

APPROVED MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS ZONING BOARD OF APPEALS

Date and Time: Thursday, February 16, 2023 – 5:30 P.M.

Location: Virtual Meeting via Zoom

Call to order – The meeting was called to order at 5:34 pm by Chairperson Gary Johnson.

Members present: Mr. Johnson, Jane Hamblen, John Clancy, Gard Strother and Meri Tepper (alternate). Dietmar Bassuner and Scott Friedman (alternate) were excused.

Others present: Brian Berquist of Town & Country Engineering, Administrator Sharon Eveland and Administrative Services Coordinator David Sykes.

Approval of January 9, 2023 meeting minutes: Ms. Hamblen moved and Mr. Clancy seconded a motion to approve the previous meeting minutes as presented.

Vote: 4-0 (approved).

Discussion of Village Code section 10-1-103 Fences and possible recommendation to the Plan Commission for revisions

Ms. Eveland reviewed the reasons why the Fence ordinance needs to be reviewed. It is overly complicated to administer and there have been numerous appeals to ZBA in the last year. Most of the appeals have been approved, so it may be time to modify the ordinance to adjust to the appeals. The ZBA discussed pros and cons of open fences, privacy fences, the 4' height limit, corner lots and presumed history of the current zoning regulations.

Mr. Berquist provided some background from other communities that Town & Country Engineering works with. Most allow 6' tall fences but they vary on regulations in the setbacks.

They discussed the idea of requiring neighbor approval for screening fences and the need for a clear definition of “decorative” fences that are allowed in the front yard setback.

By consensus, the ZBA recommended the following: No fence allowed in the front yard (except decorative fences). Allow fence up to 5' in the buildable area of a lot that is either 40% open or a screening fence. In the side- or rear-yard setback, allow 5' fence that is 40% open and develop some kind of mechanism (possibly neighbor approval) for a 5' screening fence.

Mr. Johnson moved and Ms. Hamblen seconded a motion that the ZBA recommend the Plan Commission consider revisions to the Fence ordinance based on the recommendations in the ZBA discussion from tonight.

Vote: 5-0 (approved).

Next meeting date: We are considering a change to the regular meeting date for the ZBA to the second Monday of the month. The next meeting is tentatively scheduled for Monday, March 13, 2023.

Adjourn – The meeting was adjourned at 6:41 pm.

Respectfully submitted,

David Sykes
Administrative Services Coordinator