

MINUTES OF THE ZONING BOARD OF APPEALS
May 11, 2015

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

Members present: Vice Chairman Mark Moore, Dan Donahue, Amy Flores, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: Chairman William Cotey.

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

Board Member Oakley moved, seconded by Board Member Schultz, to approve the April 13, 2015, Zoning Board of Appeals meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 15-08 Diana Goluch, Applicant
130 North First Street

Request is for variations to: 1) reduce the minimum required corner side yard setback in order to construct a new bay window from 30 feet to approximately 13.5 feet and front porch improvements from 30 feet to approximately 23.5 feet; and 2) reduce the minimum required front yard setback in order to construct a new bay window from 30 feet to approximately 13.5 feet and front porch from 30 feet to approximately 9 feet for a single family home in an R-6, Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the requested variations. Mr. Smith stated that the petitioner, Diana Goluch, is seeking approval for variations to reduce the minimum required corner side yard setback and front yard setback in order to construct a new bay window and front porch improvements for a single family home in an R-6, Single Family Residential District located at 130 North First Street. Mr. Smith stated that the subject lot is located at the southeast corner of Hurlburt Court and First Street. Mr. Smith stated that the petitioner is proposing to replace their front bay window with a new bay window. Mr. Smith stated that the petitioner is replacing their front stoop with a newly constructed front stoop and that this will also require setback variations from the front and corner side property lines.

Mr. Shawn Purnell, architect and agent for the petitioner, stated that because of the age of the lot and the home, almost any improvement would require a variation. He stated that the homeowner feels that the style of the existing front bay window is not compatible with the architecture of the

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home and needs an upgrade by replacing it with a more traditional boxed bay window. He stated that it will be approximately the same size as the existing bay window.

Mr. Purnell stated that they are also seeking approval to replace the front concrete stoop as it is damaged and needs replacement in order to make the front entrance safer. He stated that it will be only a few feet bigger on the side of the stoop in order to allow easier access in and out of the front door.

Board Member Oakley asked if the petitioner agrees to comply with the Building Division comments found in the DRC Staff report. Mr. Purnell stated that they are in agreement with the Staff comments listed in the DRC Staff Report.

In the matter of ZBA 15-08.1), Board Member Schultz moved, seconded by Board Member Donahue, to recommend the Village Board of Trustees approve a variation to reduce the minimum required corner side yard setback in order to construct a new bay window from 30 feet to approximately 13.5 feet and front porch improvements from 30 feet to approximately 23.5 feet for a single family home in an R-6, Single Family Residential District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

In the matter of ZBA 15-08.2), Board Member Schultz moved, seconded by Board Member Donahue, to recommend the Village Board of Trustees approve a variation to reduce the minimum required front yard setback in order to construct a new bay window from 30 feet to approximately 13.5 feet and front porch from 30 feet to approximately 9 feet for a single family home in an R-6, Single Family Residential District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

ZBA 15-09 Matt and Lindsey Haan, Applicants
752 Thomas Court

Request is for a variation to allow a fence line to be constructed in the front yard at a height of 6 feet and to exceed 1/3 opaque and exceed 1/3 the linear length of the front property line within the front yard from 44 feet to approximately 194 feet for property in an R-3, Single Family Residential District.

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Mr. David Smith, Senior Planner, introduced the requested fence variation. Mr. Smith stated that the applicants, Matt and Lindsey Haan, are requesting a variation to allow a fence line to extend beyond the rear building line of the principal structure located on a corner lot in an R-3, Single Family Residential District located at 752 Thomas Court.

Mr. Matt Haan, applicant, stated that they bought their 1960 home in 2013. He stated that they are proposing to construct a 6 foot cedar fence, natural color, to wrap around a portion of their rear yard, interior side yard and a portion of their front yard.

Mr. Haan stated that the irregular shape of their lot is causing a practical difficulty in being Code compliant regarding authorized fence locations for a corner lot.

Board Member Donahue asked if they needed the 6 foot fence height for the entire fence line. Mr. Haan stated that it will help to shield against car headlights glaring into the house windows.

Chairman Moore asked the petitioner how they would like for the Zoning Board of Appeals to proceed. Mr. Haan stated that he would like for the Zoning Board of Appeals to provide a positive recommendation to the Village Board this evening.

In the matter of ZBA 15-09, Board Member Semmelman moved, seconded by Board Member Donahue, to recommend the Village Board of Trustees approve a variation to allow a fence line to be constructed in the front yard at a height of 6 feet and to exceed 1/3 opaque and exceed 1/3 the linear length of the front property line within the front yard from 44 feet to approximately 194 feet for property in an R-3, Single Family Residential District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 6 - 0.

Meeting adjourned at 7:21 p.m.