

MINUTES OF THE ZONING BOARD OF APPEALS
June 13, 2022

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

Commissioner Oakley moved, seconded by Commissioner Rankin, to appoint Commissioner Steffe as Temporary Chairman of the Zoning Board of Appeals in Vice Chairman Mark Moore's absence.

Motion carried 4 - 0.

Members present: Temporary Chairman Eric Steffe, Walter Oakley, Richard Pyter, and Thomas Rankin.

Members absent: Vice Chairman Mark Moore, Amy Flores, and Gregory Wheeler.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Board Member Oakley moved, seconded by Board Member Pyter, to approve the May 23, 2022, Zoning Board of Appeals minutes.

Motion carried 4 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 22-17 James and Terry Hommer, Applicants
443 W. Cook Avenue

Request is for a variation to reduce the minimum required rear yard setback from 35 feet to 21 feet in order to construct a rear stoop and patio for property located in an R-6, Single Family Residential District.

Mr. Dan Wells, agent representing the applicant, introduced the variation request and scope of proposed work for the project. He stated that the applicant needs to replace the rear stoop in order to gain access into the rear of the residence and that the house currently encroaches into the minimum required rear yard. He stated that the finished floor is 14 inches above grade and that the proposed stoop will rectify the accessibility into the residence at the rear of the house.

Board Member Rankin stated that he supports variation request.

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Board Member Oakley stated that he supports the variation request.

Board Member Pyter stated that he supports the variation request.

Temporary Chairman Steffe asked the petitioner if they are ready for the Zoning Board of Appeals to make a recommendation. Mr. Wells stated that he is ready for the Zoning Board of Appeals to make a recommendation.

In the matter of ZBA 22-17, Board Member Rankin moved, seconded by Board Member Pyter, to recommend the Village Board of Trustees approve a variation to reduce the minimum required rear yard setback from 35 feet to 21 feet in order to construct a rear stoop and patio for property located in an R-6, Single Family Residential District , in accordance with the plans submitted.

Motion carried 4 - 0.

Ayes: Steffe, Oakley, Pyter, Rankin

Nays: None

Absent: Moore, Flores, Wheeler

ZBA 22-18 Jim Lobus, Applicant
1718 Cedar Glen Court

Request is for a variation for rear yard setback from 40 feet to approximately 28.5 feet in order to construct a house addition for property located in an R-5, Single Family Residential District.

Due to improper notification by the applicant, this item will be re-noticed for the July 11, 2022, Zoning Board of Appeals meeting.

STAFF COMMUNICATIONS AND DISCUSSION: None.

Board Member Oakley moved, seconded by Board Member Rankin, to adjourn the meeting.

Motion carried 4 - 0.

Meeting adjourned at 7:08 p.m.