



MINUTES OF THE ZONING BOARD OF APPEALS

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

JANUARY 8, 2015

The regular meeting of the Zoning Board of Appeals was held in the Council Chambers of Village Hall on January 8, 2015 at 7:30 p.m.

ROLL CALL

Present and responding to roll call were the following:

Zoning Board Chairman:	Sam Cardella
Zoning Board Members:	Ed Barta Pat Conway Tom Hanna
Absent Zoning Board Member(s):	David Samuelson
Village Staff:	Amy Connolly, Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary

CALL TO ORDER

Zoning Board Chairman Cardella called to the meeting to order at 7:31 p.m. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Minutes of the November 13, 2014 Zoning Board of Appeals Meeting were presented for approval. A motion was made by ZONING BOARD MEMBER BARTA seconded by ZONING BOARD MEMBER HANNA to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. ZONING BOARD CHAIRMAN CARDELLA declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS

SUBJECT: MINUTES OF THE JANUARY 8, 2015 MEETING

PUBLIC

HEARING: KIMBERLY HERMAN – 7740 171st PLACE – CONCRETE PATIO (REQUIRED FRONT YARD SETBACK)

Consider recommending that the Village Board grant a six foot (6') variation from Section V, Schedule II (Schedule of District Requirements) where the front yard setback requirement is thirty feet (30'). This variation would allow the Petitioner to place a concrete patio (adjacent to a new in-ground pool that meets the setback requirement) at a twenty-four foot (24') setback on the west side (78th Avenue) of this corner lot at 7740 171st Place in the R-2 Single-Family Residential Zoning District within the Tinley Downes Addition subdivision.

Present were the following:

Zoning Board Chairman:	Sam Cardella
Zoning Board Members:	Ed Barta Pat Conway Tom Hanna
Absent Zoning Board Member(s):	David Samuelson
Village Staff:	Amy Connolly, Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary
Guest(s):	Kimberly Herman, Petitioner

ZONING BOARD CHAIRMAN CARDELLA opened the Public Hearing at 7:31 p.m. and requested the Petitioner(s) and anyone else present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

STEPHANIE KISLER, Village Planner, provided confirmation that appropriate notice regarding the Public Hearing was published in accordance with State law and Village requirements.

MS. KISLER presented the Staff report. She introduced the Petitioner, KIMBERLY HERMAN, stating MS. HERMAN is requesting a front yard setback variation to install a concrete patio/walkway surface for a future in-ground pool noting that building code requires thirty-six inches (36") of concrete surrounding an in-ground pool. She explained six foot (6') variation will include four feet (4') for the concrete area and two feet (2') for a retaining wall.

MS. KISLER reported the Petitioner received a ten foot (10') fence variation in 1998 to enclose an above-ground pool and wood deck currently on the property. She stated the future in-ground pool and concrete patio would be enclosed within the existing fence. She proceeded to show a diagram of the property, aerial photographs of the home and surrounding properties, and street-view photographs of the property.

MS. KISLER reported that Public Works/Engineering, Building, Police, and Fire Departments reviewed the request and offered no comments. She wished to add for the record that there is no particular hardship or practical difficulty in this case since the Petitioner could opt to install a smaller in-ground pool that could allow for the dimensions of the surrounding concrete to fall within the allowable yard requirement. However, since a fence variation was previously obtained, it would be unlikely that the proposed patio would be seen by anyone outside the yard and it may not be detrimental to the surrounding properties.

CHAIRMAN CARDELLA inquired if the variance request was granted, given these are winter months and construction would not be completed for some time, if the variance would have a time of expiration. AMY CONNOLLY, Planning Director, stated the variance runs with the land once it is granted.

KIMBERLY HERMAN, 7740 171st Place, explained she is planning to enhance her property by removing the existing above ground pool and wood deck and replace it with an in-ground pool and concrete patio. She reported the four foot (4') concrete surface surrounding the pool is for safety reasons.

BOARD MEMBER BARTA requested clarification for the two foot (2') retaining wall. MS. HERMAN explained her backyard slopes and retaining wall is being installed for support.

CRAIG HERMAN, 7740 171st Place, further explained that the retaining wall will also be a cosmetic enhancement to the yard.

BOARD MEMBER HANNA inquired to the height of the retaining wall. MR. HERMAN stated it will have a maximum height of three to four feet (3-4') at its highest point, but will gradually decrease with the slope of the land. BOARD MEMBER HANNA asked Staff if the Public Works Department had any concerns regarding drainage with the additional concrete and slope of the land. MS. KISLER stated that Public Works had no concerns that it would negatively affect drainage; however, this will be further examined during the building permit phase once plans are received.

BOARD MEMBER CONWAY reported visiting the property stating it is a beautiful home on a nice cul-de-sac. He also complimented MS. KISLER on her thorough presentation(s).

A motion was made by BOARD MEMBER CONWAY to recommend the Village Board grant the Petitioner a six foot (6') variation from Section V, Schedule II (Schedule of District Requirements) where the front yard setback requirement is thirty feet (30'). This variation would allow the Petitioner to place a concrete patio (adjacent to a new in-ground pool that meets the setback requirement) at a twenty-four foot (24') setback on the west side (78th Avenue) of this corner lot located at 7740 171st Place in the R-2 Single-Family Residential Zoning District within the Tinley Downes Addition subdivision.

The Motion was seconded by BOARD MEMBER BARTA.

AYE: Zoning Board Members Ed Barta, Pat Conway, Tom Hanna, and Chairman Sam Cardella

NAY: None

ABSENT: Zoning Board Members David Samuelson

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. ZONING BOARD OF APPEALS CHAIRMAN CARDELLA declared the Motion approved.

A motion was made by BOARD MEMBER HANNA, seconded by BOARD MEMBER BARTA to close the Public Hearing at 7:46 p.m. THE MOTION WAS APPROVED by voice call. ZONING BOARD OF APPEALS CHAIRMAN CARDELLA declared the Motion approved.

ADJOURNMENT

There being no further business, a motion was made by BOARD MEMBER HANNA, seconded by BOARD MEMBER BARTA to close the regular meeting of the Zoning Board of Appeals of January 8, 2015 at 7:46 p.m. THE MOTION WAS APPROVED by voice call. ZONING BOARD OF APPEALS CHAIRMAN CARDELLA declared the Motion approved.