

APPROVED
**VILLAGE OF LAKE ZURICH
ZONING BOARD OF APPEALS**
JANUARY 17, 2008

The meeting was called to order by Chairman McCormack at 7:32 p.m.

ROLL CALL: *Present* - Chairman McCormack, Commissioners Burch, Paulus, Rubin, Stratman, and Shaw. *Excused* - Commissioner Hagan.

Also present - Building and Zoning Inspector Meyer.

APPROVAL OF MINUTES:

APPROVAL OF THE ZONING BOARD OF APPEALS SEPTEMBER 20,
NOVEMBER 15, AND DECEMBER 20, 2007 MINUTES:

MOTION was made by Commissioner Paulus, seconded by Commissioner Burch, to approve the minutes of the September 20, 2007 Zoning Board of Appeals meeting as submitted.

Voice vote, AYES have it. MOTION CARRIED.

MOTION was made by Commissioner Shaw, seconded by Commissioner Rubin, to approve the minutes of the November 15, 2007 Zoning Board of Appeals meeting as submitted.

Voice vote, AYES have it. MOTION CARRIED.

MOTION was made by Commissioner Rubin, seconded by Commissioner Stratman, to approve the minutes of the December 20, 2007 Zoning Board of Appeals meeting as submitted.

Voice vote, AYES have it. MOTION CARRIED.

CONTINUED PUBLIC HEARINGS:

31 LAKE STREET – MENDEZ RESIDENCE – VARIATION FROM ZONING CODE
SUBPARAGRAPH 3-111E6(k) TO REDUCE THE REQUIRED SIDE YARD FOR A
DRIVEWAY FROM 3 FEET TO 1 FOOT

The public hearing was reopened at 7:35 p.m. and continued.

MOTION made by Commissioner Rubin, seconded by Commissioner Shaw, to continue the hearing for 31 Lake Street until the next regularly scheduled meeting.

AYES: 6 Chairman McCormack, Commissioners Burch, Paulus, Rubin, Shaw, and Stratman.

NAYS: 0

MOTION CARRIED

220 OLD MILL GROVE ROAD – WILDMAN RESIDENCE – VARIATION FROM ZONING CODE SUBPARAGRAPH 3-111E6(k) TO REDUCE THE REQUIRED SIDE YARD FOR A DRIVEWAY FROM 3 FEET TO 0 FEET.

The petitioner withdrew their petition per an e-mail to Building and Zoning Inspector Meyer dated January 10, 2008.

PUBLIC HEARINGS:

116 E. MAIN STREET – WEISS RESIDENCE – VARIATION FROM ZONING CODE SUBPARAGRAPH 3-111E6(k) TO REDUCE THE REQUIRED SIDE YARD FROM 3 FEET TO 0 FEET FOR DRIVEWAY PAVING

The public hearing was opened at 7:36 p.m. and continued.

MOTION made by Commissioner Shaw, seconded by Commissioner Rubin, to continue the hearing for 116 E. Main Street until the next regularly scheduled meeting.

AYES: 6 Chairman McCormack, Commissioners Burch, Paulus, Rubin, Shaw, and Stratman.

NAYS: 0

MOTION CARRIED

59 EVERGREEN – HELMBOLDT RESIDENCE – VARIATION FROM ZONING CODE SUBSECTION 3-111C1 TO REDUCE THE REQUIRED CORNER SIDE YARD FROM 25 FEET TO 9.64 FEET FOR A SECOND STORY ADDITION

The public hearing was opened at 7:37 p.m. The court reporter swore in those wishing to testify.

Mr. Robert Helmbolt, 59 Evergreen, said his father purchased the home that was built in 1954 in October and does not conform with current setback standards. He thought he could build straight up and add an addition without a variance. Mr. Helmbolt said he is a general contractor. He designed the addition so he will not go any further to the west property line and will build straight up from the existing home.

Chairman McCormack said the Zoning Board of Appeals had a letter dated January 14, 2008, from Village Arborist Walkington stating none of the trees will be affected by the proposed construction but would like to see protective fencing around the trees in the front during the construction.

Commissioner Burch asked Mr. Helmbolt if he would be living in the home, if it was his permanent home, and if he was going to purchase the home from his father to which Mr. Helboldt responded affirmatively.

The public hearing was closed at 7:43 p.m.

The petitioner stated that he had had a working relationship with Commissioner Burch, so Commissioner Burch asked to be recused from voting even though he did not recall Mr. Helmboldt.

MOTION made by Commissioner Shaw, seconded by Commissioner Rubin, to recommend the Board of Trustees grant a variation from Zoning Code Subsection 3-111C1 to reduce the required corner side yard from 25 feet to 9.64 feet for a second-story addition at 59 Evergreen.

AYES: 6 Chairman McCormack, Commissioners Paulus, Rubin, Shaw, and Stratman.

NAYS: 0

ABSTENTION: 1 Commissioner Burch

MOTION CARRIED

ADJOURNMENT:

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

Voice vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 7:44 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved: _____ 4/17/08