

Village of Deer Park Zoning Board of Appeals Minutes August 13, 2008

1) CALL TO ORDER

The Zoning Board of Appeals of the Village of Deer Park met on Wednesday, August 13, 2008 at Vehe Barn, 23570 W. Cuba Road, in the Village of Deer Park, in the counties of Lake and Cook, Illinois. Acting Chairperson Mills called the meeting to order at 7:00 p.m.

2) ROLL CALL AND DETERMINATION OF A QUORUM

The following were present: Acting Chairperson Russell Mills, members Barbara Evans, Bill Michael, and Randall Pinchot. The following were absent: Beth Noll. Other Village officials present were Administrator Connors, Attorney Keller, Trustee Pratscher, and Permit Coordinator Doniec. Inez Roberts was present to record the minutes of the meeting. Chairperson Mills stated there was a quorum.

Petitioner Eugene Burda was also present.

3) APPROVAL OF MINUTES – addressed later in the meeting

4) PUBLIC HEARING FOR A ONE (1) FOOT SIDE YARD AND A THIRTY-FIVE (35) FOOT FRONT YARD VARIANCE TO CONSTRUCT A GARAGE AT 17 FERNDALE ROAD

Chairperson Mills addressed the petitioner asking him to explain the variance request. Mr. Burda explained that his current garage is 34-inches below grade on both sides and is reached by a sunken driveway. There is a catch basin that is supposed to collect that water that drains down the driveway from rain or snow melt; the water goes from the catch basin to a sump pump in the crawl space under the garage to be pumped away from the house. Mr. Burda explained that this system has failed recently for various reasons (pumps unable to handle water volume, power outage, and debris jammed pump). Mr. Burda explained that he is requesting the one-foot side yard variance and the 35-foot front yard variance in order to fill in the sunken driveway and build a new garage on the filled in area in front of the home.

Chairperson Mills gave the Zoning Board members the opportunity to ask questions. A discussion ensued with the following points being made:

- ◆ Notice of the public hearing was made to those living within 500-feet of 17 Ferndale Road.
- ◆ Notice of the public hearing was published in the Daily Herald on July 24, 2008.
- ◆ The signage requirement was fulfilled.
- ◆ Three neighbors support the variance request per Mr. Burda.
- ◆ No one was present to give public comments.
- ◆ The bedroom windows above the existing garage would not be obstructed by the new garage.
- ◆ Other locations on the property were considered, but ruled out; the south side would require cutting down trees and putting an entrance into the home through the living and dining rooms; the septic area is on the east side of the house;
- ◆ The new garage will have a similar architecture and materials as the existing home.
- ◆ Guest parking is available on a flagstone area that will be retained; guest parking would also be available on the remaining 36-foot driveway.

MOTION: by Member Michael to recommend approval of the request for a variance at the existing residence at 17 Ferndale Road, Lot 17 in Jon-Emair Woods subdivision, in Lake County, Illinois PIN: 14-32-405-013 allowing the petitioner a one-foot side yard and a thirty-five foot front yard variance to construct a garage. Upon voice vote: YES: (3) / NO: (0) / ABSENT: (1) / ABSTAIN: (1). Motion carries 3/0

APPROVAL OF MINUTES

MOTION: by Member Evans to approve and release the minutes of the June 9, 2008 Zoning Board of Appeals meeting. Upon voice vote: YES: (3) / NO: (0) / ABSENT: (1) Motion carries 3/0

5) ADJOURNMENT

MOTION: by Member Pinchot to adjourn the Zoning Board of Appeals public hearing. Upon voice vote: YES: (3) / NO: (0) / ABSENT: (0). Motion carries 3/0

The meeting of the Zoning Board of Appeals was adjourned at 7:35 p.m.

Russell Mills, Acting Chairperson

Susan Meyle, Village Clerk