

**ZONING BOARD OF APPEALS
MAY 3, 2017 AT 7:00 P.M.
COUNCIL CHAMBERS-RM. 201**

Call to order and Roll Call

PRESENT: Chair Michael Quinn and Members Steve Ruszczyk, Mark Hansen, Jim Lencioni, Don DeBruin and Deborah McQueen

ABSENT: Member David Brumirski

ALSO PRESENT: Rasheda Jackson, Counsel; Mike Bruce, Zoning Administrator

QUORUM: Chair Quinn called the meeting to order at 7:00 p.m. and declared that a quorum was present.

Public Comment

None

Introduction and Procedure Outline

Chair Quinn explained the procedure for the evening. Mr. Bruce swore in those wishing to testify.

Public Hearing

Cal. No. 05-17-Z: 1116 Lake Street, LMC Oak Park Holdings, LLC

LMC Oak Park Holdings, LLC, Applicant, requests a variation from Section 3.9.3 (F) (2) (e) of the Transit-Related Retail Overlay District use restrictions, which section prohibits office uses from locating on the ground floor of buildings within 50 feet of a street line, to allow a general office use (The Emerson Leasing Office) on the ground floor of the building within 50 feet of a street line at 1116 Lake Street. The Emerson Leasing Office would be a temporary use for the Emerson, a new 270 unit mixed-use building located at 1132 and 1135 Westgate.

Johnathon Kubow, Development Manager for the Applicant, will present the case to the ZBA. Mr. Kubow says that we want to operate a temporary preleasing office for the Emerson Development. He indicates that the goal is to open the office on August 1, 2017 and operate for four (4) months.

Mr. Kubow indicates that he has been authorized by Foresite Realty Management LLC who was retained by 1120 Retail LLC, owner of the property, to speak on their behalf relative to the first two variance standards. Mr. Kubow says that the subject space at 1116 Lake has been vacant for many years. Do to the small size of the space, the shape of the space and the fact that there is no street presence has led to the space being vacant. Mr. Kubow says that this space was created from a larger tenant space that was subdivided to accommodate the FFC development.

Mr. Kubow says that the proposed use as a pre-leasing office for the Emerson will create foot traffic, interest, and fill a long vacant space on Lake Street and thus will not alter the essential character of the neighborhood.

A ZBA member asks about signage. Mr. Kubow indicates that there will be window signage and they could possible do a wall sign.

Chair Quinn closed testimony and moved to deliberations.

Member Lencioni moved to approve the application. Member Hansen seconded the motion. The motion was approved 6-0.

Approval of Resolution

Cal. No. 05-17-Z: 1116 Lake Street, LMC Oak Park Holdings, LLC

Rasheda Jackson, the ZBA attorney, drafted a Recommendation. Member Ruszczyk moved to approve the Recommendation after he clarifies the term of the lease. Member Hansen seconded the motion. The motion was approved 6-0.

Approval of Minutes

None

Adjournment

The meeting adjourned at 7:20 p.m.