

# SMITHTON ZONING BOARD

## ZONING BOARD HEARING MINUTES MARCH 31, 2022 7:30pm Kountry Mart – 620 N Main Street

The hearing was called to order at 7:30pm by Chairman Rodriguez.

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

Chairman Rodriguez asked for a motion to approve the meeting minutes from February 17, 2022, 5524 High Street, 5511 Alpine Place Drive, and 10 N Smith. A motion was made by Tom Incrocci and seconded by Leo Simburger to approve the minutes from each of the hearings on February 17, 2022. Roll call was taken: Tom Incrocci, no; Tom Schanherr, yes, Leo Simburger, yes; Julie York, yes; Jesse Carlton, absent; Todd Reyling, abstain. Motion was granted.

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

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

The applicants were sworn in by Deputy Administrator Michelle Schlarman.

Hubert Koerber addressed the Board and answered the following questions: He is asking for a 5-foot front setback reduction to install a ground mounted 8.5' x 6.6' sign for his grocery store. The sign will be brick construction with a non-flashing LED message board near the top. Koerber wants the variance so he can center the sign in an existing concrete swale, to avoid being too close to the adjacent property on one side and too close to the parking lot on the other. He wants to avoid eliminating a parking spot. He might install bumper stops along the edge of the parking lot on the South side. He states that the sign will not create any site obstruction when exiting the parking lot. The exit width is within IDOT guidelines. Koerber stated that there will be a black topped entrance/exit for delivery trucks which shoppers can also use as an alternate exit. There will be an IDOT approved sidewalk that will connect with the adjacent building and end at the parking lot entrance/exit. Resident Eric Nobe wanted to make sure that the sign

would not be flashing and if it would be turned off at night. Koerber said that it will not be flashing and that if it is a problem with surrounding properties he would consider turning it off overnight. Zoning Administrator Saeger stated that there is no encroachment on the IL right of way. He stated that there is a water line running along the sign but no other utilities. Saeger does not know the exact location of the water line or the width, but it is within the right of way. He is not sure where the easement is located. He does not think that the sign would be on top of the water line.

Tom Incrocci made a motion which was seconded by Todd Reyling to approve the five-foot front setback reduction variance for a sign at 620 N Main Street, contingent on locating the water line to determine whether or not the sign can be installed at this location – if the location of the water line impacts the sign location the matter will be returned to the Board. Roll call was taken: Tom Incrocci, yes; Todd Reyling, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, yes; Jesse Carlton, absent. Motion was granted.

Saeger will inform the Board of the research findings and the outcome.

The Kountry Mart hearing concluded at 8:15pm. The Board proceeded with the second hearing.