

APPROVED
VILLAGE OF LAKE ZURICH
ZONING BOARD OF APPEALS
FEBRUARY 15, 2007

The meeting was called to order at 7:31 p.m.

MOTION made by Commissioner Rubin, seconded by Commissioner Luby, to nominate Commissioner Burch as Acting Chairman for this night's meeting due to Chairman McCormack's excused absence.

ROLL CALL: *Present* - Commissioners Burch, Hagan, Luby, and Rubin.
Excused – Chairman McCormack, Commissioner Paulus, and Commissioner Shaw.
Also present - Building and Zoning Inspector Meyer.

APPROVAL OF MINUTES:

APPROVAL OF THE ZONING BOARD OF APPEALS AUGUST 17, 2006 MINUTES:

MOTION was made by Commissioner Hagan, seconded by Commissioner Rubin, to table the minutes of the August 17, 2006 Zoning Board of Appeals meeting because one page was missing from the minutes in the packet.

Voice vote, AYES have it. MOTION CARRIED.

PUBLIC HEARINGS:

631 DUNHILL DRIVE – KIZIOR RESIDENCE – VARIATION TO REDUCE THE
REQUIRED REAR YARD FOR A SWIMMING POOL FROM 23 FEET TO 18 FEET AND
FOR A DECK FROM 23 FEET TO 18 FEET

The public hearing was opened at 7:34 p.m. The court reporter swore in those wishing to testify.

Mr. Daniel Kizior presented his proposal to install an above-ground swimming pool and deck, which will encroach into the required 23-foot rear yard. They are requesting a reduction in the rear yard from 23 feet to 18 feet, which is a five-foot rear yard variation. Due to the unique shape of their lot, the placement of the pool is limited. They do not want the water from the pool splashing into the window. The variance would allow 10 feet between the house window and the pool rather than 5 feet.

Neighbors Allison and David Salituro, 619 Dunhill Drive, and Paul and Cydney Sobol, 547 Prairie Lane, both wrote letters supporting the variance. The owner of Lot 52 was not consulted because the variance is not on their side of the property.

The public hearing was closed at 7:39 p.m.

MOTION made by Commissioner Hagan, seconded by Commissioner Rubin, to recommend the Board of Trustees approve a variation from Zoning Code Subparagraph 3-111E6(1) to reduce the required rear yard for a swimming pool from 23 feet to 18 feet.

AYES: 4 Commissioners Burch, Hagan, Rubin, and Luby

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Rubin, seconded by Commissioner Luby, to recommend the Board of Trustees approve a variation from Zoning Code Subparagraph 3-111E6(1) to reduce the required rear yard for a deck from 23 feet to 18 feet.

AYES: 4 Commissioners Burch, Hagan, Rubin, and Luby

NAYS: 0

MOTION CARRIED

ADJOURNMENT:

MOTION was made by Commissioner Rubin, seconded by Commissioner Hagan, to adjourn the meeting.

Voice vote, AYES have it. MOTION CARRIED.

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

Submitted by Janet McKay, Recording Secretary

Approved: _____ 4/19/07