



Meeting Minutes - Final Board of Zoning Appeals

Monday, March 21, 2016

7:00 PM

6th Floor Council Chambers

1. Call meeting to order

2. Roll call of membership

Present: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney

3. Approval of minutes from previous meeting

16-389 Minutes from February 15, 2016.

Attachments: Minutes from February 15, 2016.pdf

Joosten moved, seconded by Schoenbohm, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney

4. Public Hearings/Appealances

5. Action Items

16-390 1207 W. Northland Ave. (31-5-9529-18) The applicant proposes to install a nine (9) sq. ft. ground sign on the residential property at 1207 W. Northland Ave. Section 23-45(g)(7) of the Zoning Ordinance requires that signs used for home occupations shall be limited to one (1) wall sign that does not exceed two (2) sq. ft. in area.

Attachments: 1207 W. Northland Ave.doc

Present: Steven Lee, Adam Lee and Monica Lee

Schoenbohm moved, seconded by Joosten, that the Report Action Item be denied because there was no hardship and the hardship stated is self created. A second proposal was made by the applicant to allow for a 9 sq. ft. ground sign on the property. Schoenbohm moved, seconded by Joosten, to deny the variance request because no hardship. Roll Call. Both motions failed by the following vote:

Nay: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney

16-391

473 W. Calumet St. (31-8-2005-02) The applicant proposes to build a restaurant at this location. The proposed plan would create a site with 19.7% of the total area being green space. Section 23-113(h)(2) of the Zoning Ordinance requires developments to have at least 25% green space.

Attachments: 473 W. Calumet st.doc

Present: Dave Schmalz from McMahon Engineering/Architects

Schoenbohm moved, seconded by Joosten, that the Report Action Item be approved because of the small lot size for this permitted use and small building for this use. Roll Call. Motion carried by the following vote:

Aye: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney

16-392

1515 N. Durkee St. (31-6-0554-00) The applicant proposes build an addition to the existing house that would be four (4) feet from the side lot line. Section 23-93(g)(6) of the Zoning Ordinance requires a minimum side setback of six (6) feet.

Attachments: 1515 N. Durkee St.doc

Present: Greg and Ann Brahe, Alderperson Chris Croatte

Smith moved, seconded by Schoenbohm, that the Report Action Item be approved because of the small, nonconforming lot. Roll Call. Motion carried by the following vote:

Aye: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney

6. Information Items

7. Adjournment

Schoenbohm moved, seconded by Joosten, that the be adjourned. Roll Call. Motion carried by the following vote:

Aye: 4 - McCann, Smith, Joosten and Schoenbohm

Excused: 2 - Lutz and 2nd Alternate Maloney