

MINUTES OF THE ZONING BOARD OF APPEALS
November 14, 2022

The regular meeting of the Zoning Board of Appeals was called to order by Chairman Gregory Wheeler at 7:01 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.

Board Member Oakley moved, seconded by Board Member Rankin, to approve the October 24, 2022, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

ZBA 22-29 Daniel Stetson, Applicant
1205 Parliament Court

Request is for a variation to reduce the minimum required rear yard setback from 40 feet to approximately 31.5 feet in order to construct a rear stoop with step to the back of a residence for property located in an R-5, Single Family Residential District.

Ms. Beth DeBaker, 7927 Lincoln, Skokie, IL., agent for applicant, presented the proposed scope of work for the residence located at 1205 Parliament Court. She described the proposed rear stoop and step proposed for the rear of the house and indicated that it will have a 31.5 foot rear yard setback from the rear property line. She stated that the lot is already disadvantaged by being exceptionally shallow and the principal structure currently encroaches in the rear yard setback. She stated that they are proposing to remove the existing wooden deck and patio. She stated that a new patio will come later, but will be Code compliant.

Chairman Wheeler asked Staff if there were other review comments not indicated in the Staff report. Mr. David Smith, Senior Planner, stated that there are no other Staff review comments outside of the Staff report.

Chairman Wheeler asked the petitioner if they are ready for the Zoning Board of Appeals to make their recommendation. Ms. DeBaker stated that they are ready for the Zoning Board of Appeals recommendation tonight.

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In the matter of ZBA 22-29, Board Member Pyter moved, seconded by Board Member Flores, to recommend the Village Board of Trustees approve a variation to reduce the minimum required rear yard setback from 40 feet to approximately 31.5 feet in order to construct a rear stoop with step to the back of a residence for property located in an R-5, 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 Pyter moved, seconded by Board Member Rankin, to approve the 2023 Zoning Board of Appeals meeting dates as presented.

Motion carried 6 – 0.

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

Motion carried 6 - 0.

Meeting adjourned at 7:12 p.m.