



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

February 12th, 2020 6:30pm

Public Hearing for the Petition of Paragon Ventures, LLC requesting a PUD at 153 Cora Avenue

I. Call to Order

Chairman Gauger opened the public hearing for the petition of Paragon Ventures, LLC requesting a PUD at 153 Cora Avenue at 6:31pm.

II. Roll Call

Present

Commissioner LaPiana

Commissioner Niki Warden

Commissioner Tim Foster

Commissioner Debra Vander Weit

Chairman David Gauger

Absent

Commissioner David Schultz

Commissioner Legge

Staff Present

Community Development Director Donovan Day

III. Hearing

The Petitioner, Paragon Ventures is requesting a Planned Unit Development and Final Plat of re-subdivision for property commonly known as 153 Cora Avenue.

Mark Whittington, Partner with Paragon Ventures LLC, introduced Vice President of Operations at Smith LaSalle Consulting Services, Thomas McCabe to present the project to the commission. The subject property was subdivided into three (3) lots previously and recorded as Howard Park Subdivision and included lots 2, 3 and 4. The parcels were combined at some point to create a single parcel commonly known today as 153 Cora Avenue. The Petitioner would like to re-subdivide the lots almost identical to what was previously approved as fifty (5) foot wide lots.

The reason for the PUD is to include the necessary variances from the required lot width and side yard setbacks for the R2 Zoning District. The R2 Zoning District requires lots to be sixty five (65) feet wide with total side yards of sixteen (16) feet with a minimum side yard of ten (10) percent of the lot width.

If approved, it would allow purchasers of each lot to begin construction on their home without petitioning for a public hearing to request variances for lot width and side yard setbacks.

The PUD also includes a cross-over easement on lot 3 for a shared driveway with lot 2 for ingress/egress.

Each parcel will have their own sewer and water and meet all the requirements of three (3) single family lots.

IV. Commission Comments

None

V. Commission Questions

None

VI. Public Comment

None

VII. Motion

*Commissioner Foster made a **motion** to approve the petition of Paragon Ventures, for a PUD at 153 Cora Avenue to include the recommendations by the village engineer on the final plat for Village Board approval in accordance with the Village of Fox Lake Zoning Ordinance 9-1-6-11 subsection D, standards 1-5, with the following condition.*

- *Encroachment of the deck stairs removed and re-engineered*

Seconded by Commissioner LaPiana.

Discussion: None

All in favor

VIII. Adjournment

Chairman Gauger closed the hearing at 6:41pm.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk