



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

66 Thillen Drive, Fox Lake, IL 60020

**December 12<sup>th</sup>, 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

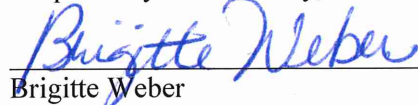
*Roll Call Vote:*

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Absent</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

**VIII. Adjournment**

Chairman Gauger closed the hearing at 7:12pm.

Respectfully submitted by,



Brigitte Weber  
Deputy Clerk