

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**August 8, 2022**

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, Amy Flores, Walter Oakley, and Gregory Wheeler.

Members absent: Richard Pyter, Thomas Rankin, and Eric Steffe.

A quorum was established.

Village Staff present: David Smith, Senior Planner.

Others present: Marcus Martinez, Village Attorney.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**ZBA 22-20 John and Helen Suhayda, Applicants**  
**766 Seventh Avenue**

**Request is for a variation to reduce the corner side yard setback from 30 feet to approximately 20 feet in order to remove and replace a front concrete porch for property located in the R-5 Single Family Residential District.**

Due to improper notification by the applicant, this item will be re-noticed for the September 12, 2022, Zoning Board of Appeals meeting.

**ZBA 22-21 George and Heather Green, Applicants**  
**341 N. Third Street**

**Request is for a variation to reduce the corner side yard setback from 30 feet to approximately 21 feet in order to construct a composite wood deck for property located in an R-7, Single Family Attached Residential District.**

Ms. Heather Green, applicant, introduced the variation request to the Zoning Board of Appeals. She stated that they have resided at this location since 1994. She stated that there is a large mature Silver Maple tree in the rear yard that shades the area making it difficult for grass to grow. She stated that they are proposing to construct a composite wood deck in the bare ground area in order to avoid walking in the mud.

Board Member Flores asked about the unique configuration of the deck shape. Ms. Green stated that it was designed that way in order to allow deck to abut both the house and the detached garage.

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Chairman Moore stated that the attempt to line the deck up with the edge of the residence and their effort to protect the Silver Maple is appropriate and that he supports the variation request. Chairman Moore asked the applicants if they are ready for the Zoning Board of Appeals to make their recommendation. Ms. Green stated that they are ready for the Zoning Board of Appeals to make their recommendation.

*In the matter of ZBA 22-21 Board Member Wheeler moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to reduce the corner side yard setback from 30 feet to approximately 21 feet in order to construct a composite wood deck for property located in an R-7, Single Family Attached Residential District, in accordance with the plans submitted.*

*Motion carried 4 - 0.*

*Ayes: Moore, Flores, Oakley, Wheeler*

*Nays: None*

*Absent: Pyter, Rankin, Steffe*

**STAFF COMMUNICATIONS AND DISCUSSION:** None.

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

Motion carried 4 - 0.

Meeting adjourned at 7:11 p.m.