

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**October 12, 2015**

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, Matthew Krummick, Amy Flores, Walter Oakley, and David Semmelman.

Members absent: Mark Moore and Kurt Schultz.

Village Staff present: David Smith, Senior Planner.

Board Member Oakley moved, seconded by Board Member Semmelman, to approve the August 10, 2015, Zoning Board of Appeals meeting minutes.

Motion carried 5 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**ZBA 15-25 Harry and Julie Crawford, Applicants**  
**417 Meadow Lane**

**Request is for a variation to increase the maximum permitted lot coverage from 45% to approximately 46.4% in order to replace a driveway for property in an R-6, Single Family Residential District.**

Mr. David Smith, Senior Planner, introduced the variation request to the Zoning Board of Appeals. Mr. Smith stated that the petitioner is requesting to exceed the maximum permitted lot coverage in order to replace a driveway. He stated that the property is located in an R-6, Single Family Residential District located at 417 Meadow Lane. He stated that the petitioner is proposing to replace their existing dilapidated asphalt drive with new drive and that the scope of the work also includes removing their brick paver patio, and concrete walk that runs along the west side of the garage and provide a permeable grass center strip within their proposed new drive in order to further reduce the non-conforming lot coverage. He stated that after the hard surface reductions are complete, they will still be over the maximum permitted lot coverage with an overall net coverage of approximately 46.4%. He stated that even though there is a lot coverage reduction, the new construction shall require the petitioner to seek the variation as it is still above the maximum permitted of 45%.

Mr. Harry Crawford, petitioner, stated that they moved into their house about ten years ago. He stated that prior to them moving into the house, the prior homeowner constructed a double deep garage and other hard surfaces such as the brick paver patio which contributed to the existing lot coverage. He stated that he is proposing to remove the patio, a sidewalk along the west side of

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the garage, and to replace the asphalt drive with a ribbon style concrete driveway in order to create additional permeable surface.

Board Member Krummick stated that he applauds the petitioner's effort to reduce his lot coverage.

Board Member Semmelman stated that he concurs with Board Member Semmelman's comment.

Chairman Cotey asked the petitioner what he would like for the Zoning Board of Appeals to do tonight. Mr. Crawford stated that he would like for the Zoning Board of Appeals to give a positive recommendation to the Village Board for his variation request.

*In the matter of ZBA 15-25, Board Member Oakley moved, seconded by Board Member Semmelman, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted lot coverage from 45% to approximately 46.4% in order to replace a driveway for property in an R-6, Single Family Residential District, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

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

**ZBA 15-26 Kevin and Amy O'Neill, Applicants**  
**908 Wheeler Court**

**Request is for a variation to reduce the minimum required front yard setback from 30 feet to approximately 12.5 feet in order to construct a front porch and steps in an R-6, Single Family Residential District.**

Mr. David Smith, Senior Planner, introduced the variation request. He stated that the petitioner is requesting a variation to reduce the minimum required front yard setback in order to construct a front porch and steps in an R-6, Single Family Residential District at 908 Wheeler Court. He stated that the petitioner is proposing to replace their existing 8' wide front porch and steps and walkway and that the new porch will be slightly wider at eleven (11) feet and slightly deeper at five (5) feet with a height of approximately 28 inches. He stated that the front step will have a setback from the front property line approximately 12.5 feet.

Mr. Kevin O'Neill, petitioner, presented the proposed scope of work for their front porch and steps.

Board Member Flores asked the petitioner if they are willing to rotate the new steps to one side of the porch in order to reduce the encroachment into the front yard setback. Mr. O'Neill stated that their intent is to face the front steps and walk out towards the front as the existing steps and

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walk do today. He stated that there is substantial landscaping installed to the side of the existing porch that would inhibit the new steps and walk from being installed to the side.

Board Member Semmelman stated that he does not have a problem with the 12.5 setback for the new front steps.

Chairman Cotey stated that he does not have a problem with the 12.5 foot front yard setback. He asked the petitioner what he would like for the Zoning Board of Appeals to do tonight. Mr. O'Neill stated that he would like for the Zoning Board of Appeals to give a positive recommendation to the Village Board for his variation request.

*In the matter of ZBA 15-25, Board Member Semmelman moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to reduce the minimum required front yard setback from 30 feet to approximately 12.5 feet in order to construct a front porch and steps in an R-6, Single Family Residential District, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

*Ayes: Cotey, Flores, Krummick, Oakley, Semmelman*

*Nays: None*

*Absent: Moore, Schultz*

**COMMUNICATIONS AND DISCUSSION:**

Mr. David Smith, Senior Planner, announced that the Special Use Permit for the Planned Development for the propose public parking garage will be on the Village Board agenda tomorrow night. Mr. Smith also announced that a new restaurant, Jack Straws, is scheduled to be on the Plan Commission agenda for the October 26, 2015 meeting

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

Motion carried 5 - 0.

Meeting adjourned at 7:15 p.m.