

# PLANNING AND ZONING BOARD OF APPEALS

## - MINUTES -

Public Hearing Held August 14, 2019

Village of Lansing

TO: Mayor Eidam  
Executive Assistant to the Mayor  
Village Administrator  
Village Clerk  
Village Board of Trustees  
Building Commissioner  
Village Attorney  
Village Engineer

Chairman Kasper called the meeting to order at 6:30 p.m.

### **ROLL CALL:**

**Present:** Board Members Oberman, Hallow, McSwiggan, Cole, Chairman Kasper and Secretary Schmittel. Also present was Zoran Savic, Building Commissioner, Bob Alderden of the Building Department, and Village Attorney Erin Blake

**Absent:** Commissioner Venem

Chairman Kasper informed the petitioners a quorum is present.

A public hearing was scheduled for Wednesday, August 14, 2019 at the Municipal Courtroom, 2710-170<sup>th</sup> Street to receive testimony and take whatever action was deemed to be appropriate on the above request pursuant to the legal notice published in The Daily Southtown newspaper on Tuesday, July 30, 2019.

Chairman Kasper swore the petitioner in.

**RE:** The request of Kenneth McNeal to grant a variance to allow a driveway for an accessory building located at 3724 192<sup>nd</sup> Street, Lansing, Illinois 60438.

Present was Kenneth McNeal, owner of the property who resides at 3724 192<sup>nd</sup> Street, Lansing, Illinois 60438.

Chairman Kasper swore Mr. McNeal in.

Mr. McNeal described to the board his request for a variance to have a driveway for his accessory building. He has built a \$17,000.00 garage that he needs access to. The driveway would be only 50 feet long with 3 feet of green space on one side of the driveway and 12 feet of green space on the other side.

Zoran Savic, Building Commissioner read a memo from Jeff Pintar-Robinson Engineering Ltd., our Village Engineer, regarding the proposed driveway and his concerns about the storm water runoff. Mr. McNeal stated that his application stated an accessory building/garage. The driveway was not denied at any time. If denied he would have never built the garage.

Chairman Kasper replied that at the last meeting we approved an accessory building not a garage. Commissioner Oberman read the findings from the September 26, 2018 meeting that stated an accessory building.

Zoran Savic noted that the Building Department also has concerns with this variance. Adding a driveway or walkway to the new accessory building would exceed the limits found in the zoning ordinance (Table 56-174). For this reason, the Building Department cannot recommend the variance be granted.

Chairman Kasper asked if there were any questions from the audience. Being none, the public portion of the meeting was closed.

Commissioner McSwiggan stated that he had a different recollection of the meeting held on September 26, 2018. He recalled an accessory building with no driveway.

Commissioner Hallow read the minutes from that same meeting, verifying the variance was just for the building and not for the driveway.

Commissioner Cole stated that at the previous meeting the proposal was for a 13' x 20' accessory building not a garage. Mr. McNeal built a 13' x 17' accessory building which still exceeds the square footage.

Commissioner Oberman made a comment about calling it a garage, he added what was approved was an accessory building, not a garage. Oberman asked if the driveway would be asphalt or concrete or if Mr. McNeal had considered permeable concrete. He also asked if there had been any flooding in that area recently. Mr. McNeal stated that he has not decided if it would be asphalt or concrete and did not know much about permeable concrete. He would have to look into it. He also replied that there had not been any flooding in that area.

Chairman Kasper asked if the property to the north is in a flood zone. Commissioner Hallow replied that it is not.

No further questions being asked, Chairman Kasper asked for a motion to be made.

Commissioner Oberman made the following motion: We recommend to the Village Board that they grant a variance to allow a driveway or walkway for an accessory building located at 3724 192<sup>nd</sup> Street, Lansing, Illinois 60438. This variance of ordinance 56-174 will change the maximum lot

coverage, specifically the 'percentage of required yard occupied by accessory buildings', from 40% to 54 %. Motion was seconded by Commissioner Hallow

**ROLL CALL ON THE MOTION:**

AYES –Oberman, Hallow, McSwiggan, Kasper

NAYS - Cole

**FINDING OF FACTS:** Majority decision to recommend to the Village Board that they **grant** a variance to allow a driveway or walkway for an accessory building located at 3724 192<sup>nd</sup> Street, Lansing, Illinois 60438. This variance of ordinance 56-174 will change the maximum lot coverage, specifically the 'percentage of required yard occupied by accessory buildings', from 40% to 54%.

Chairman Kasper asked if there were any public comments. Being none, the public portion of the meeting was closed.

Commissioner McSwiggan made a motion to adjourn at 7:09 p.m. The motion was seconded by Commissioner Hallow.

The public hearing was adjourned.

Respectfully submitted,

Steve Kasper, Chairman  
Planning & Zoning Board of Appeals

