

ZONING ADMINISTRATOR
AUGUST 4, 2025 MEETING MINUTES

Village Staff:

Scott Mangum, Community Development Director
Christopher Marx, Associates Planner

Call to Order:

Mr. Mangum called the meeting to order at 4:04 p.m.

Public Comment:

No comments were made at this time.

New Applications:

a. **Case No. ZBA-25-15-ZA - 802 Foxdale Avenue: An application seeking approval of a zoning variation to allow construction of a new detached garage in replacement of the existing nonconforming detached garage for the residence at 802 Foxdale Avenue.**

Mr. Mangum stated he reviewed the materials prior to the meeting. Mr. Marx noted no public comment was received. It was noted there is no one wa in the audience to comment. Andrew Venamore, the applicants' consultant, stated the request consisted of replacing a decrepit garage with a one car garage of similar size. He identified the existing setback from the west Metra property as well as from the south property line. Mr. Venamore stated following conversations with the Village staff, they agreed to move the garage from the Metra right-of-way setback to an area in compliance. He also stated with regard to the impervious surface increase, an area measuring 50 square feet of the rear brick patio was capable of being removed, to accommodate a zero increase in impervious area. Mr. Venamore then described the pitch of the proposed driveway to alleviate water runoff issues.

Mr. Mangum thanked the applicants for the modifications made and again asked for public comment. No comments were made at this time. Mr. Mangum stated following his review of the standards and the applicants' response as well as the plan amendments, the request met the standards and he approved the minor variation subject to the changes to the site plan as provided by the applicants. Mr. Marx confirmed the variation would be approved with the following two conditions: (i) there is no net increase of impervious lot coverage (ILC) from the new garage construction and driveway installation; and (ii) the new garage is constructed with a rear yard setback of two feet from the property line.

Adjournment:

The meeting adjourned at 4:09 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary