



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

December 12th, 2018 6:30pm

Public Hearing for the Petition of Sean Stochl and Erin Thomas requesting a side yard setback variance to reduce the total side yard setback from 13 feet to 7.72 feet

I. Call to Order

Chairman Gauger called the Public Hearing for the Petition of Sean Stochl and Erin Thomas requesting a Side Yard Setback Variance to reduce the total side yard setback from thirteen feet (13 ft.) to seven feet and seventy-two hundredths of an inch (7.72 ft.) to order at 6:52pm.

II. Roll Call

Present

Commissioner David Schultz
Commissioner Stephanie Vermillion
Commissioner Niki Warden
Commissioner Debra Vander Weit
Commissioner Peter Fenneman
Chairman David Gauger

Staff Present

Community Development Director Donovan Day

Absent

Commissioner Tim Foster

III. Hearing

Petition of Sean Stochl and Erin Thomas requesting a side yard setback variance to reduce the total side yard setback from thirteen feet (13ft) to seven feet and seventy-two hundredths of an inch (7.72ft)

Sean Stochl and Erin Thomas, owners of 28 N. Lake Avenue are seeking Planning and Zoning Commission consideration for a side yard setback variance in order to construct a second floor addition to their existing legal non-conforming single-family home.

IV. Commission Comments

There are none.

V. Commission Questions

There are none.

VI. Public Comment

Resident and neighbor of petitioner, Renate Szirak questioned how the construction would affect her property.

Director Day explained that issued building permits do not permit someone to go on someone else's property without their permission. Building permits are good for six (6) months. Director Day suggested she and Sean keep open communication with the progress of the project. All agreed.

VII. Motion

Commissioner Vander Weit made a motion to approve Sean Stochl and Erin Thomas' request to a side yard setback variance of five feet and twenty-eight hundredths of an inch (5.28) for a total side yard setback of seven feet and seventy-two hundredths of an inch (7.72), and a minimum side yard setback of point three eight inches (.38) at property commonly known as 28 N. Lake Avenue according to the variance standards 9-1-6-8 Section C, Items 1-6, Seconded by Commissioner Fenneman.

Discussion: None

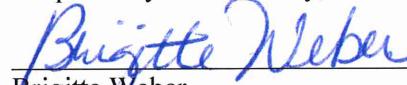
Roll Call Vote:

Commissioner Schultz	Aye
Commissioner Vermillion	Aye
Commissioner Warden	Aye
Commissioner Foster	Absent
Commissioner Vander Weit	Aye
Commissioner Fenneman	Aye
Chairman Gauger	Aye

VIII. Adjournment

Chairman Gauger closed the hearing at 7:12pm.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk