Village of Salem Lakes Board of Appeals

October 24, 2018

Minutes

The Village of Salem Lakes Board of Appeals held their Regular Monthly Meeting on Wednesday October 24, 2019 at 6:00 pm, at the Salem Lakes Village Hall Building, 9814 Antioch Road, Salem, WI 53168. Chairman Bruce Nopenz, Board Members Judie Schwartz, Vickie Galich and John McEntegart were present. Michael Gentile was absent. Also present: Brad Zautcke, Land Use Coordinator, Michael Blue, Teska Associates, Ben Fiebelkorn, Senior Land Use Planner Kenosha County and Eileene Anderson. Hearing was called to order at 6:06 pm. Open meeting compliance was met.

1. Brian K. Yuccas, 9201 S. 52nd Avenue, Oak Lawn, IL 60453 (Owner), requesting a variance (Section III. P. 12.18.4-4: which states that all accessory structures shall be located at in the side or rear yard only, Section IV. C. 12.21-5(g)1 which states that all structures shall be located not less than 30 feet from the right-of-way of all other roads and Section IV. C. 12.21-5(g)1 which states that all structures shall be located not less than 75 feet from the ordinary high water mark of a navigable waterway in the R-5 Urban Single-Family Residential Dist.) to construct a detached garage to be located in the street yard less than 30' from the right-of-way of Shorewood Dr. and less than 75' from the ordinary high water mark of the Fox River on Tax Parcel #70-4-120-072-0390, Village of Salem Lakes. [https://wi-kenoshacounty2.civicplus.com/DocumentCenter/View/8607/EXHIBIT-MAP-YUCCAS](https://wi-kenoshacounty2.civicplus.com/DocumentCenter/View/8607/EXHIBIT-MAP-YUCCAS)

Public hearing opened 6:03 pm. Brian Yuccas was present. No one present to speak favor of the request, no one present to speak against the request. Public hearing closed at 6:07 pm. Discussion of visual obstruction of tree(s), garage door facing the street, and hardship. V. Galich moved to approve as presented, J. Schwartz second the motion with the additional condition of the tree obstructing view of the right away to be removed. Motion carried 4-0.

2. Laurence V. & Roxana Sopala, 909 W. Wolfram St., Chicago, IL 60657 (Owner), requesting a variance (Section IV. H. 12.26-1.7(d)b: which states that the floodplain fringe areas shall be filled to an elevation at least two (2) feet above the elevation of the 100-year recurrence interval flood. Such fill shall extend for at least 15 feet beyond the limits of the structure placed thereon in the Camp Lake/Centre Lake Floodplain Fringe Overlay Dist.) to re-construct the foundation under an existing single-family residence and to limit backfill to 6 feet beyond the limits of the structure in both side yards on Tax Parcel #70-4-120-214-1160, Village of Salem Lakes. [https://wi-kenoshacounty2.civicplus.com/DocumentCenter/View/8606/EXHIBIT-MAP-SOPALAS](https://wi-kenoshacounty2.civicplus.com/DocumentCenter/View/8606/EXHIBIT-MAP-SOPALAS)

Public hearing opened at 6:21 pm. V. Galich motioned to hear agenda items 2 and 3 at the same time, second by J. Schwartz motion carried 4-0.
Laurence Sopala was present. William Petrovic was present. Neighbors are working the project together to save time and ensure each project works well with the neighbor. Discussion of raising and backfill. There was no one present to speak against the request. There was no one present to speak in favor of the request. Public hearing closed 6:33. J McEntegart moved to approve as each submitted, second by V. Galich. Motion carried for both agenda item 2 and 3, 4-0.

3. William J. Petrovic, 27225 101st Street, Trevor, WI 53179 (Owner), requesting a variance (Section IV. H. 12.26-1.7(d)b: which states that the floodplain fringe areas shall be filled to an elevation at least two (2) feet above the elevation of the 100-year recurrence interval flood. Such fill shall extend for at least 15 feet beyond the limits of the structure placed thereon in the Camp Lake/Center Lake Floodplain Fringe Overlay Dist.) to re-construct the foundation under an existing single-family residence and to limit backfill to 5 feet beyond the limits of the structure in both side yards on Tax Parcel #70-4-120-214-1155, Village of Salem Lakes. [https://wikenoshacounty2.civicplus.com/DocumentCenter/View/8793/EXHIBIT-MAP-PETROVIC](https://wikenoshacounty2.civicplus.com/DocumentCenter/View/8793/EXHIBIT-MAP-PETROVIC)

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4. Approve minutes from, August 22, 2018 J Schwartz moved to approve second by B Nopenz motion carried 2-0. Please Note J. McEntegart was not present and V Galich was not a BOA member on August 22, 2019

5. Adjournment. V. Galich moved to adjourn second by J. McEntegart, meeting adjourned 6:38 pm 4-0.

Respectfully submitted by

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Eileen Anderson
Board of Appeals for the Village of Salem Lakes