

MINUTES OF THE ZONING BOARD OF APPEALS
May 9, 2022

The regular meeting of the Zoning Board of Appeals was called to order by Vice Chairman Mark Moore at 7:02 p.m. at the Village Hall.

Members present: Vice Chairman Mark Moore, Amy Flores, Walter Oakley, Richard Pyter, Thomas Rankin, and Gregory Wheeler.

Members absent: Eric Steffe.

A quorum was established.

Village Staff present: David Smith, Senior Planner, and Jeff Cooper, Village Engineer.

Others present: Brooke Lenneman, Village Attorney.

Board Member Pyter moved, seconded by Board Member Wheeler, to approve the April 11, 2022, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 22-09 Adam and Deborah Johnson, Applicants
785 Meadow Lane

Request is for a variation to locate a fence in the corner side yard beyond the rear building line for property located in an R-6, Single Family Residential District.

Mr. Adam Johnson, applicant, stated that they are seeking approval for their fence variation to improve the safety for their children and improve the buffer between their property and the industrial property across the street. He stated that the existing fence on the industrial property is often in disrepair.

Ms. Deborah Johnson, applicant, stated that they also need the fence to mitigate the foot traffic that frequently crosses their property.

Mr. Johnson stated that vehicles are often speeding along Seventh Avenue and that drivers are often texting while driving.

Board Member Oakley asked the applicants if they can cover their window well. Ms. Johnson stated that it is larger than a standard window well and might be considered closer to being a walkout basement area.

Minutes of the May 9, 2022, Zoning Board of Appeals Meeting
Page 2 of 3

Board Member Wheeler asked if the installation of the fence will have any impact on existing landscaping. Ms. Johnson stated that it will not impact landscaping other than some minor trimming back some vegetation.

Chairman Moore asked the petitioners if they are ready for the Zoning Board of Appeals to make a recommendation.

In the matter of ZBA 22-09, Board Member Wheeler moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to locate a fence in the corner side yard beyond the rear building line for property located in an R-6, Single Family Residential District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Moore, Flores, Oakley, Pyter, Rankin, Wheeler
Nays: Steffe
Absent: None

ZBA 22-10 Donna M. Kenski, Applicant
700 S. Fourth Avenue

Request is for a variation to reduce the minimum required rear yard setback from 35 feet to approximately 27.5 feet in order to construct a house addition for property located in an R-6, Single Family Residential District.

Mr. Adam Kingen, Envy Sunrooms and agent for the applicant, stated that the scope of work will be to replace an existing sunroom with a new sunroom of the same size. He stated that they are not taking up any additional green space.

Board Member Oakley asked if there will be any impact upon storm water drainage. Mr. Kingen stated that there will not be any impact upon the storm water drainage system.

Board Member Rankin asked for clarification regarding the building materials of the sunroom. Mr. Kingen stated that the structure will be maintenance free and the materials will comprise of glass walls with a knee wall component.

In the matter of ZBA 22-10, Board Member Oakley moved, seconded by Board Member Wheeler, to recommend the Village Board of Trustees approve a variation to reduce the minimum required rear yard setback from 35 feet to approximately 27.5 feet in order to construct a house addition for property located in an R-6, Single Family Residential District, in accordance with the plans submitted.

Motion carried 6 - 0.

Minutes of the May 9, 2022, Zoning Board of Appeals Meeting
Page 3 of 3

Ayes: Moore, Flores, Oakley, Pyter, Rankin, Wheeler

Nays: Steffe

Absent: None

STAFF COMMUNICATIONS AND DISCUSSION: None.

Board Member Wheeler moved, seconded by Board Member Pyter, to adjourn the meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:21 p.m.