AGENDA
ZONING BOARD OF APPEALS
July 23, 2015 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Approval of Minutes – June 25, 2015 Regular Meeting

Public Hearing #1: **ANTHONY & JILL DANCA – 16412 IRONWOOD DRIVE VARIATIONS FROM THE REQUIRED SIDE YARD SETBACK AND FROM THE ALLOWABLE EAVE/GUTTER ENCROACHMENT – ADDITION**

Consider recommending that the Village Board grant two variations to the Petitioners that would allow for the construction of a proposed addition, including:

1. A three foot (3') side yard setback variation from Section V. Schedule II (Schedule of District Requirements) where the side yard setback requirement is eight feet (8'); and

2. A one foot, eight inch (1'8") variation from the allowable eave/gutter encroachment in Section III.H. (Permitted Encroachments in Required Yards) where three feet (3') is the maximum encroachment permitted for eaves/gutters into the required side yard setback.

These variations would allow the Petitioners to construct the proposed one-story addition to the existing home at a five foot (5') setback from the north side property line and would allow the proposed eaves/gutters to be three feet, four inches (3'4") from the north side property line on the north side of the property at 16412 Ironwood Drive in the R-3 Single-Family Residential Zoning District and within the Tanbark subdivision.

Close Public Hearing #1

Public Hearing #2: **JOHN BADER – 8536 BROOKSIDE GLEN DRIVE VARIATION FROM THE REQUIRED FRONT YARD SETBACK – FENCE**

Consider recommending that the Village Board grant a six foot, six inch (6'6") variation from the front yard setback requirement of twenty feet (20') (outlined by the PUD) to allow for a five foot (5') tall open-style aluminum fence to be installed at a thirteen foot, six inch (13'6") setback

on the southeast (Silverside Drive) side of this corner lot at 8536 Brookside Glen Drive in the R-2 PD (Brookside Glen Planned Unit Development) Zoning District and within the Brookside Glen subdivision.

The existing home was built at a sixteen foot, six inch (16'6") front yard setback on the southeast (Silverside Drive) side of the property where twenty feet (20') is required. Note that the PUD allows a twenty-five foot (25') front yard setback requirement for the west side of the property and a twenty foot (20') front yard setback requirement for the south side of the property.

Close Public Hearing #2

Adjournment

PUBLIC HEARING REMINDERS

- All Public Hearings of a Public Body are meetings as defined by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.).
- Prior to the commencement of the Public Hearing, the Chair will determine whether there are any Objectors or other Interested Persons and if an attorney represents any Objector, group of Objectors or Interested Persons.
- All individuals desiring to participate in the Public Hearing process shall sign in/register with Village staff prior to the Public Hearing.
- All individuals desiring to participate in the Public Hearing process must participate in a swearing of an oath.
- The Chair may impose reasonable limitations on evidence or testimony presented by persons and parties, such as barring repetitious, irrelevant or immaterial testimony.
- The Chair may take such actions as are required to maintain an orderly and civil hearing.