

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

**CASE NUMBER:** 20-ZPA-08-001

**HEARING DATE:** September 10, 2020

**PROPERTY ADDRESS:** 209 Mildred Ave.

**PETITIONER/OWNER:** Randolph Crane

**PIN NUMBER:** 20-19-105-010

**REQUEST:** 1. Variation to Install an Accessory Structure in a Required Front Yard (Sec. 14.4.3.2)

**MEMBERS PRESENT:** Kretschmer, Khoury, O’Laughlin, Jasper, Graziano, Dudek and Walrath

**MEMBERS ABSENT:** Williams

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

Chairman Khoury called the meeting to order at 7:05 PM. After approving minutes from previous meetings, Chairman Khoury called Village Case No. 20-ZPA-08-001.

Director Simmons stated the Petitioner, Randolph Crane, is seeking to install an accessory shed in the front yard of the property located at 209 Mildred Avenue. As proposed the 120 square foot (10 ft x 12 ft) shed will be installed in the front yard adjacent to the eastern property line. The ZPA hearing was properly noticed in the August 25, 2020 edition of the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and staff posted a public hearing sign on the property.

Director Simmons stated the subject property’s subdivision is unique within the Village of Cary in that some of the homes have direct access to the Fox River. Homes which are located on Mildred Avenue have their rear yards facing this waterway. As a result, the development patterns in the area have resulted in unique placement of accessory structures. Accessory structures such as pools, patios, sheds, boat houses, piers and decks have been constructed on various lots within the rear yards which face the river. Other accessory structures, including detached garages and sheds have been constructed in the required front yard along Mildred Avenue.

Randolph Crane, 209 Mildred Ave., was present to answer questions from ZPA Board members. Mr. Crane and Director Simmons stated they have received no feedback regarding the petition.

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

Discussion:

None

***Chairman Khoury entertained a motion.***

***Member O’Laughlin moved, seconded by Member Graziano, a motion to recommend to the Village Board of Trustees, approval of a variation to locate an accessory shed within the required front yard of the property located at 209 Mildred Avenue subject to the conditions listed in the staff report.***

***Aye: Khoury, Kretschmer, Graziano, Jasper, O’Laughlin, Dudek***

***Nay: None***

***Abstain: None***

***Absent: Williams***

***Motion Passed: 6-0***

Director Simmons discussed the planned Downtown Strategic Plan open house on September 19<sup>th</sup>. He invited all members of the ZPA Board to attend.

Chairman Khoury briefly reviewed personal device usage during meetings. Director Simmons answered questions from ZPA members regarding this policy.

Chairman Khoury entertained a motion to adjourn at 7:33 pm.

***All Ayes by Voice Vote***

***Motion Passed***

Respectfully submitted,

  
Susan Greene, Deputy Village Clerk