

**VILLAGE OF LAKE ZURICH
ZONING BOARD
OF APPEALS MEETING
NOVEMBER 21, 2013**

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

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

APPROVAL OF MINUTES:

APPROVAL OF THE OCTOBER 17, 2013 ZONING BOARD OF APPEALS MINUTES:

Typographical errors in the two motions were noted.

MOTION was made by Commissioner Kmiecik, seconded by Commissioner Rubin, to approve the October 17, 2013 Zoning Board of Appeals minutes as corrected.
Voice vote, AYES have it. MOTION CARRIED. Commissioner Shaw abstained.

PUBLIC HEARING:

Gere Marie – 1275 Ensell Road - Variation from Zoning Code Subparagraph 10-102C1 to allow a loading space to face a public street

The public hearing was opened at 7:32 p.m. Chairman McCormack swore in those wishing to testify.

Steve Fox, representing Gere Marie Corporation, presented their petition to allow an overhead door to face the street. Last night the Plan Commission recommended approval of a zoning code text amendment to create an allowable variance from the off-street loading requirement and also recommended approval of exterior appearance and site plans for the Gere Marie proposed addition. Mr. Fox said it is actually an overhead door and will not be used as a loading dock. He testified last night that he would not have any semi-trailers use the door and agreed to that as a condition of approval. Mr. Fox said the door is needed to get equipment in and out of the building. The computerized numerically controlled (CNC) machinery will be moved by forklifts. Mr. Fox was asked if he could relocate the door to the side of the building, and he said it would require a reconfiguration of the machinery and he did not know if it was possible.

Chairman McCormack read into the record a letter dated November 20, 2013 from Wolf Properties, 1140-52 Ensell Road, signed by Wolfgang and Barbara Garbelmann. They stated their objection to a variation allowing a loading dock to face the public street.

The public hearing was closed at 7:40 p.m.

Commissioner Burch said what Gere Marie is proposing is actually not a loading dock since it will not be used by trucks. He said it is a necessary solution to move large equipment and is needed to operate the business efficiently.

Inspector Meyer said she had not spoken to the Garbelmanns and did not have any further information about the reasons for their objection. Commissioner Burch said they might be more accepting of the door if they understood that it would not be used as a loading dock for trucks but was actually to be used as a service door.

Discussion followed that the verbiage should be changed from loading dock to service access door. The Zoning Board did not want to open the door to requests for true loading docks to face the street and wanted to differentiate between what Gere Marie intended as opposed to a loading dock. Mr. Fox agreed to post signage directing trucks to the loading docks in the rear.

MOTION made by Commissioner Shaw, seconded by Commissioner Rubin, to recommend the Board of Trustees grant a variation from Subparagraph 10-102C1 to allow a maintenance/service access door for loading of computerized numerically controlled machinery to face a public street for Gere Marie Corporation at 1275 Ensell Road.

AYES: 7 Chairman McCormack, Commissioners Burch, Hagan, Kmiecik, Paulus, Shaw, and Rubin.

NAYS: 0

ABSENT: 0

MOTION CARRIED

ADJOURNMENT:

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

Voice vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 7:49 p.m.

Submitted by: *Janet McKay*, Recording Secretary

Approved: *Vincent McCormack* 21 Nov 2013

Vincent McCormack, Chairman Zoning Board of Appeals