

MINUTES OF THE ZONING BOARD OF APPEALS
September 12, 2011

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, Kurt Schultz, and David Semmelman.

Members absent: None.

A quorum was established.

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

Board Member Oakley moved, seconded by Board Member Adams, to approve the August 8, 2011, Zoning Board of Appeals meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 11-15 Diana Pruss Barthel, Applicant
955 W. Winchester Road

Request is for a variation to reduce the minimum required side yard setback from 20 feet to approximately 15 feet in order to construct a house addition to a single family home in an R-3, Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the variation request to the Zoning Board of Appeals. He stated that the petitioner is requesting to reduce the minimum required side yard setback in order to construct an attached garage to their single family home in an R-3, Single Family Residential District located at 955 W. Winchester Road.

Mr. Smith stated that the petitioner is proposing to demolish their existing detached garage located to the rear and west of their home and construct an attached two car garage along the west side of their home with a setback of approximately 15 feet from the west side yard property line. He stated that the R-3 District requires a side yard setback of 20 feet.

Mr. Shawn Purnell, architect for the petitioner, stated that the property owner intends to keep the property as his primary residence. He stated that the owner will demolish the existing detached garage. He stated that alternative plans were considered including constructing the attached garage to the rear of the house in order to avoid the side yard encroachment, but this plan became infeasible

Minutes of the September 12, 2011, Zoning Board of Appeals Meeting
Page 2 of 2

due the need for substantial interior construction. He stated that the current proposal provides a very minimal encroachment into the minimum required side yard.

Board Member Schultz stated that it appears that the proposed plan will reduce the existing lot coverage.

Chairman Cotey asked if any trees are being removed. Mr. Clemmensen, 955 W. Winchester Road, petitioner, stated that they have already removed one tree with permit from the Village.

Chairman Cotey asked what will happen to the slab of the existing detached garage. Mr. Clemmensen stated that they will remove the slab and replace with soil/sod.

Chairman Cotey asked the petitioner if he will comply with the Staff review comments. Mr. Clemmensen stated that he agrees to comply with the Staff review comments.

Chairman Cotey asked the petitioner what he would like for the Zoning Board of Appeals to do tonight. Mr. Clemmensen stated that he would like for the Zoning Board of Appeals to render their recommendation to the Village Board.

In the matter of ZBA 11-15, Board Member Oakley moved, seconded by Board Member Adams, to recommend the Village Board of Trustees approve a variation to reduce the minimum required side yard setback from 20 feet to approximately 15 feet in order to construct a house addition to a single family home in an R-3, Single Family Residential District, in accordance with the plans submitted.

Motion carried 7 - 0.

Ayes: Moore, Adams, Cotey, Donahue, Oakley, Schultz, Semmelman

Nays: None

Absent: None

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 7 - 0.

Meeting adjourned at 7:11 p.m.