

**ZONING BOARD OF APPEALS
AUGUST 25, 2015**

CALL TO ORDER

Chairman Celske called the meeting to order at 7:00 p.m.

ROLL CALL

Dal Compo polled the members present: Zoning Board members Celske, Karls, Murren, Riley, Rosch, Schneider and Weber. Also present were Derek Soderholm, Village Administrator, and Alison Dal Compo, Secretary.

Village President Nunamaker was also in attendance.

APPROVAL OF THE JUNE 29, 2015 MINUTES

A motion was made by Karls and seconded by Murren to approve the minutes from the June 29, 2015 meeting with one change. A voice vote followed with all in favor. The motion carried.

ZONING BOARD CASE 2015-03 REQUEST FOR VARIATIONS FOR SIGNS, 416 NW HWY, DOUGLAS AUTOMOTIVE

Dave McAllister was present as representative of Douglas Automotive. Penny Hughes was present as representative of the sign company proposed to perform the work.

Chairman Celske asked Administrator Soderholm for a synopsis of the request. Administrator Soderholm explained that Douglas Automotive is currently operating in the former Bryant Automotive location. The owner would like to paint the existing sign, which is 15 feet high, and swap out the panels. Chairman Celske noted that the existing sign is a pole sign, and the Village ordinance currently excludes pole signs.

Mr. McAllister of Douglas Automotive said that they don't want to change very much, just to put the Douglas Automotive logo on and paint the sign. Ms. Hughes explained that they are going to remove the second sign on the property, and if the main sign were changed to a ground sign it might somewhat block visibility to the stop sign.

Chairman Celske stated that this type of signage presents a dilemma, as the current ordinance is designed to phase out pole signs. Thus, a variance would have to be recommended. Existing businesses are grandfathered in, but as a rule new businesses would be expected to conform.

Member Rosch commented that he is personally against monument signs overall. If the Douglas Automotive sign were lowered, it could create a safety issue. He cited the Villa Bleu sign as an example; it does not block anything. Member Weber said that the Douglas Automotive could be made into monument sign by adding poles, thus making it appear to be one piece. Administrator Soderholm explained that the problem would be that monument signs have a height limit of 8 feet. Only if there are two businesses involved can it be 15 feet high.

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Member Schneider noted that there did not seem to be enough information on exhibit A1 (the petition) as to why the plight of the business owner is unique. Member Riley asked if the other sign, on the northwest part of the property, was the one to be removed completely. He was told yes.

Chairman Celske noted that there really isn't a better place to locate the sign, and obstruction is a problem. He said that he did not believe that this particular sign was the type that the Village had in mind with the ordinance, as it is a nice looking sign. He suggested having a one or two foot high landscaped or masonry base added.

Member Murren said that he had an issue with what was granted to Grover's Restaurant as opposed to what is now existing there. Administrator Soderholm said that the sign is not yet completely filled in. Member Murren said that he wished there would be a way that the ZBA could be informed of what the Village Board subsequently decides after the ZBA's recommendations, in advance of the minutes of the Village meeting being published.

Administrator Soderholm mentioned that the Grover's sign was only permitted to be 13 feet high, even though the ordinance allowed for 15 feet. Three panels will ultimately be added so the completed sign will look better.

Member Karls noted that existing non-conforming sign height is not part of this variance. She added that the Douglas Automotive sign seems to be somewhat in between a monument sign and a pole sign.

Member Schneider said that if the ZBA recommends approval of this sign, guidelines should be made clear. He further asked if the owners had any thought to put in an electronic type sign.

Member Weber noted that there is a stoplight near where the Grover's sign is; thus a reason to allow an elevated sign height.

A MOTION was made by Rosch and seconded by Schneider to approve the request for sign variance at 416 Northwest Highway and adopting the findings of fact as presented as having met the three criteria. A roll call vote was taken. The Motion Carried with all in favor.

It was found that 1) the sign is necessary for business 2) the unique circumstance is safety, and the sign is a hybrid. 3) there is not another location to put it, and it will not alter the character of the neighborhood.

Chairman Celske explained that the Zoning Board only makes recommendations to the Village Board, who will have the final say. The Committee of the Whole will meet on September 3.

Chairman Celske confirmed that the hearing notices and certified mail receipts required for this meeting were present.

Case 2015-03 was concluded at 7:26 p.m.

OTHER BUSINESS-

Public Works Facility: A detailed design proposal will be available at the September 9th meeting. The ZBA will not be permitted to make recommendations at this meeting. Chairman Celske said that he will recuse himself due to the proximity of his home to the proposed facility. Member Karls clarified that the ZBA members would be in attendance to offer suggestions only.

Administrator Soderholm explained that it will be a public meeting, but not a public hearing. The architect will be present and available to answer questions. Chairman Celske and Member Karls both recommended putting out a press release to inform the public of the meeting. Administrator Soderholm said that direct mailings were put out to those within 250 feet as required.

Member Weber asked if the same requirements hold for this meeting as for the downtown re-development. He was told no. (This will be a public meeting, not a public hearing.)

There is also a meeting tentatively scheduled for September 23rd.

NEXT MEETING

The next meeting will be held on Wednesday, September 9, 2015

ADJOURNMENT

A motion was made by Murren and seconded by Rosch to adjourn the meeting. All were in favor. The meeting adjourned at 7:37 p.m.

Daniel A. Celske, Chairman

Alison Dal Compo, Secretary

Date approved