

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 17-ZPA-02-002

HEARING DATE: March 9, 2017

PROPERTY ADDRESS: 17 Tealwood Court

PETITIONER: Michael and Susan Glines

PIN NUMBER: 19-23-103-010

REQUEST Variation to Increase the Permitted Lot Coverage from 35% to 45% (Sec. 17.20.040)

MEMBERS PRESENT: Khoury, Chairman
Kretschmer
O’Laughlin
Graziano
Williams
Village Clerk Bragg

MEMBERS ABSENT: Pippen
Jasper

STAFF MEMBERS PRESENT: Brian Simmons, Director of Community Development

Chairman Khoury called the meeting to order at 7:30 PM. Member Williams arrived at 7:33 p.m. Chairman Khoury entertained a general consent motion to approve the minutes of February 23, 2017. The minutes were approved 4-0. Chairman Khoury called Village Case No. 17-ZPA-02-002 to order and reviewed the hearing and approval process with the petitioners.

Director Simmons presented an overview of the Petitioners request. The Petitioners, Michael and Susan Glines, are seeking to construct an above-ground pool, deck, and patio within the rear yard of the property located at 17 Tealwood Court. In addition to the improvements in their rear yard, the petitioners are also seeking to replace the service walk in front of the home with a larger paved surface. The proposed improvements will increase the Petitioner’s impervious surface coverage from 3,347 square feet (35.5%) to 4,277 square feet (45.36%).

Notice was printed in a timely manner in the Northwest Herald newspaper. The Petitioner has also completed the required written notice to property owners within 250 feet and Staff posted a public hearing sign on the subject property.

Member O’Laughlin asked for a brief review whether deck coverage would be allowed any impervious credit for water runoff. Director Simmons stated that decks are considered at 100% lot coverage.

The Petitioner, Susan Glines, presented plans for the family to improve the property for their family enjoyment. Chairman Khoury asked Mrs. Glines if there was any flexibility in the percentage of impervious coverage requested. Mrs. Glines agreed to discuss options in coverage percentages. Chairman Khoury asked the Board for comments regarding acceptable lot coverage percentages with the petition. Members Graziano and O’Laughlin agreed forty-five percent was acceptable.

Chairman Khoury closed the public portion of the meeting at 8:08 pm.

Chairman Khoury entertained a motion to recommend to the Village Board of Trustees, approval of a variance to allow an increase in the required lot coverage from thirty-five (35) percent to forty-five (45) percent for the property located at 17 Tealwood Court.

Member O'Laughlin moved, seconded by Member Graziano, to recommend to the Village Board of Trustees, approval of a variance to allow an increase in the required lot coverage from thirty-five (35) percent to forty-five (45) percent for the property located at 17 Tealwood Court.

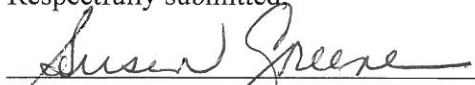
<i>Voting Aye:</i>	<i>Khoury, Kretschmer, Graziano, Williams, O'Laughlin</i>
<i>Abstain:</i>	<i>None</i>
<i>Voting Nay:</i>	<i>None</i>

Motion Passed: 5-0

Director Simmons advised the Board of a scheduled COW/ZPA joint meeting on Tuesday, March 21, 2017 at 6:00 pm to discuss the unified development ordinance. The ZPA Board will also hold a hearing on a petition for 9 Sheffield Ct. on Thursday, March 23, 2017 at 7:30 pm.

Chairman Khoury entertained a motion to adjourn at 8:17 pm. Member O'Laughlin moved, seconded by Member Graziano and the meeting was adjourned at 8:17 pm.

Respectfully submitted,



Susan Greene, Deputy Village Clerk