

APPROVED
VILLAGE OF LAKE ZURICH
ZONING BOARD OF APPEALS
JUNE 21, 2012

The meeting was called to order by Chairman McCormack at 7:30 p.m.

ROLL CALL: *Present* - Chairman McCormack, Commissioners Burch, Hagan, and Rubin.
Excused - Commissioners Kmiecik, Paulus, and Shaw. *Also present* – Zoning Inspector Meyer.

APPROVAL OF THE ZONING BOARD OF APPEALS MINUTES:

September 15, 2011: (Minutes were approved on 3/15/12)

March 15, 2012: - Tabled due to absences.

May 17, 2012:

MOTION was made by Commissioner Burch, seconded by Commissioner Hagan, to approve the minutes of the May 17, 2012 Zoning Board of Appeals meeting as submitted.

Upon voice vote, Chairman McCormack, Commissioners Burch, Hagan, and Rubin voted Aye.

PUBLIC HEARING:

Chairman McCormack noted that a second variation on parking spaces would be added.

1200 Flex Court – Tuf-Tite Industries – Building Expansion - Variation from Zoning Code Paragraph 6-110C1 to reduce the required front yard from 40 feet to 25 feet and Variation from Zoning Code Subparagraph 10-101F2(f) to reduce the required parking spaces from 61 to 55.

The public hearing was opened at 7:31 p.m. The court reporter swore in those wishing to testify.

Kelly Sheehan, Flex Construction, gave an overview of their proposed 24,400-foot expansion which will encroach in the front yard along Telser Road. She said all elements will match the existing building including height, lighting, and building materials. She displayed elevations and pointed out the encroachment on the north elevation. Ms. Sheehan said they are requesting a variation in the number of parking spaces since the 55 existing spaces easily accommodates the 38 total employees that work over three shifts. No new hires are anticipated. There is space to expand the parking lot if needed.

The public hearing was closed at 7:37 p.m.

MOTION made by Commissioner Rubin, seconded by Commissioner Hagan, to recommend the Board of Trustees grant a variation from Zoning Code Paragraph 6-110C1 to reduce front yard from 40 feet to 25 feet on Telser Road for the Tuf-Tite Industries building expansion.

AYES: 4 Chairman McCormack, Commissioners Burch, Hagan, and Rubin

NAYS: 0

ABSENT: 3 Commissioners Paulus, Kmiecik, and Shaw

MOTION CARRIED

MOTION made by Commissioner Hagan, seconded by Commissioner Rubin, to recommend the Board of Trustees grant a variation from Zoning Code Subparagraph 10-101F2(f) to reduce the required parking spaces from 61 to 55 for Tuf-Tite Industries.

AYES: 4 Chairman McCormack, Commissioners Burch, Hagan, and Rubin

NAYS: 0

ABSENT: 3 Commissioners Paulus, Kmiecik, and Shaw

MOTION CARRIED

ADJOURNMENT:

MOTION was made by Commissioner Rubin, seconded by Commissioner Hagan to adjourn the meeting.

Voice vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 7:39 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved:  Date: 1/17/13