

SMITHTON ZONING BOARD

ZONING BOARD HEARING MINUTES

March 31, 2022

7:30pm

Waltons Ice Cream – 408 S Main

The second hearing was called to order at 8:15pm by Chairman Rodriguez.

Zoning Board members present were: Tom Incrocci, Todd Reyling, Tom Schanherr, Leo Simburger, Julie York. Also present were Zoning Administrator and Engineer Scott Saeger and Deputy Zoning Administrator Michelle Schlarman, Chairman Lori Rodriguez and Attorney Carmen Durso. Board member Jesse Carlton was absent.

Deputy Zoning Administrator Michelle Schlarman read the notice as published in the Freeburg Tribune.

Chairman Rodriguez read the letter sent to surrounding residents and the list of those residents.

The applicant was sworn in by Deputy Administrator Michelle Schlarman.

Joseph Morrison addressed the Board and provided the following information: He leases the premises for his business but has the owner's approval and permission to have a contractor install an unattached pavilion to cover the area of existing picnic tables at his business. The post would be treated cedar wood, bolted to concrete footings. It will have a tin roof, possibly open underneath, with the front apex filled in. They will keep the gravel floor at the owner's request. He plans to run electricity for LED lights as well as fans. He would like to add side coverings that could be raised and lowered, or detached, so that he could remain open later in the fall. He would like to run electricity from the box under the existing building overhang so that the lights and fans would be on the same power switch as the main building. He was told that there is enough existing amps for the additional lighting. He plans to put either benches or a fence on the North and South sides of the pavilion as a safety precaution for kids. He will not be adding any more signs. The lines for the walk-up order and pick-up windows will channel into the pavilion. Definite construction plans have not been decided on. Per the property owner's request the roof peak on the pavilion will be the same height as the existing building. Roof drainage plans have not been decided. Zoning Administrator Saeger stated that the flow of water cannot be changed, but there is an inlet to the North that would be an option for drainage. He stated that the Village could possibly look at repouring the existing sidewalk which gets standing water on it after rainfall. Saeger was asked by Morrison if the Village could trim

the tree at the entrance because branches are overhanging and scraping trucks. Saeger stated that removing the tree would be up to IDOT, but the Street Dept. may be able to trim branches. Saeger stated that the 2003 International Building Code would have to be followed and reviewed by him, and electrical inspections would be done as well.

Tom Incrocci made a motion which was seconded by Leo Simburger to approve a variance for a 9-foot front setback reduction and 12-foot setback reduction to the principal building for placement of a pavilion at 408 S Main Street - on the condition that the Village Engineer review and approve any construction plans. Roll call was taken: Tom Incrocci, yes; Leo Simburger, yes; Todd Reyling, yes; Tom Schanherr, yes; Julie York, yes; Jesse Carlton, absent. Motion was granted.

The hearing concluded at 8:52pm.

The Zoning Board discussed the zoning hearing application forms. Some of the forms have not been filled out completely by the applicants. Administrator Saeger asked if all of the questions on the form were necessary. He has concentrated on the questions relevant to the need for each hearing. Assistant Administrator Schlarman will ask applicants to fill out the form in its entirety, but a statement to that effect may need to be added to the form. Attorney Durso asked if the Board wanted him to work on the forms. It was decided that the Board will review the forms to see if they think that each question is necessary or can be eliminated. Revision of the forms will be discussed at the next meeting.

Assistant Administrator Schlarman asked the Board if the meeting time for hearings could be moved up to 7:00pm. The Board was agreeable. Administrator Saeger will inform the Village Board of the proposed time change.

Tom Schanherr made a motion which was seconded by Leo Simburger to adjourn the meeting. Roll call was taken: Tom Schanherr, yes; Leo Simburger, yes; Tom Incrocci, yes; Julie York, yes; Todd Reyling, yes; Jesse Carlton, absent. Meeting was adjourned at 9:15pm.