

VILLAGE OF DUNDEE  
ZONING BOARD OF APPEALS  
Meeting Wednesday, May13, 2015

CALL TO ORDER

Meeting opened at 7:00 P.M. by Chairman Luke Larzalere.

Roll call: Luke Larzalere present, Robert Cover present, Joe Fenner present, Rachel Scheich present, Tim Bodine present, Kyle Petee present, Mike Salib present..

Also present was Village Manager Uhl, building inspector Gary Dahl, Matt and Eric Williams, Kevin Bauer, Alan Bloom - contractor for Williams Bros. Chrysler Dealership.

APPROVAL OF AGENDA

Motion by Fenner support by Salib to approve agenda of tonight's meeting

APPROVAL OF MINUTES

Motion by Bordine support by Scheich to approve the minutes of the last meeting  
December.10,2015

PUBLIC HEARING Opened at 7:05 P.M.

Variance request : applicant is requesting a dimensional variance from Sec. 22,03 (Table 22.01) (a) Wall signs to allow for 296.09 sq. ft. of signage for a variance of 246.09 sq. ft. exceeding ordinance requirement of allowable area restricted to 10 % of front building wall area not to exceed 50 sq. ft. After the variance request was read the building inspector discussed sign issues regarding pole signs, monument signs and future village signage and that the planning commission is addressing the sign ordinance as we speak.

Close Public hearing at 8:05P.M.

CITIZEN COMMENTS None

OLD BUSINESS None

NEW BUSINESS

Variance request : applicant is requesting a dimensional variance from Sec. 22,03 (Table 22.01) (a) Wall signs to allow for 296.09 sq. ft. of signage for a variance of 246.09 sq. ft. exceeding ordinance requirement of allowable area restricted to 10 % of front building wall area not to exceed 50 sq. ft.

Motion by Scheich to grant the variance as requested because it met the following criteria as required by the Village of Dundee Charter:

- (a) That the variance request would do substantial justice to the applicant, as well as to other property owners in the district?
- (b) A lesser variance that requested would not give substantial relief to the applicant and/or be more consistent with justice to other property owners.
- (c). That the plight of the owner is due to the unique circumstances of the property and not generally applicable in the area or to the properties in the same zoning district such as exceptional narrowness, shallowness, topography or area?
- (d) That the problem and the resulting need for a variance is not self created by the applicant?
- (e) That the variance requested is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty?

(f) The granting of the variance will not materially impair the intent and purpose of this ordinance?

Motion by Scheich to approve the motion as requested because it met the above criteria as required by village charter:

Supported by Salib. Roll call vote: Larzalere yes, Cover yes, Fenner yes, Scheich yes, Bordine yes, Petee yes, Salib yes. Motion passed.

ADJOURNMENT

Meeting adjourned at 8:40 P.M. by motion of Scheich, supported by Salib. All replies in the affirmative with meeting closed.

Respectfully submitted,



Robert C. Cover,

ZBA Secretary

May 13, 2015