

**City of Fox Lake**  
**Board of Zoning Appeals**  
**July 19, 2021**

A meeting of the City of Fox Lake Board of Zoning Appeals was held on Monday July 19, 2021 at 6:30 p.m., in the council chambers. The meeting was called to order by Chairperson Steve Recheck. Roll call was taken with David Jenswold, Robert Kratz, Steve Recheck, Kayla Sharpee, Shirley Wachter and Don Zilewicz present.

In the audience were Alderman Dennis Linke, Mayor Tom Bednarek and Jim Hartung.

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 March 23, 2021 Board of Zoning Appeals meeting, as typewritten. Motion carried.

**Variance requests – by Jim Hartung; for lots 1-5 Algonquin Hills Subdivision on Linden Lane:**

Chairperson Recheck read the variance request received from Jim Hartung, a member of ACS RBHS, LLC for lots 1-5 Algonquin Hills Subdivision on Linden Lane owned by Paul & Deborah Studtmann, from city ordinance 520-15D(1) and 520-15D(3)(a)(3), which state; “Minimum lot area and width.. the lot width not less than 60 feet..” and “Required yards. Side yards: 6 feet minimum, provided that the sum of the 2 side yards shall be not less than 16 feet.” The request is to build zero lot line duplexes on the existing lots with zero side yard setback as a common wall will exist.

Recheck opened the public hearing on the variance request at 6:33 p.m.

Hartung explained he is builder for Valido Homes. These would be zero lot line duplexes being built on each of the 5 lots. There would be a CSM completed to evenly divide each of the current parcels into 2 separate parcels, allowing each side to be on its own lot. Also, covenants and a duplex agreement would be established for maintenance of common areas and landscaping. The Mayor spoke that he had seen the work done on other projects by Hartung, and felt they were quality homes.

With no other comments or questions Recheck closed the public hearing at 6:37 p.m.

Motion by Zilewicz, seconded by Wachter to grant a variance to city ordinance 520-15D(1) and 520-15D(3)(a)(3), to allow the building of zero lot line duplexes on the existing lots with zero side yard setbacks as a common wall will exist for lots 1-5 Algonquin Hills Subdivision on Linden Lane.

Vote in favor: Kratz, Recheck, Sharpee, Wachter, Zilewicz and Jenswold. Motion carried and variances granted.

With no other business to come before the Board of Zoning Appeals, motion by Zilewicz, seconded by Wachter to adjourn. Motion carried. Meeting adjourned at 6:39 p.m.