

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

**CASE NUMBER:** 18-ZPA-07-002

**HEARING DATE:** August 23, 2018

**PROPERTY ADDRESS:** 52 Hampton Street

**PETITIONER:** Amy and Justin Knowlton

**PROPERTY OWNER:** Amy and Justin Knowlton

**PIN NUMBER:** 19-14-129-012

**REQUEST:** 1. Variance to reduce the side yard for an accessory structure from eight (8) feet to four (4) feet (Sec. 17.20.040)

**MEMBERS PRESENT:** O’Laughlin, Khoury, Kretschmer, Graziano

**MEMBERS ABSENT:** Jasper, Pippen, Williams

**STAFF MEMBERS PRESENT:** Brian Simmons  
Director of Community Development

Chairman Khoury called the meeting to order at 7:30 PM. After approving the minutes of one previous case, Chairman Khoury called Village Case No. 18-ZPA-07-002.

Director Simmons stated the Petitioners are seeking variation approval for an existing accessory structure (pool with surrounding patio) on the property located at 52 Hampton Street. Per the Village’s Zoning Ordinance, a setback of eight (8) feet is required along an interior side yard adjacent to an accessory structure from eight (8) feet to four (4) feet. The variance is being sought for a pool which was constructed by a previous owner in 1998 but which never received proper zoning approval for the encroachment into the side yard. The ZPA hearing was properly noticed to the public.

The Petitioners, Amy and Justin Knowlton were present to discuss the petition. Ms. Knowlton stated Director Simmons’s review of the proposal was complete. Ms. Knowlton stated there has been no negative feedback from surrounding property owners.

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

Discussion:

Member Graziano stated the petitioners also have a shed that is non-conforming, but the petition being considered is only for the pool structure.

Member O’Laughlin stated that aerial photos online show other pools in the neighborhood that seem to be non-conforming as well and so this request is not unusual. He added because the pool is an existing structure, he is in favor of the petitioner’s request.

*Chairman Khoury entertained a motion.*

*Member O'Laughlin moved, seconded by Member Kretschmer, to recommend to the Village Board of Trustees, approval of a variation to reduce the required interior side yard setback for an accessory in-ground pool and patio structure from eight (8) feet to four (4) feet for the property located at 52 Hampton Street.*

*Aye: Graziano, O'Laughlin, Kretschmer, Khoury*

*Nay: None*

*Abstain: None*

*Absent: Jasper, Pippen, Williams*

*Motion Passed: 4-0*

After hearing a second petition, Chairman Khoury entertained a motion to adjourn at 7:52 pm. Member O'Laughlin moved, seconded by Member Graziano to adjourn at 7:52 pm.

*All Ayes by Voice Vote*

*Motion Passed*

Respectfully submitted,

  
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Susan Greene, Deputy Village Clerk