

MINUTES OF THE ZONING BOARD OF APPEALS
May 10, 2021

The regular meeting of the Zoning Board of Appeals was conducted virtually due to public health concerns and called to order by Vice Chairman Mark Moore at 7:00 p.m.

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

Members absent: None.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Board Member Steffe moved, seconded by Board Member Oakley, to approve the April 26, 2021, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 21-10 Charles and Judith Zemeske, Applicants
234 Florence Court

Request is for a variation to reduce the minimum required side yard setback from 4.15 feet to approximately 3.70 feet in order to approve the construction of a detached garage for property located in an R-7, Single Family Attached Residential District.

Mr. Charles Zemeske, Applicant, stated that they are requesting a variation to reduce the minimum required side yard setback in order to approve the construction of their detached garage. He stated that the 1992 plat of survey they used for their building permit application had incorrect lot line measurements and that this discrepancy was not discovered until they had the foundation spot survey done.

Board Member Flores stated that she understands the circumstances and has no problem with the variation request.

Board Member Steffe stated that the concrete slab was poured based upon the 1991 survey. He stated that he recognizes that it was an honest mistake and supports the variation request.

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Board Member Schultz stated that he supports the variation.

Board Member Pyter stated that he supports the variation.

Board Member Oakley stated that he supports the variation.

Vice Chairman Moore stated that he has no more questions and asked the petitioner what they would like for the Zoning Board of Appeals to do. Mr. Zemeske stated that he is ready for the Zoning Board of Appeals to make a recommendation to the Village Board of Trustees.

In the matter of ZBA 21-10, Board Member Steffe moved, seconded by Board Member Schultz, to recommend the Village Board of Trustees approve a variation to reduce the minimum required side yard setback from 4.15 feet to approximately 3.70 feet in order to approve the construction of a detached garage for property located in an R-7, Single Family Attached Residential District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

Nays: None

Absent: None

STAFF COMMUNICATIONS AND DISCUSSION: None.

Board Member Flores moved, seconded by Board Member Steffe to adjourn the meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:16 p.m.