

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

CASE NUMBER: 17-ZPA-06-001

HEARING DATE: July 13, 2017

PROPERTY ADDRESS: 438 W. Oriole Trail

PETITIONER: Dan Gates (Contractor)

PROPERTY OWNER: Alfredo Garcia

PIN NUMBER: 19-12-378-020

REQUEST Conditional Use for a Detached Garage (Sec. 17.20.030)

MEMBERS PRESENT: Khoury, Chairman
Kretschmer
O’Laughlin
Jasper
Graziano
Pippen
Williams

MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Brian Simmons, AICP
Community Development Director

Chairman Khoury called the meeting to order at 7:31 PM. Chairman Khoury entertained a general consent motion to approve the minutes of April 27, 2017. The minutes were approved 7-0. Chairman Khoury called Village Case No. 17-ZPA-06-001 to order.

Director Simmons reviewed the Petitioners request to seek approval of a conditional use to construct an accessory detached garage for the property located at 438 W. Oriole Trail. They are requesting to construct a new sixteen (16) by twenty-two (22) foot (1.5 car) detached garage in the rear yard of the property.

Mr. Dan Goles of Custom Garages, Sage Products, LLC, presented a summary of the proposed project. He stated the property owner wants to replace an existing shed and replace it with a detached garage. There are many homes in the area have detached garages. He stated the homeowner wished to construct a one and a half car garage, but was considering a two-car garage.

Public comment was closed at 7:43 p.m.

Discussion

Board Members discussed and agreed, if the property owner wished to expand the garage size to a two-car garage before being presented to the Village Board, the Petitioner would not need an additional hearing before the Zoning Board of Appeals.

Chairman Patrick Khoury entertained a motion to recommend to the Village Board of Trustees, approval of an ordinance granting a conditional use for a detached garage for the property located at 438 W. Oriole Trail subject to the following conditions:

- 1. The conditional use shall be granted for the property located at 438 W. Oriole Trail.*

Member O'Laughlin moved, seconded by Member Graziano, to recommend to the Village Board of Trustees, approval of an ordinance granting a conditional use for a detached garage for the property located at 438 W. Oriole Trail subject to the following conditions:

- 1. The conditional use shall be granted for the property located at 438 W. Oriole Trail.*

Ayes: O'Laughlin, Graziano, Kretschmer, Jasper, Williams, Phippen and Khoury

Nays: None

Abstain: None

Motion Passed: 7-0

Chairman Khoury and the Zoning Board of Appeals then considered a second petition.

Chairman Khoury entertained a motion to adjourn at 7:54 pm. Member O'Laughlin moved, seconded by Member Graziano to adjourn at 7:54 pm.

All Ayes by Voice Vote

Respectfully submitted,



Susan Greene, Deputy Village Clerk

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

CASE NUMBER: 17-ZPA-06-002

HEARING DATE: July 13, 2017

PROPERTY ADDRESS: 3909 Three Oaks Road

PETITIONER: Sage Products, LLC

PIN NUMBER: 19-11-305-001, 19-11-305-003, 19-11-328-001,
19-11-403-001

REQUEST Final Plat of Subdivision for Sage Products, LLC located at
3909 Three Oaks Road

MEMBERS PRESENT: Khoury, Chairman
Kretschmer
O’Laughlin
Jasper
Graziano
Pippen
Williams

MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Brian Simmons, AICP
Community Development Director

Chairman Khoury called the meeting to order at 7:30 PM. Chairman Khoury entertained a general consent motion to approve the minutes of April 27, 2017. The minutes were approved. After hearing one case, Chairman Khoury called Village Case No. 17-ZPA-06-002 to order.

Director Simmons reviewed the Petitioners request to seek approval of a final plat of Sage 2nd Subdivision. This is a plat to finalize the combination of lots approved for current and future construction. The final plat has been reviewed and approved by Community Development and the Village Engineer. The Petitioner’s proposed subdivision is allowed by the Village’s comprehensive plan designation.

Mr. Nick Alexander, Sage Products, LLC, presented a brief comment stating that Sage would like to have their property under one plat of subdivision.

Member Graziano asked Mr. Alexander to correct a typographical error on the signature page of the document before presenting it to the Village Board for consideration.

Public comment was closed at 7:49 p.m.

Chairman Patrick Khoury entertained a motion to recommend to the Village Board of Trustees, approval of the final plat of subdivision for the Sage 2nd Subdivision.

Member Graziano moved, seconded by Member O'Laughlin, to recommend to the Village Board of Trustees, approval of the final plat of subdivision for the Sage 2nd Subdivision.

Ayes: O'Laughlin, Graziano, Kretschmer, Jasper, Williams, Phippen and Khoury

Nays: None

Abstain: None

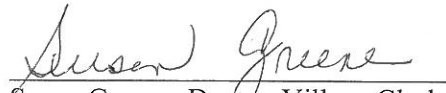
Motion Passed: 7-0

Chairman Khoury and the Zoning Board briefly discussed the formal process of entertaining and presenting motions for a vote.

Chairman Khoury entertained a motion to adjourn at 7:54 pm. Member O'Laughlin moved, seconded by Member Graziano to adjourn at 7:54 pm.

All Ayes by Voice Vote

Respectfully submitted,



Susan Greene, Deputy Village Clerk