

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**May 8, 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, Eric Steffe, and Aaron Zych.

Members absent: None.

A quorum was established.

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

Others present: None.

Board Member Pyter moved, seconded by Board Member Flores, to approve the April 24, 2023, Zoning Board of Appeals minutes.

Motion carried 7 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**ZBA 23-03    Johanna Corbin, Applicant**  
**309 Forest Lane**

**Request is variations to: 1) allow a fence to be located in the corner side yard with the fence line located beyond the rear building line of the principal structure; and 2) allow a fence to be located closer to the street than the front yard established for the abutting lot in order to construct a fence for property located in an R-6, Single Family Residential District.**

Mr. Rich Corbin, introduced the fence variation request to the Zoning Board of Appeals. Mr. Corbin stated that he is seeking a variation from the Zoning Code in order to install a five (5) foot high black aluminum fence in his rear and corner side yard. He stated that the difficulty to comply with the Zoning Code fence regulations is due to being landlocked by three (3) street frontages which causes more restrictive setback requirements for fence placement. Mr. Corbin stated that they were approved for a very similar fence variation in the past, but let time lapse causing the approvals to expire. He stated that the proposed fence placement will allow his aging father an area to walk his dog.

Board Member Flores stated that the proposal seems like a good plan.

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Board Member Steffe stated that he supports the fence variation request.

Board Member Zych asked if the proposal will impact an existing Oak tree on the property. Mr. Corbin stated that the proposed fence location will not impact the tree.

Board Member Pyter asked for clarification as to the fence line location. Mr. David Smith, Senior Planner described the proposed fence location.

Mr. Corbin stated that the fence will not have a detrimental impact upon neighboring properties.

Chairman Wheeler asked the applicant if he is ready for the Zoning Board of Appeals to make their recommendation. Mr. Corbin stated that he is ready for the Zoning Board of Appeals to take action on his request.

*In the matter of ZBA 23-03.1), Board Member Oakley moved, seconded by Board Member Steffe, to recommend the Village Board of Trustees approve a variation to allow a fence to be located in the corner side yard with the fence line located beyond the rear building line of the principal structure in order to construct a fence for property located in an R-6, Single Family Residential District, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

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

*In the matter of ZBA 23-03.2), Board Member Flores moved, seconded by Board Member Pyter, to recommend the Village Board of Trustees approve a variation to allow a fence to be located closer to the street than the front yard established for the abutting lot in order to construct a fence for property located in an R-6, Single Family Residential District., in accordance with the plans submitted.*

*Motion carried 7 - 0.*

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

**STAFF COMMUNICATIONS AND DISCUSSION:** None.

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

Motion carried 7 - 0.

Meeting adjourned at 7:12 p.m.