

**ZONING BOARD OF APPEALS**  
**January 31, 2006**

**CALL TO ORDER**

Chairman Hughes called the meeting to order at 7:31 p.m.

**ROLL CALL**

Quid polled the members present: Celske, Hughes, Murren, Haselhorst, Schneider, Rosch and Ruckoldt. Also present were Peter Rosenthal, Village Attorney, Curt Ulrich, Bldg. and Zoning Supt., Dennis Bowman and Paulette Pelletier, Village Trustees and Rolf Campbell, Village Planner.

**APPROVAL OF OCTOBER 8, 2005 MINUTES**

A motion was made by Ruckoldt and seconded by Rosch to approve the minutes from the October 8, 2005 meeting. A roll call vote followed with all in favor. The motion was passed.

**ZONING CASE #2006-01 (Proposed Zoning Map Amendment, 212 NW Hwy)**

The public hearing opened at 7:32 p.m. Those wishing to speak were sworn in.

The Village of Fox River Grove has filed an application for a map amendment to the Zoning Ordinance of the Village which will change the zoning classification of the subject property at 212 Northwest Highway from B5 Light Assembly/Marinas to B2 General Business. The subject property is commonly known as the Grayhill facility.

Ulrich stated that the property has been vacant for several years. This constitutes spot zoning considering that the adjacent properties have different zoning classifications. Rolf Campbell stated that the Comprehensive Plan calls for a more retail use for this property and there are more things that the owners can do under B2 than B5. It is the best use for this property. Discussion followed.

***\*\*\*\*\*MOTION***

***A motion was made by Murren and seconded by Rosch to approve the Zoning Map Amendment as requested. A roll call vote followed with all in favor. The motion was passed.***

**ZBA Meeting**  
**1/31/06**  
**Page 2**

The public hearing closed at 7:45 p.m.

**OTHER BUSINESS**

There are 2 applications that will come before the Zoning Board: Rooftop antenna which exceeds the height requirement and a change in zoning for a recently annexed property on Rt. 14 from R1 to B2.

**NEXT MEETING**

The next meeting of the Zoning Board will be on Wednesday, March 22, 2006 at 7:30 p.m.

**ADJOURNMENT**

A motion was made by Haselhorst and seconded by Ruckoldt to adjourn the meeting. The meeting adjourned at 7:52 p.m.

---

Pat Hughes, Chairman

---

Karen Quid, Secretary

---

Date approved