



## **MINUTES OF THE ZONING BOARD OF APPEALS**

**VILLAGE OF TINLEY PARK,  
COOK AND WILL COUNTIES, ILLINOIS**

**HELD OCTOBER 25, 2012**

The regular meeting of the Zoning Board of Appeals was held in the Council Chambers of the Village Hall on October 25, 2012.

### **ROLL CALL**

Present and responding to roll call were the following:

Zoning Board Chair:	Sam Cardella
Zoning Board Members:	Patrick Conway Michael Krause Dave Samuelson
Absent Zoning Board Members:	Tom Hanna Jerry Radecky Ed Barta
Zoning Board Secretary:	Reem Hamden
Village Staff:	Matt Panfil, AICP, Village Planner Ron Bruning, Zoning Administrator

### **CALL TO ORDER**

Chairman Cardella called to the meeting to order at 7:32 p.m.

### **APPROVAL OF MINUTES**

Minutes of the September 13, 2012 Zoning Board of Appeals Meeting were presented for approval. A motion was made by BOARD MEMBER SAMUELSON and seconded by BOARD MEMBER CONWAY, to approve the minutes of September 13, 2012 as presented.

**AYE:** Board Members Patrick Conway, Michael Krause, Dave Samuelson, Chairman Sam Cardella

**NAY:** None

**ABSENT:** Board Member Tom Hanna, Jerry Radecky, and Ed Barta

**THE MOTION WAS APPROVED UNANIMOUSLY** by roll call; **CHAIRMAN CARDELLA** declared the motion approved.

**TO: THE VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: THE VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS**  
**SUBJECT: THE MINUTES OF THE OCTOBER 25, 2012 MEETING**  
**ITEM #1: CASE #Z-04-12 PUBLIC HEARING: MICHAEL & SHARON NAVARRETTE – 16400 SOUTH 65<sup>TH</sup> COURT – SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE VARIATION**  
**GUEST: MICHAEL NAVARRETTE – 16400 SOUTH 65<sup>TH</sup> COURT**

A Public Hearing was held on October 25, 2012 by the Zoning Board of Appeals to consider recommending that the Village Board grant the following variation: a 2.5-foot side yard variation from the required minimum 5-foot side yard setback for an accessory structure (Section III.I.1.e – Accessory Structures and Uses – of the Village of Tinley Park Zoning Ordinance) to allow for a 2.5-foot side yard setback for an accessory structure (detached garage) at 16400 South 65<sup>th</sup> Court in the R-4 Single Family Residential Zoning District and within the Tinley Terrace Subdivision.

Chairman Cardella administered the Oath to the Petitioner, Michael Navarrette, and confirmed with Mr. Panfil that the Public Hearing had been properly published and that legal notices had been sent to the surrounding neighbors.

Present and responding to roll call were the following:

Zoning Board Chair:	Sam Cardella
Zoning Board Members:	Patrick Conway Michael Krause Dave Samuelson
Absent Zoning Board Members:	Tom Hanna Jerry Radecky Ed Barta
Zoning Board Secretary:	Reem Hamden
Village Staff:	Matt Panfil, AICP, Village Planner Ron Bruning, Zoning Administrator

**DISCUSSION:**

**NAVARRETTE:** The first hardship is if I had to move the future garage to the north, which is the way it would have to go, the electric that is buried underground would be inside the garage. I'm sure I would have to get a company to come out and get an estimate to re-wire the garage all the way out to the house since the wires would then be too short.

**CARDELLA:** So the wiring is a concern?

**NAVARRETTE:** As far as I am concerned, yes it is.

**CARDELLA:** Commissioner Samuelson, do you have any questions?

**SAMUELSON:** Are you going to be replacing the existing garage at the same location?

**NAVARRETTE:** Yes, in the same location.

**SAMUELSON:** Is it the same size?

**NAVARRETTE:** Everything will be the same; the same size and location as the existing garage.

**SAMUELSON:** Are you going to keep the pad?

**NAVARRETTE:** We will be replacing the pad.

**SAMUELSON:** I didn't see too many difficulties with it since your neighbor's pool is by you. Does the Fire Department review these, as far as separation?

**PANFIL:** They do review them, and they had no comments.

**SAMUELSON:** Will the material for the roofing and siding be the same?

**NAVARRETTE:** The setting is currently wood. We will change it to vinyl.

**SAMUELSON:** I do not have any further questions.

**CONWAY:** I was on site on Sunday and reviewed the site plan. I have no issues with the variance request.

**KRAUSE:** Do your neighbors know what you are doing?

**NAVARRETTE:** Yes, we discussed it. He doesn't care if I moved it towards his fence either.

**KRAUSE:** I don't have any issues with it. It's a newer garage, so it will look better in the neighborhood.

**BRUNING:** Staff always sends out letters to everyone in the neighborhood, so they are aware of it. If anyone had any concerns, they would attend the meeting or contact myself or Matt. We do send out letters and are on hand if they were to call. We have had no concerns or comments about this.

**SAMUELSON:** I looked at the last page and it's an older subdivision. There aren't any drainage easements on the side yard. They are all on the rear yard.

**PANFIL:** That is common in that subdivision to have the drainage just in the rear.

**SAMUELSON:** Will the garage be constructed in the easement?

**PANFIL:** No. Public Works reviewed it and they would say if there were any problems. We would run into a problem if there were no drainage.

**SAMUELSON:** Thank you.

**CARDELLA:** Does anyone else care to speak on this matter? If not, I will entertain a motion at this time.

**MOTION WAS MADE BY BOARD MEMBER SAMUELSON:** Consider recommending to the Village Board to grant a 2-foot 6-inch variance from the required 5-foot side yard setback for an accessory structure (Section III.I.1.e of the Zoning Ordinance) to allow for a 2-foot 6-inch side yard setback for an accessory structure at the southern property line of 16400 South 65<sup>th</sup> Court, zoning R-4 Single Family Residential and within the Tinley Terrace Subdivision.

The motion was seconded by BOARD MEMBER KRAUSE.

**AYE:** Board Members Patrick Conway, Michael Krause, Dave Samuelson, Chairman Sam Cardella

**NAY:** None

**ABSENT:** Board Members Tom Hanna, Jerry Radecky, and Ed Barta

**THE MOTION WAS APPROVED UNANIMOUSLY** by roll call; CHAIRMAN CARDELLA declared the motion approved.

**CARDELLA:** A motion is needed to close the Public Hearing at 7:42 p.m.

Motion to close Public Hearing was made by BOARD MEMBER SAMUELSON.

Motion **SECONDED** by BOARD MEMBER KRAUSE.

**THE MOTION WAS APPROVED UNANIMOUSLY** by roll call; CHAIRMAN CARDELLA declared the motion approved.

## **ADJOURNMENT**

There being no further business, CHAIRMAN CARDELLA requested a motion to adjourn. A motion was made by BOARD MEMBER SAMUELSON to adjourn the regular meeting and Public Hearing of October 25, 2012 at 7:42 p.m.

The motion was seconded by BOARD MEMBER KRAUSE.

**AYE:** Board Members Patrick Conway, Michael Krause, Dave Samuelson, Chairman Sam Cardella

**NAY:** None

**ABSENT:** Board Members Tom Hanna, Jerry Radecky, and Ed Barta

**THE MOTION WAS APPROVED UNANIMOUSLY** by voice call; CHAIRMAN CARDELLA declared the meeting **ADJOURNED**.