

MINUTES OF THE ZONING BOARD OF APPEALS
April 9, 2018

The regular meeting of the Zoning Board of Appeals was called to order by Chairman Kurt Schultz at 7:00 p.m. at the Village Hall.

Members present: Chairman Kurt Schultz, Amy Flores, Mark Moore, Walter Oakley, Richard Pyter, and Eric Steffe.

Members absent: Matthew Krummick.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Jeff Cooper, Village Engineer.

Board Member Moore moved, seconded by Board Member Oakley, to approve the February 26, 2018, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

Board Member Moore moved, seconded by Board Member Oakley, to approve the March 12, 2018, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS:

**ZBA 18-01 Keller Williams, Applicant
 325 N. Milwaukee Avenue**

Request is for variations to: 1) increase the maximum number of permitted freestanding business signs from one (1) to two (2) in order to allow the proposed 24 square foot KW North Shore West Keller Williams freestanding sign; and 2) increase the maximum permitted height for a freestanding business sign from 6 feet to approximately 9.3 feet in height in order to allow the proposed 24 square foot KW North Shore West Keller Williams freestanding sign located in a C-2 Downtown Community Commercial District.

In the matter of ZBA 18-01, Board Member Moore moved, seconded by Board Member Flores, to continue this item to the April 9, 2018, Zoning Board of Appeals meeting.

Motion carried 6 - 0.

*Ayes: Schultz, Flores, Moore, Oakley, Pyter, Steffe
Nays: None
Absent: Krummick*

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NEW BUSINESS:

ZBA 18-02 Christian and Dawn Larsen, Applicants
535 Carter Street

Request is for a variation to reduce the minimum required front yard setback from 30 feet to approximately 27.5 feet in order to construct a house addition in an R-6, Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the petitioner's variation request. Mr. Smith stated that the applicants, Christian and Dawn Larsen, are requesting a variation to reduce the minimum required front yard setback in order to construct a house addition to a single family residence in an R-6, Single Family Residential District at 535 Carter Street. Mr. Smith stated that the subject site is a triangular shaped lot bounded by Crane Boulevard on the northwest and Carter Street on the east side and is a corner lot.

Ms. Dawn Larsen, petitioner, stated that they are proposing to construct a new garage in front of the old garage and converting the old garage into living space. She stated that their proposed addition will help in preparing for their kids returning home and provide for additional work area in the home. She stated that their lot has a unique shape and their addition will make a very minor encroachment into the setback.

Board Member Flores stated that the existing garage currently encroaches into the setback. She stated that it appears that the proposed addition will not increase the degree of the existing encroachment. She stated that she does not object to the requested variation.

Mr. Smith described how the Zoning Code defines yards and property lines in order to clarify which yards are the petitioner's front and corner side yards and property lines. Mr. Smith noted that the front yard abuts the Crane Boulevard r.o.w. and the corner side yard abuts the Carter Street r.o.w.

Board Member Moore asked for clarification from Staff regarding the flood prone area. Mr. Jeff Cooper, Village Engineer, stated that the subject lot is located within the flood prone area, but that the proposed improvements by the petitioner pose no concerns at this time.

Board Member Moore asked if the petitioner is relocating the HVAC mechanical units. Mrs. Larsen stated that they will not need to relocate the existing HVAC unit.

Chairman Schultz asked the petitioner if they would like the Zoning Board of Appeals to render their recommendation at this time. Mrs. Larsen stated that they are ready for the Zoning Board of Appeal's recommendation to the Village Board.

In the matter of ZBA 18-02, Board Member Pyter moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve a variation to reduce the minimum required front yard setback from 30 feet to approximately 27.5 feet in order to construct a house addition in an R-6, Single Family Residential District, in accordance with the plans submitted.

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Motion carried 6 - 0.

Ayes: Schultz, Flores, Moore, Oakley, Pyter, Steffe

Nays: None

Absent: Krummick

STAFF COMMUNICATIONS AND DISCUSSION: None.

Board Member Flores moved, seconded by Board Member Oakley, to adjourn the Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:12 p.m.