

MINUTES OF THE ZONING BOARD OF APPEALS
October 24, 2022

The regular meeting of the Zoning Board of Appeals was called to order by Vice Chairman Mark Moore at 7:01 p.m. at the Village Hall.

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

Members absent: Richard Pyter.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Board Member Wheeler moved, seconded by Board Member Rankin, to approve the September 26, 2022, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 22-23 David and Pamela King, Applicants
303 Broadway

Request is for a variation to reduce the minimum required corner side yard setback from 30 feet to approximately 12 feet in order to construct a detached garage for property located in an R-6 Single Family Residential District.

ZBA 22-24 David and Pamela King, Applicants
303 Broadway

Request is for a variation to increase the maximum permitted height for a detached garage for property located in an R-6 Single Family Residential District. [Withdrawn]

Ms. Pamela King, applicant, presented their request for the corner side yard variation in order to construct their detached garage. She stated that they have revised their plans in order to illuminate the variation for height. Ms. King reviewed the standards for variation relative to the corner side yard setback encroachment. She stated that the lot is unique in that the lot width is less than what the current Zoning Code regulations require for lot width. She stated that due to the narrower lot width the buildable area is less than what other lots in this zoning district are able to provide. She

Minutes of the October 24, 2022, Zoning Board of Appeals Meeting
Page 2 of 3

stated that the eve of the proposed garage will be setback from the corner side property line approximately 12 feet and the foundation of the proposed detached garage will be setback approximately 17 feet from the corner side property line. She stated that they listened to the feedback provided by the Zoning Board of Appeals from the last meeting and made the appropriate revisions to the plans.

Board Member Rankin stated that the proposal makes sense now.

Board Member Oakley stated that he supports the proposal now. He inquired about the difference between a forced walkout basement versus forced windows. Mr. Jeff Cooper, Village Engineer, described the difference between a forced walkout basement versus forced windows.

Board Member Steffe stated that he supports the variation request.

Board Member Wheeler asked for clarification as to the fire sprinkler requirements. Mr. John Spoden, Director of Community Development, stated that the sprinkler requirement kicks in once the structure reaches a certain size in floor area.

Board Member Wheeler asked the petitioner what type of material is proposed for the driveway. Ms. King stated that the driveway will be made from brick pavers.

Vice Chairman Moore asked for clarification regarding the staff review comment about the shed dormer. Mr. Spoden stated that the size of shed dormers is not restricted for accessory structures but they are regulated for the principal structure. He stated that the staff review comment was intended to convey that distinction while noting that the proposed shed dormer for the garage is oversized but not restricted.

Vice Chairman Moore asked if the petitioner is ready for the Zoning Board of Appeals to make a motion for the variation request. Ms. King stated that she is ready for the Zoning Board of Appeals to make a motion.

In the matter of ZBA 22-23, Board Member Steffe moved, seconded by Board Member Oakley, to recommend the Village Board of Trustees approve a variation to reduce the minimum required corner side yard setback from 30 feet to approximately 12 feet in order to construct a detached garage 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, Rankin, Steffe, Wheeler
Nays: None
Absent: Pyter

Minutes of the October 24, 2022, Zoning Board of Appeals Meeting
Page 3 of 3

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, announced that the Village Board of Trustees will honor Mark Moore tomorrow night for his 17 years of service on the Plan Commission.

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

Motion carried 6 - 0.

Meeting adjourned at 7:14 p.m.