



## **PLANNING & ZONING COMMISSION MEETING MINUTES**

**66 Thillen Drive, Fox Lake, IL 60020**

**February 12<sup>th</sup>, 2020 6:30pm**

### **Approval of a Final Plat of Resubdivision**

#### **I. Call to Order**

**Chairman Gauger opened the discussion for the approval of a Final Plat of Resubdivision for "Lescher Landing" commonly known as 144 and 146 Forest Avenue at 7:07pm.**

#### **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. Discussion**

**Michael Lescher is seeking Planning and Zoning Commission's consideration for a proposed Final Plat of Resubdivision called "Lescher Landing".**

Xander Lescher was present for representation of the proposed.

Michael Lescher purchased 144 and 146 Forest Avenue, and would like to combine the lots to build a single-family home. The current Plat of Subdivision shows building setback lines that will not be removed if Michael were to consolidate the lots through the Lake County Mapping Division. Because of this, a Title company will not approve a construction loan until the building setback lines are removed from the center of the newly formed lot. In order to accomplish this,

Michael will have to record a Plat of Resubdivision after getting Village Board approval. The Village Attorney stated this does not require a Public Hearing, but the Planning Commission will have to make a recommendation to the Village Board to approve the Final Plat.

**IV. Commission Comments**

None

**V. Commission Questions**

None

**VI. Public Comment**

Resident Joe Guarise requested clarification of property lines.

**VII. Motion**

*Commissioner Warden made a **motion** to approve the proposed Final Plat of Re-Subdivision for the property located at 144 and 146 Forest Avenue henceforth to be known as "Lescher Landing", Seconded by Commissioner LaPiana.*

Discussion: None

*Roll Call Vote:*


<i>Commissioner David Schultz</i>	<i>Absent</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Niki Warden</i>	<i>Aye</i>
<i>Commissioner Tim Foster</i>	<i>Aye</i>
<i>Commissioner Debra Vander Weit</i>	<i>Aye</i>
<i>Commissioner Legge</i>	<i>Absent</i>
<i>Chairman David Gauger</i>	<i>Aye</i>

*All in favor*

**VIII. Adjournment**

Chairman Gauger closed the discussion at 7:13pm.

Respectfully submitted by,



Brigitte Weber  
Deputy Clerk

*Commissioner Foster made a motion to recess for 10 minutes, Seconded by Commissioner LaPiana.*