

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

**CASE NUMBER:** 17-ZPA-02-003

**HEARING DATE:** March 23, 2017

**PROPERTY ADDRESS:** 9 Sheffield Court

**PETITIONER:** Surachana Jar Franklin

**PIN NUMBER:** 19-01-451-029

**REQUEST** Variation to Increase the Size and Height of Detached Accessory Structure

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

**MEMBERS ABSENT:** Pippen  
Williams

**STAFF MEMBERS PRESENT:** John Fitch, Building and Zoning Official

Chairman Khoury called the meeting to order at 7:30 PM. Chairman Khoury entertained a general consent motion to approve the minutes of March 9, 2017. The minutes were approved 5-0. Chairman Khoury called Village Case No. 17-ZPA-02-003 to order.

Mr. Fitch reviewed the Petitioners request to install a detached screen porch in the rear yard of their property located at 9 Sheffield Court. Mr. and Mrs. Franklin are requesting a ten and a half foot tall and twelve-foot by twelve-foot screen porch to be placed adjacent to an existing patio. Mr. Fitch stated if the planned screen house was to be attached to the home it would not require a variance.

David Hansen, the Franklin’s contractor, stated the screen house is to allow the family quiet enjoyment of their backyard. The Petitioners stated they have received no negative comments from the neighbors.

Member Jasper asked if the screenhouse comes from a kit. Mr. Hansen responded no. Member Jasper also asked if it would be possible to reduce the size of the screen porch to accommodate existing zoning requirements. Mr. Hansen replied the additional height and square footage is required for the structure to be a comfortable and enjoyable space.

Public comment was closed at 7:39 p.m.

Member Graziano commented he would like to see minor exceptions to the zoning code be decided by Building and Zoning staff. Chairman Khoury concurred.

*Chairman Patrick Khoury entertained a motion to recommend to the Village Board of Trustees, approval of a variation to increase the maximum ground floor area of an accessory structure from 120 to 144 square feet and a variation to increase the maximum height for an accessory structure from ten (10) feet to eleven (11) feet for the construction of a detached screen porch for the property located at 9 Sheffield Court.*

*Member O'Laughlin moved, seconded by Member Graziano, to recommend to the Village Board of Trustees, approval of a variation to increase the maximum ground floor area of an accessory structure from 120 to 144 square feet and a variation to increase the maximum height for an accessory structure from ten (10) feet to eleven (11) feet for the construction of a detached screen porch for the property located at 9 Sheffield Court.*

*Ayes: O'Laughlin, Graziano, Kretschmer, Jasper and Khoury*

*Nays: None*

*Abstain: None*

*Motion Passed: 5-0*

Chairman Khoury briefly reviewed comments and ideas discussed at the joint COW/ZPA meeting on March 21, 2017 regarding the creation of a Village Unified Development Ordinance.

Chairman Khoury entertained a motion to adjourn at 7:47 pm. Member O'Laughlin moved, seconded by Member Graziano to adjourn at 7:47 pm.

*All Ayes by Voice Vote*

Respectfully submitted,



Susan Greene, Deputy Village Clerk