

Corrected
VILLAGE OF LAKE ZURICH
ZONING BOARD OF APPEALS
JANUARY 15, 2009

The meeting was called to order by Chairman McCormack at 7:30 p.m.

ROLL CALL: *Present – Chairman McCormack, Commissioners Burch, Paulus, Hagan, Rubin and Kmiecik*

Excused – Commissioner Shaw.

Also present – Building and Zoning Inspector Meyer

APPROVAL OF MINUTES:

MOTION was made by Commissioner Burch, seconded by Commissioner Kmiecik, to approve the minutes of the September 18, 2008 Zoning Board of Appeals meeting as submitted.

Voice vote, AYES have it. MOTION CARRIED.

PUBLIC HEARING:

240 WHITNEY; #33 – DIETZEN RESIDENCE – VARIATION FROM ZONING CODE
PARAGRAPH 3-111C2 TO REDUCE THE REQUIRED INTERIOR SIDE YARD FOR A
RESIDENTIAL DWELLING UNIT FROM 7 FEET TO 4 FEET

The public hearing was opened at 7:32 p.m. The court reporter swore in those wishing to testify.

Paul Dietzen, the father of David Dietzen presented the request for variation of the mobile home at 240 Whitney; #33. Paul Dietzen purchased the home for his son as a starter home. This new mobile home replaced an old unit that was abandoned and removed. The previous unit was 45 feet long and maintained a 4 foot interior side yard setback. They ordered a 40 foot long unit to place in virtually the same location, to allow a 5 foot front porch be installed. They were not aware that a 7 foot side yard setback needed to be maintained.

Paul Dietzen referenced 10 other mobile homes in the South Shore park where this home is located that do not maintain a 7 foot setback, and another unit that he owns in the park only maintains a 1 foot setback. Additional tie downs will be installed to comply with code requirements.

Kim Schroeder resides in the single family residence adjacent to this unit, at 250 Whitney. She requests the 7 foot yard be upheld. Maintenance to fencing or to the mature trees could be difficult. She said that many mobile home occupants use the area adjacent to their homes for storage of grills and similar items. She presented photos of the area.

It was discussed that the unit cannot be relocated closer to the common access aisle due to allowance required for fire truck maneuvering. There was a unit that burned last year, but it was not located near unit #33.

The public hearing closed at 7:45 p.m.

Discussion followed regarding the aesthetics of the unit with and without the proposed open porch. Although 4 feet will be the minimum maintained, the unit is on an angle and a portion of the unit will maintain 4 feet.

MOTION made by Commission Rubin, seconded by Commission Hagan, to recommend the Board of Trustees approved a variation from Zoning Code Paragraph 3-111C2 to reduce the required interior side yard for replacement of this mobile home unit from 7 feet to 4 feet for 240 Whitney; #33.

AYES: 5 Chairman McCormack, Commissioners Burch, Hagan, Rubin, and Kmiecik.

NAYS: 1 Commission Paulus.

MOTION CARRIED.

ADJOURNMENT:

MOTION was made by Commission Rubin, seconded by Commissioner Kmiecik, to adjourn the meet.

Voice vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 7:52 p.m.

Submitted by: Mary Meyer, Building & Zoning Inspector

APPROVED: _____ 2/19/09