

MINUTES OF JUNE 19, 2013
MEETING OF THE LINCOLNWOOD
ZONING BOARD OF APPEALS (ZBA)

The regular meeting of the Zoning Board of Appeals was called to order on June 19, 2013 at 7:00 p.m. In attendance were Paul Gordon, Paul Grant, Christopher Martel, Kathy O'Brien, Herbert Theisen and S.J. Malkin.

Also present: Community Development Manager/Zoning Officer Aaron Cook

Chairman Malkin then called for any comments or corrections regarding the minutes of the ZBA meeting on March 20, 2013 and, there being none, on motion duly made and seconded, the minutes were unanimously approved

A public hearing was then held on the petition of Senad Brkic for a variation from Article III, Section 3.10/Table 3.10.01 of the Zoning Code with regard to a proposed side yard patio on the property at 3800 W. Fitch Avenue. After discussion, by virtue of a tie vote on a motion to deny the requested variation (Chairman Malkin and Members Paul Grant and Herbert Theisen voting in favor of the motion, and Members Paul Gordon, Christopher Martel and Kathy O'Brien voting against), ZBA could not make a recommendation to the Village Board on this petition.

(For details, see report filed by Chairman Malkin)

A public hearing was then held on the petition of Tom Leko for variation as to maximum building coverage with respect to a proposed detached garage on the property at 6849 N. Keeler Avenue. After discussion, by a vote of 4 to 1 (Chairman Malkin and Members Paul Gordon, Christopher Martel and Herbert Theisen voting in favor; Member Paul Grant voting against; and Member Kathy O'Brien abstaining since she and her husband had previously sold the property to Petitioner), the motion to recommend approval of the requested variation was approved, subject to the condition that the proposed garage not exceed 598 square feet (thus making a total building coverage not to exceed 38.31%).

(For details, see report filed by Chairman Malkin)

A public hearing was then held on the petition of Romulo and Victoria Geslani for variation to permit off-street parking in the front yard of the property at 7350 N. Keeler Avenue. After discussion, by a vote of 6 to 0, ZBA recommended that the requested variation be denied.

(For details, see report filed by Chairman Malkin)

A public hearing was then held on the petition of Swamy Nagubadi for variations to permit a new fence on a corner side lot to exceed the maximum permitted height and to be located at an angle which would not be in compliance with the pertinent provision of the Zoning Code in connection with the property at 3848 W. Loyola Avenue. After discussion, by a vote of 6 to 0, ZBA recommended that the variations be granted so as to permit the proposed six foot board-on-board fence to be erected along a line commencing at the southeast corner of the existing garage on the property and extending parallel to Proesel Avenue to the rear property line, which fence line shall be not less than 12 feet from the property line along Proesel Avenue..

(For details, see report filed by Chairman Malkin)

Chairman Malkin then announced that the next meeting of ZBA will be held on July 17, 2013.

There being no further business, on motion duly made and seconded, by unanimous consent the meeting was adjourned.

Sherwin J. Malkin, Chairman