

MINUTES OF THE ZONING BOARD OF APPEALS
October 25, 2021

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, Richard Pyter, Thomas Rankin, Eric Steffe, and Gregory Wheeler.

Members absent: Walter Oakley.

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 Steffe moved, seconded by Board Member Wheeler, to approve the September 27, 2021, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 21-19 Daron Sheldon, Applicant
1286 Oak Trail Drive

Request is for a variation to allow a fence to be installed in a corner side yard with the fence line extended beyond the rear building line of the principal structure for property located in an R-2 Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the request for a fence variation. Mr. Smith stated that the applicant is requesting a variation for a fence that would allow him to install a fence beyond the rear building line in the corner side yard of a corner lot located at 1286 Oak Trail Drive.

Mr. Daron Sheldon, applicant, stated that due to the configuration of the rear of his home that it would be impractical to connect the fence to the rear facade closest to the rear property line as the fence line would then become a barrier between the rear portion of the home that is further away from the rear property line and the fenced in rear yard. He stated that the requested location of the fence line will have no negative impact upon the surrounding areas.

Board Member Flores stated that the request seems logical and supports the variation.

Minutes of the October 25, 2021, Zoning Board of Appeals Meeting
Page 2 of 2

Board Member Wheeler stated that the applicant should give careful consideration how the fence line location will navigate around undulating topography due to berms or swales.

Chairman Moore stated that this is a peculiar situation due to the configuration of the rear of the residence.

Mr. John Spoden, Director of Community Development, stated that the regulations of the Zoning Code are oriented to more easily address box shaped structures.

Board Member Wheeler stated that the location of the patio and its relationship to the rear of the residence does impose a challenge and still comply with the Code relative to the fence location.

Chairman Moore asked the petitioner if he is ready for the Zoning Board of Appeals to render their recommendation regarding the requested fence variation. Mr. Sheldon stated that he is ready for the recommendation from the Zoning Board of Appeals.

In the matter of ZBA 21-19, Board Member Rankin moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve a variation to allow a fence to be installed in a corner side yard with the fence line extended beyond the rear building line of the principal structure for property located in an R-2 Single Family Residential District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

ZBA 21-20 Novartis, Applicant
1950 Innovation Way

Request is for variations for signage for property located in an O-2 Office, Manufacturing and Distribution Park District.

The applicant requested that this item be withdrawn from the agenda.

STAFF COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 6 - 0.

Meeting adjourned at 7:52 p.m.