

MINUTES OF THE ZONING BOARD OF APPEALS
June 9, 2014

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

Members present: Chairman William Cotey, Scott Adams, Dan Donahue, Mark Moore, Walter Oakley, and David Semmelman.

Members absent: Kurt Schultz.

Village Staff present: David Smith, Senior Planner.

Board Member Oakley moved, seconded by Board Member Donahue, to approve the May 12, 2014, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 14-08 Mike and Mary Nelson, Applicants
614 West Street

Request is for a variation to reduce the minimum required corner side setback from 30 feet to approximately 11.6 feet in order to construct a house addition in an R-6, Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the variation request. Mr. Smith stated that the petitioner is requesting a variation to reduce the minimum required corner side yard setback in order to construct a house addition in an R-6, Single Family Residential District located at 615 West Street. He stated that the petitioner is proposing to construct a 12' by 18' (216 square feet) addition to the rear of the house, but no closer to the corner side property line than the existing structure. Mr. Smith stated that the home was permitted and constructed in 1956 with a setback from the corner side yard matching its current existing setback of approximately 11.6 feet and that the proposed construction will not increase the degree of the nonconformity.

Mr. Tom Lindsay, architect for the petitioner, described the proposed construction.

Chairman Cotey asked for clarification of the Building Division comment regarding the proposed construction of the stoop. Mr. Smith stated that the subject stoop is not within the required corner side yard and that the Building Division will look for additional details at the time of permit submittal.

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Chairman Cotey ask the petitioner what they would like for the Zoning Board of Appeals to do tonight regarding their variation request. Mr. Nelson, petitioner, stated that he would like for the Zoning Board of Appeals to forward a positive recommendation to the Village Board.

In the matter of ZBA 14-08, Board Member Oakley moved, seconded by Board Member Donahue, to recommend the Village Board of Trustees approve a variation to reduce the minimum required corner side setback from 30 feet to approximately 11.6 feet in order to construct a house addition in an R-6, Single Family Residential District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Cotey, Adams, Donahue, Moore, Oakley, Semmelman
Nays: None
Absent: Schultz

ZBA 14-09 Matthew and Bethany Williams, Applicants
1020 Gracewood Drive

Request is for a variation to reduce the minimum required rear yard setback from 40 feet to approximately 31 feet in order to construct a house addition in an R-5, Single Family Residential District.

Mr. David Smith, Senior Planner, stated that the petitioner is requesting a variation to reduce the minimum required rear yard setback in order to construct a house addition in an R-5, Single Family Residential District located at 1020 Gracewood Drive. Mr. Smith stated that the petitioner is proposing to construct an enclosure on an existing concrete apron and that the apron includes an existing stairwell to the basement of the home. He stated that the area of the proposed concrete apron is approximately 12' by 14' (168 square feet) with an existing roof overhang covering the subject apron and that approximately eight (8) feet of the rear of the house encroaches into the minimum required 40 foot rear yard. Mr. Smith stated that the proposed enclosure of the northwest corner of the house would be construction within the required rear yard.

Mr. Smith stated that the Village Board granted rear yard setback variation in 1996 that allowed the previous homeowner to construct a house addition to the rear of the house without enclosing the northwest corner thus exposing the concrete apron and stairwell to the basement.

Ms. Bethany Williams, petitioner, described the proposed enclosure to the Zoning Board of Appeals.

Chairman Cotey ask the petitioner what they would like for the Zoning Board of Appeals to do tonight regarding their variation request. Ms. Williams stated that she would like for the Zoning Board of Appeals to forward a positive recommendation to the Village Board.

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In the matter of ZBA 14-09, Board Member Adams moved, seconded by Board Member Donahue, to recommend the Village Board of Trustees approve a variation to reduce the minimum required rear yard setback from 40 feet to approximately 31 feet in order to construct a house addition in an R-5, Single Family Residential District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Cotey, Adams, Donahue, Moore, Oakley, Semmelman
Nays: None
Absent: Schultz

COMMUNICATIONS AND DISCUSSION:

Mr. Smith announced that the preliminary plat and plans for the M/I Homes project and the ordinances and resolutions for the Bridge Development project will be on the Village Board agenda for tomorrow night.

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

Motion carried 6 - 0.

Meeting adjourned at 7:15 p.m.