re-development--Member Karls asked if the schools had signed off on accepting a lower percentage of tax with regard to the downtown re-development, she was told yes. Village President Nunamaker said that Midwest Construction is moving their business out of that building.

The former 5 O'clock Steakhouse location is going to become Avante Banquets. Member Karls noted that it is being done by the same family that owned 5 O'Clock Steakhouse.

Member Murren asked about the Gerardo's/Hoffman building. Administrator Soderholm explained that a vacant *property* ordinance was passed, and this will affect that property.

NEXT MEETING—Tuesday, October 25, 2016 at 7:00 p.m.

ADJOURNMENT

A motion was made by Murren and seconded by Schneider to adjourn the meeting. All were in favor. The meeting adjourned at 8:05 p.m.

Daniel A. Celske, Chairman

Alison Dal Compo, Secretary

Date approved