

# Deerfield Board of Zoning Appeals

Tuesday May 12, 2026  
7:00 PM  
Village Hall, 850 Waukegan Rd  
Council Chambers

Type of meeting: Public Hearing

Note taker: **Recorded**

## Agenda Items

1. Call to Order
2. Roll Call
3. Public Comment on Non-Agenda Items
4. **Public Hearing** to Consider the Request for a Zoning Variation from Article 2.02D Section 1 of the Deerfield Zoning Ordinance ("**Zoning Code**") to allow the principal structure to be located a 27.69' at 821 Woodward Avenue ("**Subject Property**") in lieu of the 31.00' average setback of the established street as required.
5. Other Items for Discussion
6. Adjournment

# Memo

TO: Members of The Board of Zoning Appeals  
CC: Village Attorney, Benjamin Shuster;  
Justin Keenan, Assistant Village Manager

FROM: Steven Cutaia

DATE: April 17, 2026

RE: Zoning Variance request at 821 Woodward Avenue

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## Purpose

The petitioners are seeking a Zoning Variation from Article 2.02D Section 1 of the Deerfield Zoning Ordinance ("**Zoning Code**") to allow the principal structure to be located a 27.69' at 821 Woodward Avenue ("**Subject Property**") in lieu of the 31.00' average setback of the established street as required. A complete copy of the petitioner's application is enclosed with this memorandum.

## Background

- The Subject Property is located in the Village's R-3 Zoning District
- Located on the Subject Property is a single-family home.
- The petitioners are seeking a Zoning Code variation from Article 2.02D Section 1 to allow the principal structure to be located a 27.69' in lieu of the 31.00' average setback of the established street as required. Article 2.02D & 4.03F provides, in pertinent part:

### **2.02-D Determination of Yards in Particular Cases**

#### **1. Established Setbacks**

*Where lots comprising forty (40) percent or more of the frontage on a block are developed with buildings having front yards of greater depth than required herein, new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings.*

**4.03-F Bulk Regulations**

*In the R-3 Single-Family District, uses and structures shall conform to the following bulk regulations:*

*(...)*

*a. Front Yard*

*A front yard of not less than twenty-five (25) feet.*

*(...)*

**Standards for Variation**

The Board of Zoning Appeals will consider the request for a zoning variation by the petitioner on Tuesday, May 12, 2026, at 7:00PM. The standards for a variation are established in Article 13.07E of the Deerfield Zoning Ordinance.

The Board of Zoning Appeals may recommend to the Board of Trustees the granting of a variation when and only when it shall have determined from evidence presented to it, recorded in writing and placed in its records, that all of the following conditions have been met:

**13.07-E Standards for Variation**

*The Board of Zoning Appeals may recommend to the Board of Trustees the granting of a variation when and only when, it shall have determined from evidence presented to it, recorded in writing and placed in its records, that all of the following conditions have been met:*

*1. Not a Use Variation*

*That the variation does not permit a use otherwise excluded from the particular district in which requested.*

*2. Unique to the Property*

*That special circumstances or conditions, such as exceptional narrowness, topography, or siting, apply to the land for which a variation sought and that these conditions do not apply generally in the district.*

*3. Not Self-Imposed*

*That the special circumstances or conditions have not resulted from any act of the applicant subsequent to the adoption of this Ordinance, whether or not in violation of the provisions thereof.*

*4. Not Exclusively Monetary*

*That, for reasons fully set forth in the report of the Board of Zoning Appeals, the aforesaid circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of the land.*

*5. Minimum Adjustment Necessary*

*That the variation granted is the minimum adjustment necessary for a reasonable use of the land.*

*6. Not Detrimental to Public Welfare*

*That the granting of any variation is in harmony with the general purposes and intent of this Ordinance, and will not be detrimental to the public welfare or to other property or improvements in the neighborhood, and will not alter the essential character of the neighborhood.*

**7. Not Detrimental to Neighborhood**

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire or endanger the public safety.*

**Decisions**

A decision by the Board of Zoning Appeals is governed by Article 13.07G of the Deerfield Zoning ordinance. Accordingly, a concurring vote of four members of the Board of Zoning Appeals is necessary to issue a recommendation that a variation be granted. Article 13.07F "Conditions on Variation" stipulates that the Board of Appeals may also recommend conditions and restrictions be required upon the premises benefited by a variation, or may refer it back to the Board of Zoning Appeals for further consideration.

**Conclusion**

The petitioner will be present at the Tuesday, May 12, 2026, 7:00 PM Public Hearing to review the variation standards, present their case and answer questions.



# BOARD OF ZONING APPEALS PETITION

This form must be completed and submitted with the appropriate fee to the Office of the Director of Community Development. Two sets of all required documents must also be submitted with this petition. A public hearing will not be scheduled on the petition until all required submissions are on file with the Director's office.

### APPLICANT/PETITIONER:

<u>Victor and Suzanne Blanton</u>	_____
Name	Home Phone #
<u>821 Woodward Avenue</u>	_____
Address	Business Phone #
<u>blantov@gmail.com</u>	<u>(224) 422-9742</u>
E-Mail Address	Cell Phone #

### OWNER FOR THE PROPERTY FOR WHICH THE REQUEST IS MADE:

<u>Victor and Suzanne Blanton</u>	_____
Name	Home Phone #
<u>821 Woodward Avenue</u>	_____
Address	Business Phone #
<u>blantov@gmail.com</u>	<u>(224) 422-9742</u>
E-Mail Address	Cell Phone #

NOTE: If the owner of the property is not the applicant (petitioner) listed above, a letter from the owner must accompany this petition which authorizes the applicant (petitioner) to see the action being requested. If the "owner" of the property is a trust or a bank, a letter of direction from the trustee of the trust or the bank authorizing the petition must be attached.

### NATURE OF REQUEST:

- Variation of Zoning Requirements
- Modification of Fencing Provisions
- Modification of Sign Provisions
- Modification of Screening Provisions

Appeal from an Order, Requirement, Decision, or Determination Made by the Director of Community Development or Other Authorized Official of the Village Having Jurisdiction Under the Zoning Ordinance

Extension of Temporary Occupancy Permit   
Other Matter (Please Specify) \_\_\_\_\_

# BOARD OF ZONING APPEALS PETITION, PAGE 2

## REQUIRED SUBMISSIONS FOR ALL PETITIONS:

- A letter which contains a short detailed description of the requested variation or modification, addressing each of the applicable standards listed on page 3.
- Legal Description of the subject property and spotted survey of the property.
- An accurate site plan of the property drawn to scale showing lot and setback dimensions as found on the spotted survey and indicating the location and setback dimensions of the proposed structure(s).
- Proof of Ownership of the property.
- If in a Land Trust, an affidavit stating the beneficial interest(s) in the Trust.
- Letters of Authorization/Direction if required as outlined above.
- Other documents and information as deemed necessary to render a recommendation.\*
- Floor plan of the existing structure showing how it relates to the request, if applicable.
- Fee (\$175.00)

\*In the case of a request for a yard variation to accommodate an addition, construction drawings showing floor plan relationship to existing structure

\*In the case of a request for fence modification fully dimensioned drawings, including elevations.

\*In the case of a request for sign modification fully dimensioned drawings showing colors, text, method of illumination, method of mounting, and elevations.



Zoning Board of Appeals  
Village of Deerfield  
850 Waukegan Road  
Deerfield, IL 60015

Request for Variation from the Established Front Yard Building Setback  
821 Woodward Avenue, Deerfield

We are seeking a variance for a 3.31 ft. encroachment into the established front yard setback (EFYS) for a new enclosed front porch. If the variance is granted, 48 sq. ft. of the total 101 sq. ft. of the proposed porch would be located within the EFYS. The home is located within the R-3 Zoning District where the minimum front yard setback is 25 ft. The proposed addition would comply with this restriction as it would be located 27.69 ft. from the front lot line.

Thank you for your consideration.

Two handwritten signatures in black ink. The signature on the left is more stylized and appears to be "Victor Blanton". The signature on the right is more legible and appears to be "Suzy Blanton".

Victor and Suzy Blanton

Zoning Board of Appeals  
Village of Deerfield  
850 Waukegan Road  
Deerfield, IL 60015

Letter of Situation and Hardship  
Variation for relief from the Established Front Yard Building Setback

In an effort to provide a designated front entry to the existing home, we are seeking a variation for relief from the established front yard building setback. The existing uncovered concrete entry stoop, located entirely within the northern side yard setback, is currently 10.5 linear feet west of the front wall of the home, 48 linear feet from the sidewalk and 47 linear feet from the drive. The existing entry is difficult to see from Woodward Avenue, far from available parking and leads occupants directly into the main living space of our home. Upon entry, the existing "front" door location creates multiple issues for our family and guests alike including the inability to immediately remove and store outdoor clothing as well as difficulty navigating through the resulting furniture layout. For those entering from the drive, there is an existing service door located within the existing Kitchen. This entry is also problematic for numerous reasons. The existing concrete stairs, which do not include a code compliant landing, encroach completely within the existing driveway. The service door leads to a small recessed interior landing used primarily for access to the Basement stair which creates an unsafe conflict when utilized as a viable means of ingress / egress. Our goals are as follows:

1. Create a single, front-facing entry for those arriving from Woodward Avenue or parked on the current driveway
2. Reduce the travel distance for those seeking entry to the home. A shorter walk will aid elderly family members who currently have difficulty walking longer distances. Due to the first-floor elevation changes at the service door landing, the proposed entry is much more conducive for those using walkers.
3. Create an area designated for the removal of coats, hats, shoes, etc. as well as their adequate storage.
4. Reciprocally, create an area that allows guests to sit and properly apply outdoor footwear.
5. Provide cover for those awaiting entry. The current entries are located along 2-story walls with no cover, resulting in full exposure to the elements. The proposed 1-story eave will provide some protection.
6. Redirect the interior circulation path along the side of the primary living space rather than directly through it. This will allow for more appropriate use of the home's usable floor area.
7. Improve the overall simplistic character of the home with architectural massing, additional detail and exterior material change.

The following summary describes how each of the applicable standards for requested variation have been addressed.

Thank you for your consideration



Victor and Suzy Blanton

1. NOT A USE VARIATION

There is no proposition to change the current use of the subject property. This will remain a single-family home.

2. UNIQUE TO THE PROPERTY

The established front yard setback that affects this property is calculated based on the average front yard setback of adjacent buildings within the shared block face. This home's existing proximity to that setback does not allow for the construction of the proposed front entry without zoning relief. In addition, the home did not include a front entry which is considered standard for most single-family residences.

3. NOT SELF-IMPOSED

The request for variation is not the result of any action taken by the current occupant.

4. NOT EXCLUSIVELY MONETARY

Although an improvement to the character of the existing home, the proposed addition would address specific goals related to reasonable use of this land. Please refer to the goals listed above as none of which are monetary.

5. MINIMUM ADJUSTMENT NECESSARY

Creating a single reasonable entry to the home is not merely about convenience or functionality such as the removal of shoes or the storage thereof, it has become necessary based on safety and accessibility concerns. The proposed porch would be immediately adjacent to the drive so those currently needing assistance to enter have a shorter distance to cover. In addition, the proposed square footage allows for adequate circulation for those requiring wheelchairs (with the application of a temporary ramp). The proposed dimensions are the minimum necessary to address these requirements.

6. NOT DETRIMENTAL TO THE PUBLIC WELFARE

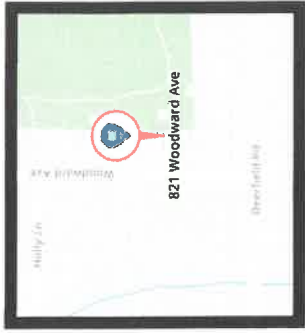
The purpose of this proposed addition and associated variation request is to promote safe and accessible entry for all occupants and improve the character of the existing home. A front entry is common to all homes on the existing block face and the proposed addition, upon construction, would not be the closest to Woodward Avenue (See neighboring property, 817 Woodward – 20.01' Front Yard Setback)

7. NOT DETRIMENTAL TO THE NEIGHBORHOOD

The proposed addition would be located well within the existing lot and not impair the adequate supply of air or light to adjacent properties. As such, it poses no additional threat of fire. The proposed addition would not result in increased congestion on the street as no alterations to the drive have been suggested.

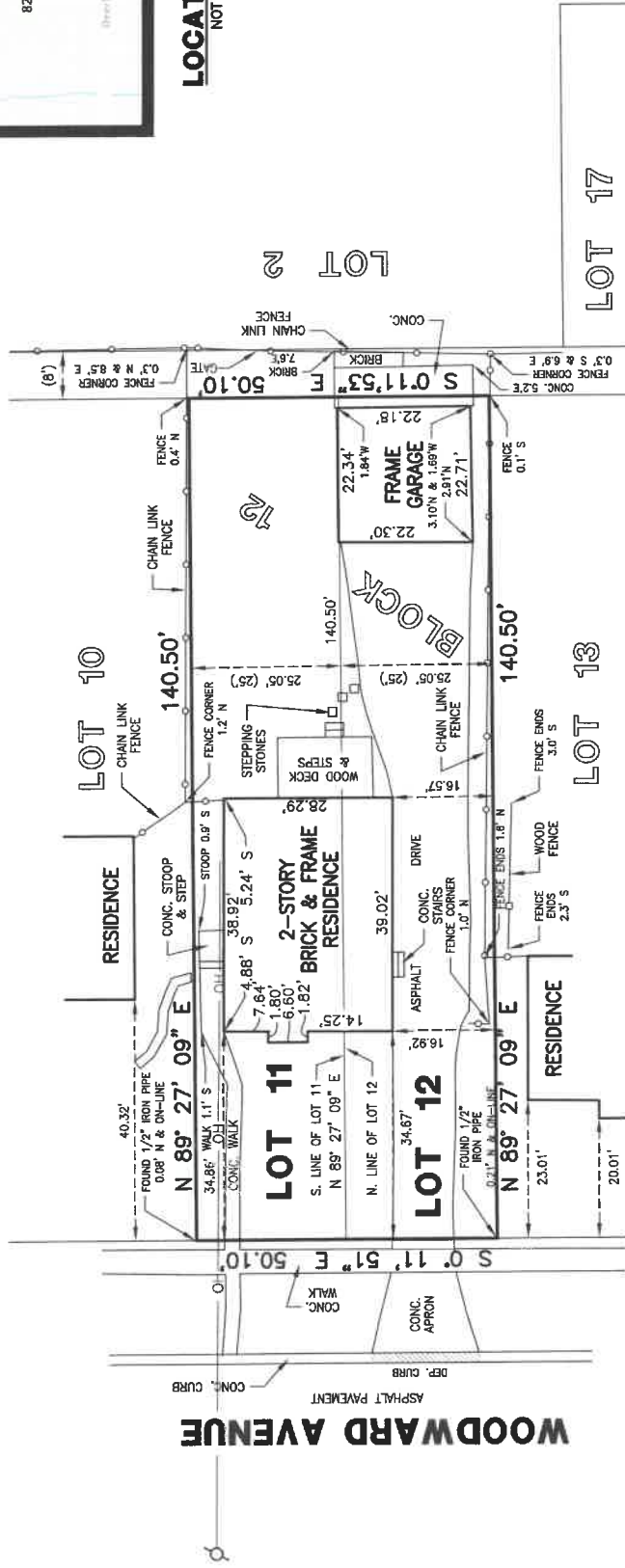
# PLAT OF SURVEY

LOTS 11 AND 12 IN BLOCK 12 IN DEERFIELD PARK LAND AND IMPROVEMENT ASSOCIATION SUBDIVISION, BEING A SUBDIVISION OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 05, 1898 AS DOCUMENT 70892 IN BOOK "D" OF PLATS, PAGES 64 TO 87, INCLUSIVE, IN LAKE COUNTY, ILLINOIS.



## LOCATION MAP

NOT TO SCALE



**SURVEYORS NOTES:**  
 THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.  
 ( ) DENOTES RECORD DIMENSION.  
 BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.  
 ORIGINAL CLIENT - MKA ARCHITECTURAL DESIGN GROUP  
 ORIGINAL FIELD WORK COMPLETED - 10-07-25

**GENERAL NOTES:**  
 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.  
 2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.  
 3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THIS SURVEY SHALL BE CONSIDERED AS SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT OF RECORDS, RECORDS, INSTRUMENTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.  
 4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

**LEGEND**  
 OH — POWER POLE  
 ——— OVERHEAD LINES



STATE OF ILLINOIS } SS  
 COUNTY OF LAKE }  
 WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 DATED THIS 17TH DAY OF OCTOBER, A.D., 2025  
 JOSEPH R. SADOSKI  
 ILLINOIS  
 PROFESSIONAL LAND SURVEYOR NO. 3316  
 MY RENEWABLE LICENSE EXPIRES 11-30-20

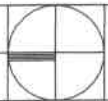
7,039 Sq. Ft. OR 0.16 ACRES (MORE OR LESS)

DATED BY: 10-17-25 DRAWN BY: JRS APPROVED BY:	10-17-25 DATE	<b>GREENGARD INC.</b> Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906 E-MAIL: 231@greengardinc.com 647/634-3853	SCALE: 1"=20' DRAWING NO.: 71207 SHEET: 1 OF 1	821 WOODWARD AVENUE - DEERFIELD, IL <b>PLAT OF SURVEY</b>
	10-17-25 DATE		10-17-25 DATE	10-17-25 DATE

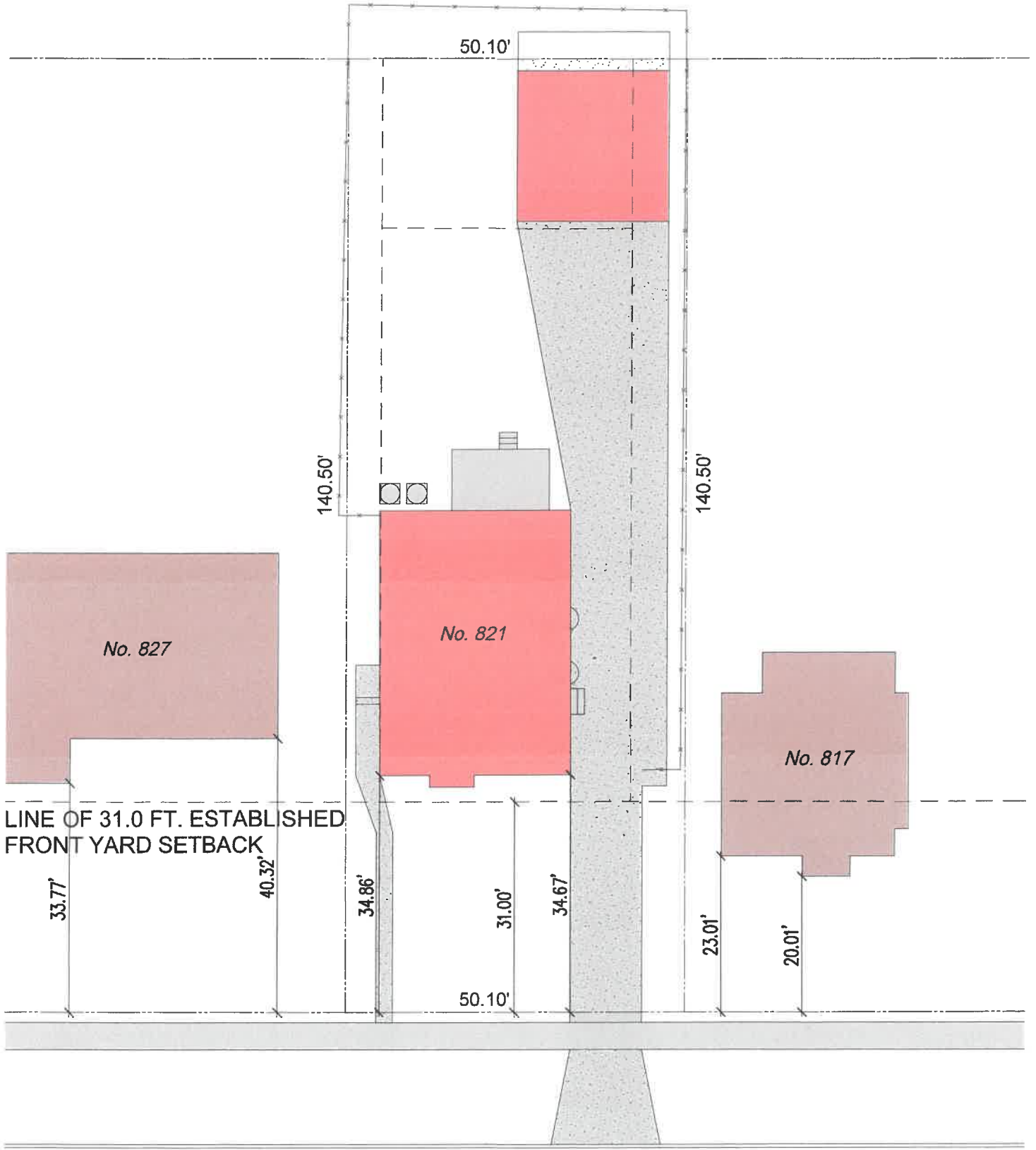


BLANTON RESIDENCE  
 821 WOODWARD AVENUE, DEERFIELD, IL 60015

SITE REFERENCE PLAN (BLOCK FACE)  
 NOT TO SCALE



VA01



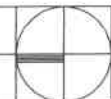
WOODWARD AVENUE

BLANTON RESIDENCE

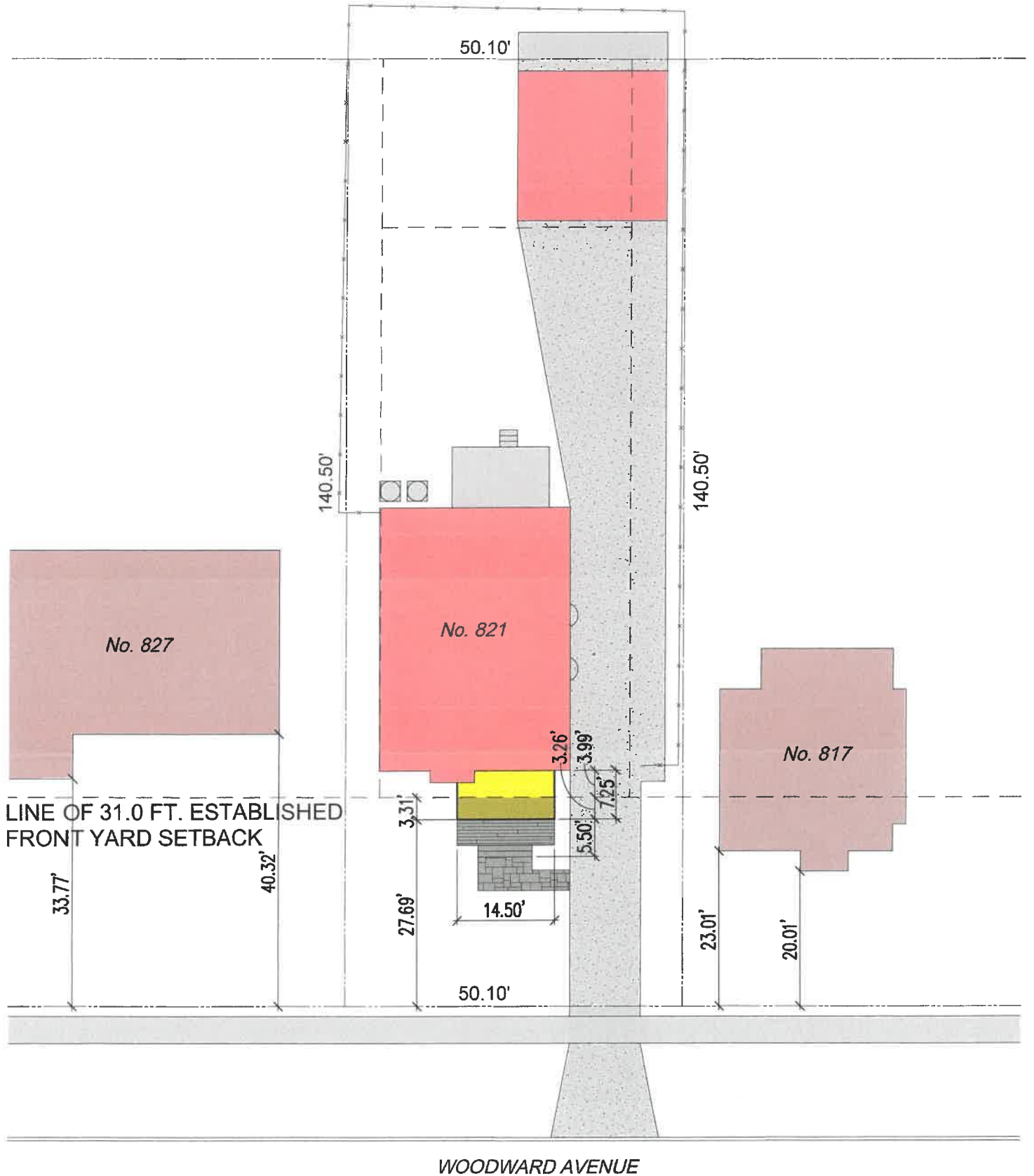
821 WOODWARD AVENUE, DEERFIELD, IL 60015

EXISTING SITE PLAN

SCALE: 1:20



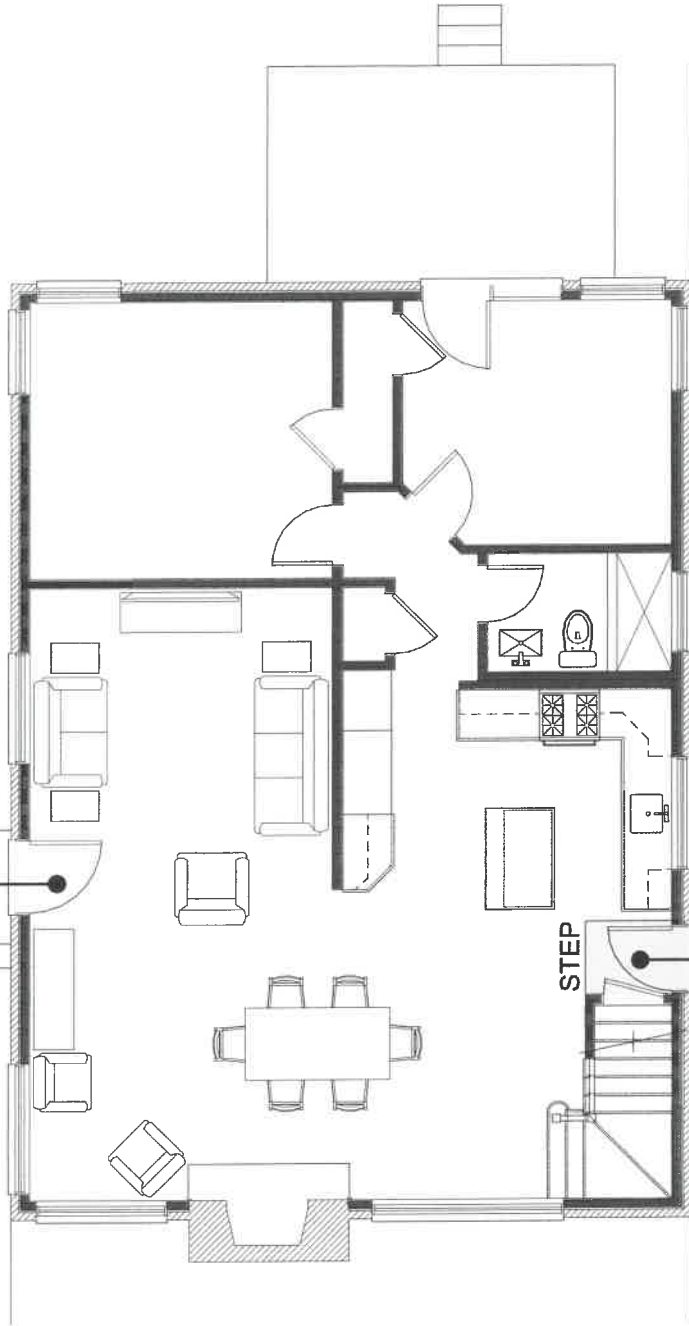
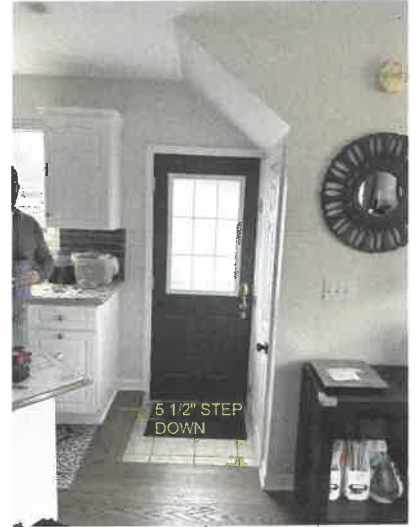
VA02



EXISTING ENTRY  
(MAIN)

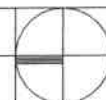


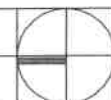
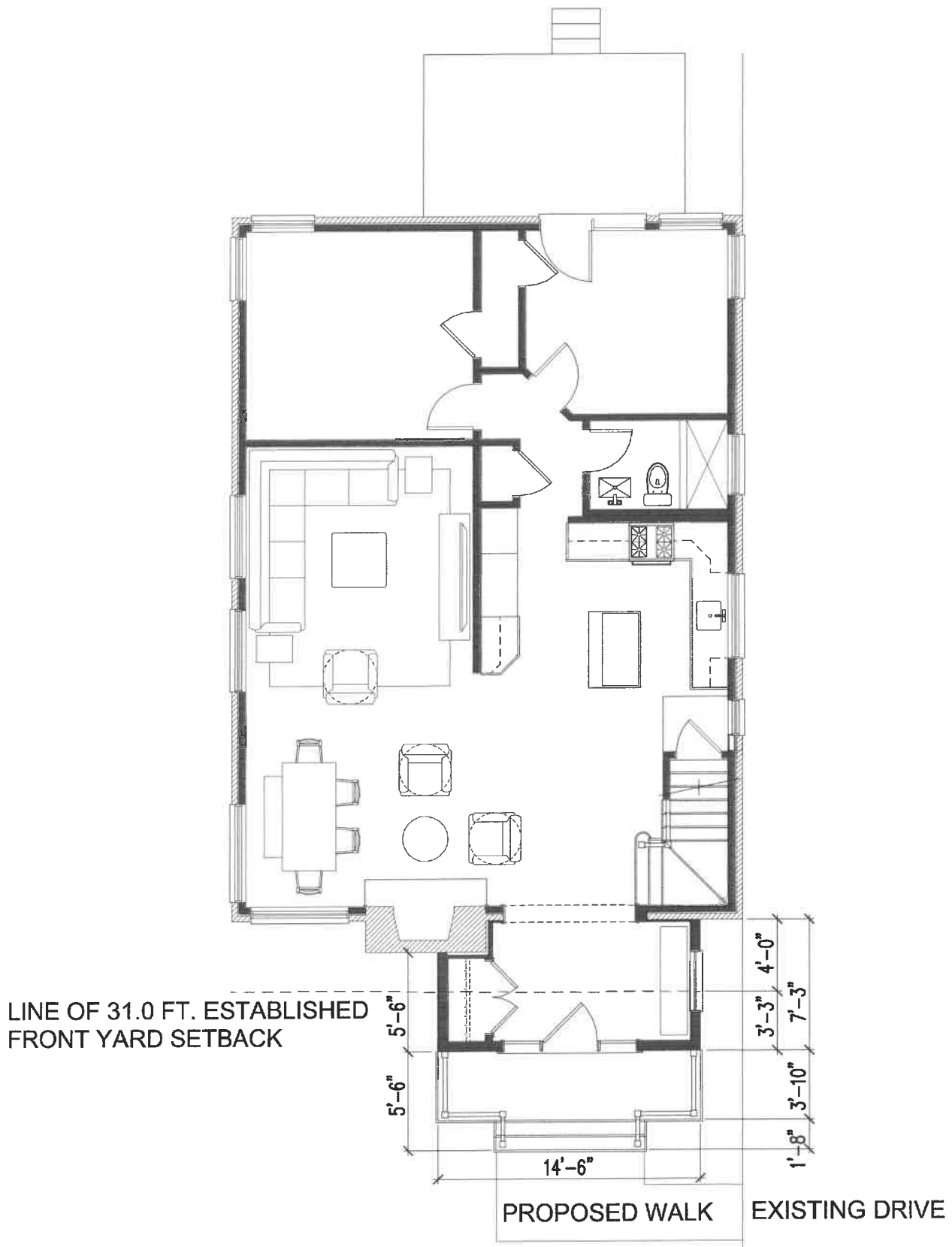
EXISTING ENTRY  
(SERVICE)

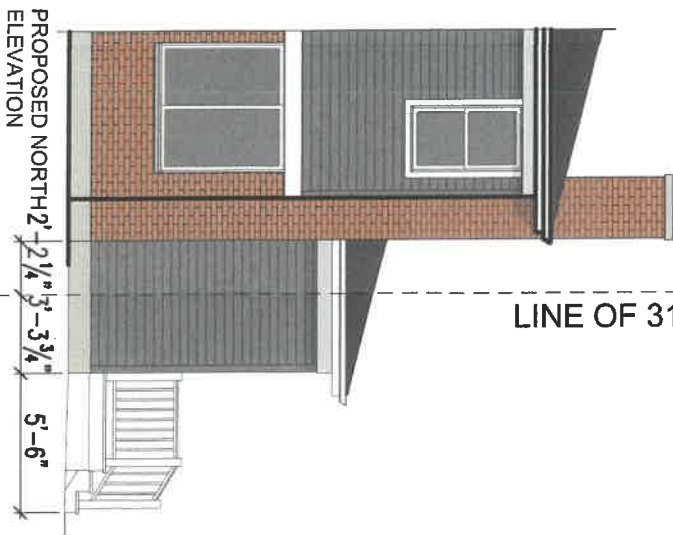


EXISTING WALK

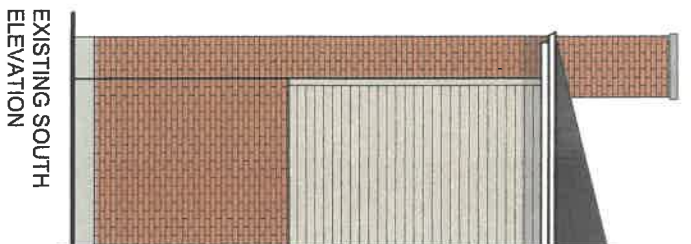
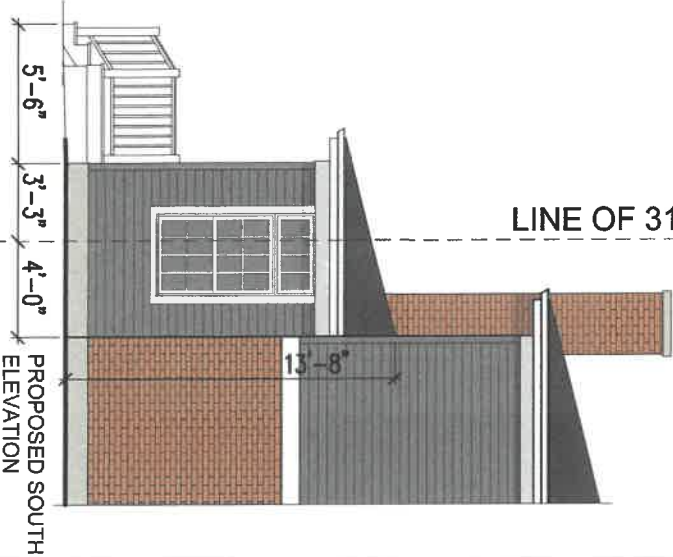
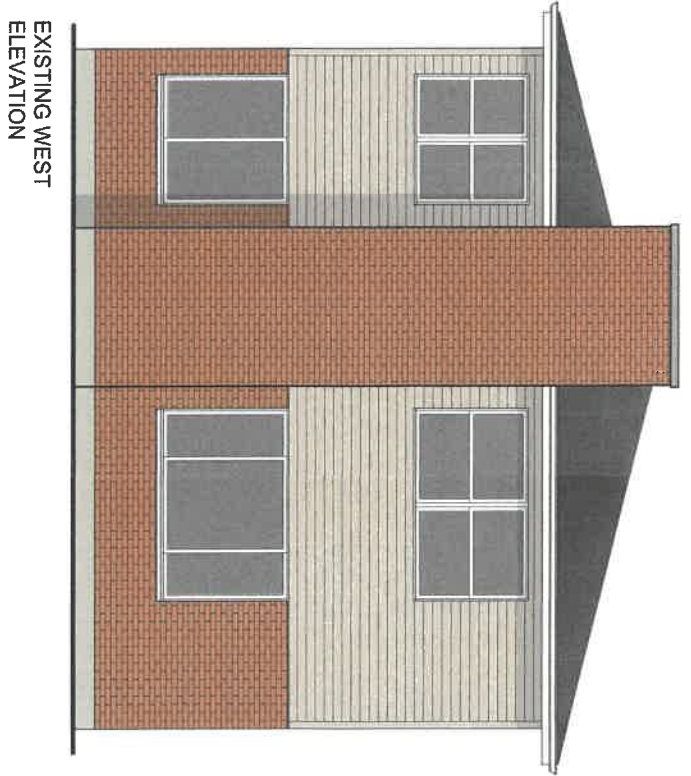
EXISTING DRIVE







LINE OF 31.0 FT. ESTABLISHED FRONT YARD SETBACK



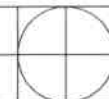
LINE OF 31.0 FT. ESTABLISHED FRONT YARD SETBACK

BLANTON RESIDENCE

821 WOODWARD AVENUE, DEERFIELD, IL 60015

EXISTING & PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"



VA06


**GENERAL**

- Profile
- Legal Description
- Map
- Owner
- Tax Payment History**
- Tax Redemption
- Tax Status
- Mobile Home Information

**ASSESSOR**

- Residential Building
- Commercial Building
- Other Building & Yard
- Land Information
- Agricultural Land Info.
- CAMA Summary
- Values Current
- Values History
- Property Transfer History
- Conveyance History
- Exemptions Current
- Exemption History
- Preferential Application
- Appeals History

PARID: 1629416026  
 NBHD: 1729230  
 BLANTON, VICTOR T & SUZANNE BROOKS  
 Tax Year: 2025 (Taxes Payable in 2026).

ASSESSOR #: 049  
 ROLL: RP  
 821 WOODWARD AVE  
 Select Tax Year on the right:

1 of 1  
[Return to Search Results](#)  
 Tax Year: 2025 ▼

For information on payment of sold taxes, see the Tax Redemption tab.

- NML = Normal
- POC = Bankruptcy
- PRE = Pretax
- PUP = Payment under protest
- RDM = Redemptions

**Payments**

Receipt #	Business Date	Effective Date	Payment Amt	Source	Type	Payer	Pay	Pay	Pay
							Method	Method	Method
							1	2	3
14542793	08/06/2025	08/05/2025	\$7,552.29	FELBX	NML	BLANTON, VICTOR T & SUZANNE BROOKS			
14270145	05/07/2025	05/06/2025	\$7,552.29	FELBX	NML	BLANTON, VICTOR T & SUZANNE BROOKS			
14154023	08/28/2024	08/26/2024	\$6,321.49	MCPAY	NML	WELLS FARGO BANK 936			
13923097	06/03/2024	05/30/2024	\$6,321.49	MCPAY	NML	WELLS FARGO BANK 936			
13520080	08/22/2023	08/17/2023	\$6,555.49	MCPAY	NML	WELLS FARGO REAL ESTATE TAX SERVICES			
13267836	05/23/2023	05/15/2023	\$6,555.49	MCPAY	NML	WELLS FARGO REAL ESTATE TAX SERVICES			
12991380	08/26/2022	08/16/2022	\$6,182.16	MCPAY	NML	WELLS FARGO REAL ESTATE TAX SERVICES			
12685950	05/18/2022	05/16/2022	\$6,182.16	MCPAY	NML	WELLS FARGO REAL ESTATE TAX SERVICES			

**Actions**

- Neighborhood Sales
- Create Comparables
- Printable Summary
- Printable Version

**Reports**

- CSV Export ▲
- CSV Export (Commercial)
- CSV New Sales
- CSV New PINS
- Mailing List
- Envelope
- Residential PRC
- Commercial PRC
- Estimate of Redemption
- Tax Bill Mobile Home
- Calendar Year Tax Paymer
- Tax Payment Receipts ▼

Go

No Recorded building line 25 Min front yard in an R-3 Zoning District

Address	Information done setback	Source	03/29/05
817 Woodward	25	site plan	
821 Woodward	34.7	survey	83% Have surveys
827 Woodward	32.583	survey	17% Have site plans
833 Woodward	32.4	survey	0% Have no info
839 Woodward	30.19	survey	
845 Woodward	29.95	survey	

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31 Average Front Setback

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184.8  
6 Addresses

## LEGAL NOTICE

PLEASE TAKE NOTICE THAT A PUBLIC HEARING WILL BE HELD BY THE DEERFIELD BOARD OF ZONING APPEALS ON MAY 12, 2026 AT 7:00 P.M. IN THE VILLAGE HALL BOARD ROOM, 850 WAUKEGAN ROAD DEERFIELD, ILLINOIS TO HEAR THE REQUEST OF VICTOR & SUZANNE BLANTON, 821 WOODWARD AVENUE, DEERFIELD, ILLINOIS. THE PETITIONER IS SEEKING A VARIATION FROM ARTICLE 2.02D SECTION 1, OF THE DEERFIELD ZONING ORDINANCE FOR THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

LOTS 11 AND 12 IN BLOCK 12 IN DEERFIELD PARK LAND AND IMPROVEMENT ASSOCIATION SUBDIVISION, BEING A SUBDIVISION OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 05, 1898 AS DOCUMENT 70892 IN BOOK "D" OF PLATS, PAGES 64 TO 67, INCLUSIVE, IN LAKE COUNTY, ILLINOIS.

SAID PROPERTY IS COMMONLY KNOWN AS 821 WOODWARD AVENUE, DEERFIELD, ILLINOIS. THE VARIATION IF GRANTED WOULD PERMIT A FRONT ADDITION OF THE PRICIPAL STRUCTURE AT 27.69' FEET FROM THE WEST-LOT LINE IN LIEU OF THE 31' FEET MINIMUM ESTABLISHED AVERAGE SETBACK REQUIRED BY ARTICLE 2.02D SECTION 1 OF THE DEERFIELD ZONING ORDINANCE.

AT SAID PUBLIC HEARING AND ANY ADJOURNMENT THEREOF, ALL PERSONS INTERESTED ARE INVITED TO BE PRESENT AND HEARD.

ROBERT SPECKMANN, CHAIRMAN  
DEERFIELD BOARD OF ZONING APPEALS

FOR FURTHER INFORMATION, CONTACT STEVEN CUTAIA, BUILDING DIVISION SUPERVISOR AT 847-719-7472

PUBLISH: MARCH 23, 2026