

TO: THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES
FROM: THE TINLEY PARK ZONING BOARD OF APPEALS
SUBJECT: THE MINUTES OF THE AUGUST 11, 2011 MEETING

A Public Hearing was held on August 11, 2011, by the Zoning Board of Appeals to consider recommending to the Village Board to grant a twenty-two foot (22') variation from Section V. Schedule II of the Zoning Ordinance to allow a three foot (3') front yard setback for a fence on the 167th St. (north) frontage where a twenty-five foot (25') setback is required on this corner lot located at 16700 Tinley Park Drive in the R-4, Single Family Residential Zoning District.

The Meeting was called to order at 7:30 p.m. by Chairman Sam Cardella, and roll call was taken as follows:

PRESENT: Chairman Sam Cardella and Board Members: Ed Barta, Pat Conway, Michael Krause, Dave Samuelson and Jerry Radecky

GUESTS: Matt Panfil – Village Planner, Ron Bruning – Zoning Administrator and Ken Hamill, 16700 Tinley Park Drive, Tinley Park, Illinois - Petitioner

ABSENT: Board Member Tom Hanna

Chairman Cardella administered the Oath to the Petitioner. There was no public in attendance.

Chairman Cardella called for approval of the Minutes of the July 28, 2011 Meeting. There were no changes or corrections to the Minutes. A Motion was made by Board Member Dave Samuelson, seconded by Board Member Michael Krause, to approve the Minutes of the July 28, 2011 Meeting as presented. Motion was carried by voice call vote.

ITEM #1: KEN HAMILL – 16700 TINLEY PARK DRIVE – FRONT YARD SETBACK/FENCE VARIANCE

The Secretary read the Public Notice that had been published as required and verified.

PETITIONER'S PRESENTATION

Ken Hamill, 16700 Tinley Park Drive stated that he wishes to replace an existing fence at the same location with a six foot (6') privacy fence. The existing fence was placed in the ground with no concrete and has rotted out. The Petitioner's property is a corner lot, and he wishes to have the privacy fence for the safety of his child.

BOARD MEMBER'S COMMENTS/QUESTIONS

Board Member Pat Conway said that he has been to the property and has no issues with this request.

Board Member Ed Barta had no questions or issues.

Board Member Dave Samuelson asked for the materials and appearance of the fence. Mr. Hamill said the fence will be 4" by 1" dog-eared boards for a traditional solid fence along the side and rear of the property.

Board Member Samuelson noted, for the record, that the appropriate Village departments have examined the fence request and appear not to have difficulties with the request. Upon visiting the site, Mr. Samuelson said that he saw no difficulties with the fence. He does not see the fence affecting the properties to the south or the neighbors to the west. There would definitely be no impact on anyone across 167th Street. Parkside is an old, existing residential neighborhood where the Petitioner is attempting to improve his property. The commercial property on the other side of the alleyway puts the particular piece of property in a unique situation with almost a triple frontage lot in this area. The B-1 Zoning District is the most restrictive zoning district, and the Ace Hardware has been there a long time, during which they have tried to be good neighbors. He sees no problem with the request.

Board Member Michael Krause said Board Member Samuelson covered all of the items, and he has no problem with the request.

Board Member Jerry Radecky had no problem with the petition.

Motion was made by Board Member Dave Samuelson, seconded by Board Member Michael Krause, to recommend to the Village Board to grant a twenty-two foot (22') variance to the required twenty-five foot (25') front yard setback to allow for a three foot (3') setback for a fence as described by the Petitioner on the south side of 167th Street on the north frontage of the property for the property located at 16700 South Tinley Park Drive in the R-4, Single Family Residential Zoning District within the Parkside Subdivision.

Vote by roll call as follows: Ayes: Dave Samuelson, Michael Krause, Ed Barta, Pat Conway, Jerry Radecky and Chairman Sam Cardella. Nays: None. Abstain: None.

Vote 6-0-0. Motion carried.

The request will be heard before the Village Board on September 6, 2011 for first reading before final approval.

STAFF COMMENTS

Ron Bruning, Zoning Administrator, advised the Board Members there is another request for a fence variance at 8406 Radcliffe Road that will be on the September 8, 2011 Zoning Board of Appeals agenda. This hearing will be similar to a previous request in the area of the school that aligns the fence with all of the other properties.

Also, there is a possible garage height request that will, tentatively, be coming before the Zoning Board in October.

Motion was made by Board Member Dave Samuelson and seconded by Board Member Michael Krause to close Public Hearing #1 and adjourn the meeting at 7:45 p.m. Vote by voice call. Motion carried.