

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

CASE NUMBER: 20-ZPA-09-001

HEARING DATE: October 8, 2020

PROPERTY ADDRESS: 470 Mildred Ave.

PETITIONER/OWNER: Ray and Pam Morey

PIN NUMBER: 20-18-452-004

REQUEST: 1. Variation to Increase the Maximum Ground Floor Area of an Accessory Detached Garage from 600 sq. ft. to 1,200 sq. ft. (Sec. 14.4.3.2)

MEMBERS PRESENT: Kretschmer, Khoury, O’Laughlin, Graziano, Williams and Walrath

MEMBERS ABSENT: Dudek, Jasper

STAFF MEMBERS PRESENT: Brian Simmons
Director of Community Development

Chairman Khoury called the meeting to order at 7:05 PM. After approving minutes from a previous meeting, Chairman Khoury called Village Case No. 20-ZPA-09-001.

Director Simmons stated the Petitioner, Ray and Pam Morey, are seeking to expand an existing detached garage in the rear yard of the property located at 470 Mildred Avenue. As proposed the Petitioner is seeking to add a 576 square foot (24 ft x 24 ft) addition to the existing 624 square foot (24 ft x 26 ft) detached garage. Variance approval is required as the proposed structure will exceed the maximum ground floor area of 600 square feet permitted for a detached garage. The ZPA hearing was properly noticed in the September 19, 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 intent of the proposed garage expansion is to provide additional storage for their antique vehicles. When first constructed the desire was to build a 1,200 square foot garage but the petitioner ultimately pursued a smaller footprint for financial reasons at the time. Shortly thereafter the Village changed its regulations that would prevent their ability to construct this size of a structure without zoning relief.

Ray Morey, 470 Mildred Ave., was present to answer questions from ZPA Board members. Director Simmons presented an email from a surrounding property owner that approves of the petitioner’s request. Mr. Morey and Director Simmons stated they have received no additional feedback regarding the petition.

Chairman Khoury asked for clarification of the number of surrounding property owners. Director Simmons reviewed property owner’s property location information.

Mr. Morey stated the proposed garage will be situated near the back of his property and will not be visible from the street. He stated he will use the structure to protect and maintain his two antique automobiles.

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

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 increase the maximum ground floor area for a detached garage from 600 square feet to 1,200 square feet for the property located at 470 Mildred Avenue subject to the conditions listed in the staff report.

Aye: Khoury, Kretschmer, Williams, Graziano, O’Laughlin

Nay: None

Abstain: None

Absent: Dudek, Jasper

Motion Passed: 5-0

Director Simmons reviewed future cases to be presented to the Zoning Board of Appeals.

Chairman Khoury entertained a motion to adjourn at 7:28 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,

Susan Greene, Deputy Village Clerk