

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

CASE NUMBER: 18-ZPA-04-002

HEARING DATE: May 10, 2018

PROPERTY ADDRESS: 546 W Main Street

PETITIONER: Earl and Kristen Past

PROPERTY OWNER: Earl and Kristen Past

PIN NUMBER: 19-13-129-017

REQUEST

1. Conditional Use for a Detached Garage (Sec. 17.20.030)
2. Variance to reduce side yard setback for a detached garage from eight (8) feet to three (3) feet (Sec. 17.20.040)

MEMBERS PRESENT: Khoury
Williams
Kretschmer
Pippen

MEMBERS ABSENT: Graziano, Jasper and O’Laughlin

STAFF MEMBERS PRESENT: Brian Simmons, AICP
Community Development Director

Chairman Khoury called the meeting to order at 7:30 PM. ZPA members reviewed and approved meeting minutes from April 26, 2018. Chairman Khoury stated Case 18-ZPA-04-001 will be continued to May 24, 2018. ZPA Board members concurred. Chairman Khoury called Village Case No. 18-ZPA-04-002.

Director Simmons stated the Petitioner, Earl Past, is seeking to construct a new twenty-four (24) by twenty (20) foot detached garage in the rear yard of the property located at 546 W Main Street. Per the Village’s Zoning Ordinance detached garages require conditional use approval within the subject property’s zoning district. Director Simmons stated that in addition, a variance is also being requested to reduce the required side yard setback for an accessory structure from eight (8) feet to three (3) feet. The ZPA hearing was properly noticed to the public.

Mr. Earl Past was present to discuss the petition. Mr. Past stated his existing garage has been in place since approximately 1948 and is in very poor condition. He believes a new garage will improve his property.

Mr. Past stated he has received positive feedback from the surrounding property owners.

Chairman Khoury opened the floor to Public Comment.

Bill Reitfeld, 551 Krenz Ave., spoke in favor of the petition.

With no further comment from those present, Chairman Khoury closed the Public Comment portion of the meeting.

Discussion:

Member Pippen stated the Petitioners proposed new garage will be similar to other detached garages in the neighborhood. Member Pippen also stated it would be a safer structure than the existing garage.

Chairman Khoury entertained a motion.

Member Pippen moved, seconded by Member Kretchmer, to recommend to the Village Board of Trustees, approval of a conditional use for a detached garage and variation to the reduce the required interior side yard setback for an accessory structure from eight (8) feet to three (3) feet for the property located at 546 W Main Street subject to the following conditions:

1. The color, siding, and roofing materials of the detached garage shall match the materials on the primary structure

Aye: Kretchmer, Pippen, Khoury and Williams

Nay: None

Abstain: None

Absent: Graziano, O'Laughlin and Jasper

Motion Passed: 4-0

Chairman Khoury entertained a motion to adjourn at 7:46 pm. Member Kretchmer moved, seconded by Member Williams to adjourn at 7:46 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,



Susan Greene, Deputy Village Clerk