

**City of Fox Lake  
Board of Zoning Appeals  
March 23, 2021**

A meeting of the City of Fox Lake Board of Zoning Appeals was held on Tuesday March 23, 2021 at 6:30 p.m., in the council chambers. The meeting was called to order by Chairperson Steve Reчек. Roll call was taken with David Jenswold, Steve Reчек, Kayla Sharpee, Shirley Wachter and Don Zilewicz present. Absent was Robert Kratz.

In the audience were Mr. & Mrs. Eugene Huettner and Mayor Tom Bednarek.

The clerk certified open meeting laws and public notice requirements, for the meeting, have been met.

**Approve Minutes**

Motion by Zilewicz, seconded by Sharpee to approve the minutes of the August 10, 2020 Board of Zoning Appeals meeting, as typewritten. Vote in favor: Reчек, Sharpee, Wachter, Zilewicz and Jenswold.

**Variance request – Eugene Huettner: To place an additional structure on his property:**

Chairperson Reчек read the variance request received from Eugene Huettner 402 Second Street, from city ordinance 520-69C(2)(a), which states “Placement restrictions in residential district. An accessory use or structure in a residential district may be established subject to the following regulations: Limitation on number of detached garages and accessory building. Residentially zoned parcels with a single garage attached to the dwelling are permitted to have an additional 1 or 2 car detached garage on the parcel. If a detached garage is erected, no other detached accessory buildings may be constructed or maintained on the parcel.” Huettner would like to place an additional accessory structure on the lot.

Reчек opened the public hearing on the variance request at 6:32 p.m. Huettner explained the intended use of the structure is as a potting shed and golfcart storage. He also provided photos of what the 12x20 shed would look when completed. The Mayor shared that he was contacted by a neighbor who said they have no problem with structure being placed on the lot.

With no other comments or questions Reчек closed the public hearing at 6:35 p.m.

Motion by Zilewicz, seconded by Wachter to grant a variance to city ordinance 520-69C(2)(a); to allow Huettner to place the additional structure on the property. Vote in favor: Sharpee, Wachter, Zilewicz, Jenswold and Reчек. Motion carried and variance granted.

With no other business to come before the Board of Zoning Appeals, motion by Wachter, seconded by Jenswold to adjourn. Motion carried. Meeting adjourned at 6:37 p.m.