

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 18-ZPA-12-001

HEARING DATE: January 10, 2019

PROPERTY ADDRESS: 346 Foxford Drive

PETITIONER: Fosler Solar, LLC

PROPERTY OWNER: Mark Zalewski

PIN NUMBER: 19-14-378-021

REQUEST: 1. Conditional Use for a Solar Energy System (Sec. 17.20.030)

MEMBERS PRESENT: O’Laughlin, Kretschmer, Khoury, Jasper, Williams, Graziano

MEMBERS ABSENT: Pippen

STAFF MEMBERS PRESENT: Brian Simmons
Director of Community Development

Chairman Khoury called the meeting to order at 7:30 PM. After continuing one previous case, Chairman Khoury called Village Case No. 18-ZPA-12-001.

Director Simmons stated the Petitioner, Fosler Solar, LLC, is seeking approval of a conditional use in order to construct an accessory solar energy system to the single-family residence located at 346 Foxford Drive. Director Simmons reviewed the proposed plan of solar energy panels being installed on the roof of the residential structure, and stated per the Village’s Zoning Ordinance, accessory solar energy systems require conditional use approval within the E-1 Low Density Single-Family Residential District. The ZPA hearing was properly noticed in the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and Village staff posted a public hearing sign on the subject property. Director Simmons stated residential solar energy system requests will not require a conditional use under the proposed Unified Development Ordinance.

There has been no negative feedback from surrounding property owners.

Chairman Khoury opened the floor to Public Comment. With no comment from those present, Chairman Khoury closed the Public Comment portion of the meeting.

Discussion:

Member Williams asked Mr. Zalewski if he had contacted his homeowners association and received approval. Mr. Zalewski stated he had.

Chairman Khoury entertained a motion.

Member O’Laughlin moved, seconded by Member Williams, to recommend to the Village Board of Trustees, approval of a conditional use for an accessory solar energy system for the property located at 346 Foxford Drive subject to the following conditions:

- 1. The conditional use shall be granted for the property located at 346 Foxford Drive.*
- 2. The proposed improvements shall substantially conform to the attached plans and exhibits as part of this petition, except as they may be changed to conform to Village Codes and all conditions of approval.*

Aye: O’Laughlin, Williams, Khoury, Jasper, Kretchmer, Graziano

Nay: None

Abstain: None

Absent: Phippen

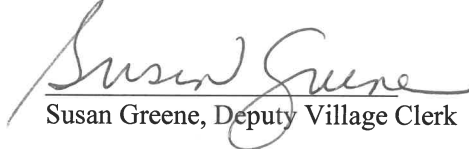
Motion Passed: 6-0

After hearing a second case, Chairman Khoury entertained a motion to adjourn at 7:58 pm. Member O’Laughlin moved, seconded by Member Kretschmer to adjourn at 7:58 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,


Susan Greene, Deputy Village Clerk

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 18-ZPA-12-002

HEARING DATE: January 10, 2019

PROPERTY ADDRESS: 835 Feinberg Court (Unit 120-121)

PETITIONER: Mike Spagnola, Edge Fitness and Performance

PROPERTY OWNER: Home State Bank

PIN NUMBER: 19-12-304-015

REQUEST: 1. Conditional Use for a Fitness Facility (Sec. 17.20.030)

MEMBERS PRESENT: O’Laughlin, Kretschmer, Khoury, Jasper, Williams, Graziano

MEMBERS ABSENT: Pippen

STAFF MEMBERS PRESENT: Brian Simmons
Director of Community Development

Chairman Khoury called the meeting to order at 7:30 PM. After continuing one previous case and hearing a second case, Chairman Khoury called Village Case No. 18-ZPA-12-002.

Director Simmons stated the Petitioner, Mike Spagnola of Edge Fitness and Performance, is seeking approval of a conditional use in order to relocate their business to the subject property. The ZPA hearing was properly noticed in the Northwest Herald newspaper. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and Village staff posted a public hearing sign on the subject property. Director Simmons reviewed the details of the business and parking with the Board.

There has been no negative feedback from surrounding property owners.

Chairman Khoury opened the floor to Public Comment. With no comment from those present, Chairman Khoury closed the Public Comment portion of the meeting.

Discussion:

Chairman Khoury asked if there were set hours required for the use. Director Simmons stated there are no set times required.

Member Kretschmer asked if parking spaces were available for the fitness facility. Director Simmons stated there was ample parking for the unit.

Mr. Spagnola, Edge Fitness and Performance was present to answer questions from the Board.

Chairman Khoury entertained a motion.

Member O’Laughlin moved, seconded by Member Graziano, to recommend to the Village Board of Trustees, approval of a conditional use for a fitness facility at 835 Feinberg Court (Unit 120-121) subject to the following conditions

- 1. The conditional use shall be granted to Mike Spagnola (dba Edge Fitness and Performance) for the property located at 835 Feinberg Court (Unit 120-121).**

Aye: O’Laughlin, Williams, Khoury, Jasper, Kretchmer, Graziano

Nay: None

Abstain: None

Absent: Pippen

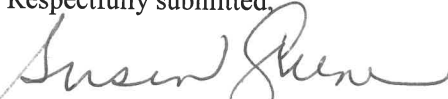
Motion Passed: 6-0

After discussion, Chairman Khoury entertained a motion to adjourn at 7:58 pm. Member O’Laughlin moved, seconded by Member Graziano to adjourn at 7:58 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,



Susan Greene, Deputy Village Clerk