

**VILLAGE OF HAMPSHIRE
ZONING BOARD OF APPEALS**

MINUTES

August 14, 2018

A meeting of the Hampshire Zoning Board of Appeals was called to order at 7:00 p.m. Members present: Chair C. Christensen, W. Albert, H. Hoffman, Richard Frillman. Members absent: J. Schaul, N. Collins. Also present: Village President J. Magnussen, Village Trustees C. Klein, M. Reid, and E. Robinson, together with Village Attorney M. Schuster.

On motion made by H. Hoffman, seconded by W. Albert, to approve the minutes of the meeting of the Zoning Board of Appeals held on May 22, 2018, the vote was 4 aye, 0 nay. Motion passed.

Board member J. Schaul arrived.

The first order of business was the Petition of RMC Holdings, LLC for Zoning Amendment from M-1 Restricted Industrial District to M-2 General Industrial District for Lot 5 and Lot 7 in the Metrix Business Park Subdivision in the Village. The Chair convened a public hearing in regard to the Petition for Zoning Amendment at 7:04 p.m.. Ms. Linda Kost appeared for the Petitioner, and summarized the nature of the Petition, location of the lots, the identity of the proposed user, Dayton Freight, and the proposed improvements to the Subject Property, for the members of the Board. No members of the public were present to comment on the Petition. The public hearing was closed at 7:12 p.m..

On motion by H. Hoffman, seconded by W. Albert to recommend approval of the Petition for Zoning Amendment, from M-1 Restricted Industrial District to M-2 General Industrial District, for Lot 5 and Lot 7 in the Metrix Business Park Subdivision, the vote was 4 aye – 0 nay. Motion passed.

On motion by H. Hoffman, seconded by H. Schaul, to authorize the Chairman to execute and deliver on behalf of the Zoning Board of Appeals a written Findings of Fact and Recommendation, the vote was 5 aye – 0 nay. Motion passed.

The next order of business was a Petition filed by Effective Images, on behalf of Loves Travel Stops and Country Stores, Inc., to amend the variations of the Village’s Community Graphics Regulations previously recommended by the Zoning Board of Appeals and approved by the Village Board of Trustees for the signage to be allowed in the Loves Development in the Village. Mr. Chad Bruner appeared for Loves, and presented the Petition, requesting a variance of the total area for the “street sign,” which would now include a sign for “Speedco,” and a variance of the total area allowed for wall signs, to increase the area by 37.27 sq. feet (to accommodate the “Speedco” wall sign). Bruner also explained that, whereas Loves had originally planned to contract with an outside entity for a truck repair business on the site, it had recently completed acquisition of the Speedco Company, a truck repair company, and would be

placing that business on its development. The typical Speedco sign is slightly larger than the area allowed for the other intended truck repair entity, for purposes of the street sign and the wall signs in the development.

Board member Hoffman commented that the ZBA should be aware of consistency in signage in this area of the Village. The Village Attorney reviewed some of the history of this area of the Village vis-a vis signage allowed for the truck stop businesses. Other members of the Zoning Board of Appeals asked for clarification regarding the new business, other signs planned for the development, and the relative amount of variation included in the request.

On motion by H. Hoffman, seconded by W. Albert, to recommend approval of the variations to the Community Graphics Regulations, for purposes of the total square footage of the street sign, and the total square footage of wall signs, the vote was 5 aye – 0 nay. Motion passed.

The final order of business was a presentation by Northern Builders concerning its Petition for Zoning Amendment on certain property located at the southeast corner of Higgins Road and Widmayer Road, located partially in the Village, and partially outside the Village and to be annexed. Mr. Brain Novak made a short presentation to the Board concerning the proposed Zoning Amendment and use of the property. The Petition will be the subject of a public hearing before the Zoning Board of Appeals on August 28, 2018.

On motion duly made and seconded, the meeting was adjourned at _____ p.m.

Respectfully submitted,

Joseph Schaul
Secretary