

MINUTES OF THE ZONING BOARD OF APPEALS
January 9, 2023

The regular meeting of the Zoning Board of Appeals was called to order by Chairman Gregory Wheeler at 7:03 p.m. at the Village Hall.

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

Members absent: None.

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 Pyter moved, seconded by Board Member Rankin, to approve the December 12, 2022, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 23-01 Sharon Kocken, Applicant
119 Homewood Avenue

Request is for a variation to increase the maximum permitted width of a shed dormer from eight (8') feet to approximately 20.5 feet on a single family detached residence for property located in an R-6 Single Family Residential District.

Ms. Haley Spinell, agent for the applicant, introduced the requested text amendment to the Village of Libertyville Zoning Code. She stated that they are proposing a second floor addition to a 100 year old house to include the expansion of the existing shed dormer. She stated that they are requesting a text amendment to the Zoning Code in order to allow the Village Board the authority to grant variations to increase the maximum permitted width of shed dormers on the second floor. She stated that they are requesting a variation to increase the maximum permitted width of a shed dormer for the property located at 119 Homewood Avenue.

Ms. Sharon Kocken, applicant, stated that the proposed addition will not increase the footprint of the house and will respect the architectural integrity of the existing home and the surrounding neighborhood.

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Board Member Steffe stated that it is a beautiful house and asked the applicant if she is ready for the Zoning Board of Appeals to make their recommendation. Ms. Kocken stated that she is ready for the Zoning Board of Appeals to make their recommendation.

In the matter of ZBA 23-01, Board Member Steffe moved, seconded by Board Member Rankin, to recommend the Village Board of Trustees approve a variation to increase the maximum permitted width of a shed dormer from eight (8') feet to approximately 20.5 feet on a single family detached residence for property located in an R-6 Single Family Residential District, in accordance with the plans submitted.

Motion carried 6 - 0.

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

Nays: None

Absent: None

STAFF COMMUNICATIONS AND DISCUSSION:

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

Motion carried 6 - 0.

Meeting adjourned at 7:18 p.m.