

MINUTES OF THE ZONING BOARD OF APPEALS
April 10, 2023

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

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

Members absent: None.

A quorum was established.

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

Others present: Marcus Martinez, Village Attorney.

Board Member Oakley moved, seconded by Board Member Steffe, to approve the March 20, 2023, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**ZBA 23-02 Steve and Caren Song, Applicants
271 Cypress Lane**

Request is for a variation to reduce the rear yard setback from 25 feet to approximately 17.3 feet in order to construct a house addition for property located in the R-6 Single Family Residential District.

Mr. David Smith, Senior Planner, introduced the requested variation to the Zoning Board of Appeals. Mr. Smith stated that the applicant is requesting a variation to reduce the minimum required rear yard setback in order to construct a house addition for property located in an R-6 Single Family Residential District.

Ms. Maria Cartage, Cartage Home Builders and agent representing the applicant, stated that they are seeking this variation due to the need to increase the living space in the home for a growing family.

Board Member Oakley asked the petitioner if they reviewed the Staff report including the Engineering comments regarding the storm water management requirements. Ms. Cartage stated that they agree with the Staff comments in the report.

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Board Member Rankin asked for clarification regarding the type of foundation that will be used to support the second story addition. Ms. Cartage stated that it will be a continuous foundation utilized to support the piers necessary to support the second story addition.

Board Member Pyter asked the applicant if they received any feedback from their neighbors regarding the proposed plan. Ms. Cartage stated that all calls received have been positive feedback.

Chairman Wheeler asked the applicant if they agree with all conditions outlined in the Staff report and if so, are they ready for the Zoning Board of Appeals to render their recommendation. Ms. Cartage stated that they concur with the Staff report and they are ready for the Zoning Board of Appeals to make their recommendation to the Village Board.

In the matter of ZBA 23-02, Board Member Oakley moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to reduce the rear yard setback from 25 feet to approximately 17.3 feet in order to construct a house addition 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: None.

Board Member Rankin moved, seconded by Board Member Pyter, to adjourn the Zoning Board of Appeals meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:08 p.m.