



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

December 9th, 2020 6:30pm via Zoom

Petition for a Side Yard Setback Variance at 237 E. Grand Avenue

I. Call to Order

Chairman Gauger opened the hearing for the petition for a side yard setback at 237 E Grand Ave at 6:41pm.

II. Roll Call

Present

Commissioner LaPiana

Commissioner Foster

Commissioner Legge

Chairman Gauger

Absent

Commissioner Schultz

Commissioner Warden

Commissioner Vander Weit

Staff Present

Community Development Director Donovan Day

III. Discussion

Petitioners, Michael and Chris Valenciano , plan to build a two unit duplex on the subject property which is zoned R3. R3 zoning requires a total side yard setback of 30' with a minimum side yard of 15'. They are requesting a 10' side yard setback variance to reduce the side yard from a 30' total side yard setback to 20'.

IV. Commission Comments

Substantial discussion ensued regarding placements, setbacks and requests.

V. Commission Questions

None

VI. Public Comment

Neighbor, Timothy Watts, voiced his concern of how the new construction will look. Michael Lescher stated he had no issues with the side yard setback request.

VII. Motion

*Commissioner LaPiana made a **motion** to approve the side yard setback request at 237 E Grand Ave with the following set back variance:*

Side Yard – no less than 20 ft. total set back with 10 ft. used from the east property line and 10 ft. from the West property line. In accordance with Village of Fox Lake Zoning Code 9-1-6-8 Section "C" Petitioner has met 3 or more of Items 1 through 6, Seconded by Commissioner Foster.

Discussion: None

All in favor

<i>Commissioner Schultz</i>	<i>Absent</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Absent</i>
<i>Commissioner Foster</i>	<i>Aye</i>
<i>Commissioner VanderWeit</i>	<i>Absent</i>
<i>Commissioner Legge</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

Motion Approved

VIII. Adjournment

Chairman Gauger closed the hearing at 6:55pm.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk