

Board of Zoning Appeals

Minutes of Public Hearing

July 18, 2023

The Deerfield Board of Zoning Appeals held a Public Hearing on Tuesday, July 18, 2023 at 7:30 p.m. at 850 Waukegan Road, Deerfield, Illinois. The meeting was called to order at 7:30 p.m.

Present were:

Chairman Bob Speckmann

Len Adams

Michael Gold

Mark Horne

Herb Kessel

Gary Thalheimer

Absent was:

Matthew Kustusch

Also present:

Clint Case, Building and Code Enforcement Supervisor

Public Comment:

There were no public comments on non-agenda items.

Business:

Public Hearing for 1223 Crabtree Lane – Front yard fence height modification

Ch. Speckmann opened the Public Hearing.

Ch. Speckmann confirmed the mailings were in order for the petition and the Public Hearing was properly advertised and listed. The petitioner Eric White was sworn in. Ch. Speckmann opened the Public Hearing to consider the request for relief from the strict interpretation of Section 2.04-H,3,a of the Deerfield Zoning Ordinance for the property legally described as follows:

LOT 8 (EXCEPT THE SOUTH 148 FEET AS MEASURED ALONG THE EAST LINE THEREOF) IN BLOCK 1 IN THORN HILL FARM ESTATES, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1949 AS DOCUMENT 675980, IN BOOK 31 OF PLATS, PAGE 94, IN LAKE COUNTY, ILLINOIS.

Said property is commonly known as 1223 Crabtree Lane, Deerfield, Illinois.

The modification, if granted, would permit the construction and installation of a fence within the required front yard of 4-0 feet in height in lieu of the permitted maximum height of 3-0 feet as specified in Article 2.04–H,3,a of the Deerfield Zoning Ordinance.

Mr. White explained their house sits adjacent to Woodland Park. Their side yard, which is the north side that faces Woodland Park, is used as their backyard. They want to fence in their yard because of their two- and five-year-old children and their dog. Mr. White explained that to fence in their yard, the fence would have to be brought out to the front of their house. He explained that Crabtree does not have sidewalks and there are a number of vehicles parked in front of their house. A three-foot-high fence can be scaled by young children who could run into the street. Mr. White noted the proposed fence style is transparent with a cedar frame and wire mesh.

Mr. Kessel asked about the noise when sitting outside. Mr. White explained they can hear baseball activity. The variance would be on the northwest corner of the lot. Mr. Kessel noted the petitioner is asking for a one-foot height variance and consistent four feet around the property.

Mr. Kessel moved to send a favorable recommendation to the Mayor and Board of Trustees. Mr. Gold seconded the motion. The motion passed by the following vote:

AYES: Adams, Gold, Horne, Kessel, Thalheimer, Speckmann (6)

NAYS: None (0)

Ch. Speckmann explained the recommendation will go to the Village Board on August 21, 2023.

Document Approval:

Mr. Adams moved to approve the minutes from the May 16, 2023 BZA meeting. Mr. Horne seconded the motion. The motion passed by the following vote:

AYES: Adams, Gold, Horne, Kessel, Thalheimer, Speckmann (6)

NAYS: None (0)

Other Items for Discussion:

Ch. Speckmann noted the BZA is supposed to elect a Chairperson Pro Tem in the event the Chairperson is absent. He suggested the BZA could just appoint someone during the meeting. The other members agreed.

Adjournment:

There being no further business or discussion, Mr. Adams moved to adjourn the meeting. Mr. Kessel seconded the motion. The motion passed by the following vote:

AYES: Adams, Gold, Horne, Kessel, Thalheimer, Speckmann (6)

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NAYS: None (0)

The meeting was adjourned at 7:41 p.m.

Respectfully submitted,

Jeri Cotton

Secretary