



# Village of Fox River Grove

## **ZONING BOARD OF APPEALS NOVEMBER 11, 2014**

### **CALL TO ORDER**

Chairman Celske called the meeting to order at 7:01 p.m.

### **ROLL CALL**

Dal Compo polled the members present: Zoning Board members Celske, Dufern, Karls, Murren, Schneider and Weber. Also present were Derek Soderholm, Village Administrator, and Alison Dal Compo, Secretary. Member Rosch was absent.

Village President Nunamaker and Resident Stephen Anderson were also in attendance.

### **APPROVAL OF THE JULY 23, 2014 MINUTES**

A motion was made by Karls and seconded by Murren to approve the minutes from the July 23, 2014 meeting as presented. A voice vote followed with all in favor. The motion carried.

### **ZONING BOARD CASE 2014-02 REQUEST FOR VARIANCE, 809 RIDGELAND ST, DETACHED GARAGE**

Chairman Celske accepted the proof of proper posted notice of meeting photograph as well as the certified mail receipts. Chairman Celske swore in Mr. Anderson.

Chairman Celske commended Mr. Anderson on the thoroughness of his presentation.

Mr. Anderson explained that he does woodworking and metalworking, and currently only has a one car garage. The new detached garage will give him an opportunity to have room for this as well as vehicles. Chairman Celske asked if the diagram provided accurately depicts the property. Mr. Anderson said yes, the diagram was done by the builder.

Chairman Celske asked if any of his neighbors had expressed opposition to the garage building; Mr. Anderson said no. Member Schneider said that his property was nicely cleaned up and looked good. Mr. Anderson further explained that the area of the property he chose was the only spot which would not require taking down trees.

Member Karls asked if Mr. Anderson did woodworking/metalworking as a business. She was told no, it is just a hobby.

Member Dufern asked if the garage building would only have one window. Member Murren also noted that it would seem the building should have more windows. Mr. Anderson said it will have more than one window.

Chairman Celske restated the need for the variance in this case: Current zoning standard states that the building should cover not more than 30% of the area of the rear setback, or 576 square feet, whichever is less. The proposed variation would allow for a detached garage of 768 square feet.

**A MOTION was made by Celske and seconded by Murren to approve the request for variation at 809 Ridgeland Street for a detached garage and adopt the findings of fact as presented. A roll call vote was taken. The Motion Carried with all in favor.**

Chairman Celske explained that the Zoning Board only makes recommendations to the Village Board, who will have the final say.

Case 2014-02 was concluded at 7:10 p.m.

**OTHER BUSINESS-**

**NEXT MEETING—(currently not known)**

**ADJOURNMENT**

A motion was made by Murren and seconded by Dufern to adjourn the meeting. All were in favor. The meeting adjourned at 7:10 p.m.

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Daniel A. Celske, Chairman

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Alison Dal Compo, Secretary

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Date approved